

KAPLAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

RESIDENCY RULES

01Jan19

1. **Parking:** The Kaplan Townhome complex has more than enough parking spaces for all units to have one space, but not enough for all units to have two spaces. Residents are asked to be courteous and respectful of their neighbors by not taking parking spaces in front of other units, and asking guests to park on the street.
2. **Nuisance:** No noxious or offensive activity shall be conducted upon any Lot or in any dwelling, nor shall anything be done thereon or therein which may be or may become an annoyance or nuisance to the neighborhood. Loud or offensive talk, yelling, loud music, drunk / disorderly conduct, etc. will not be tolerated.
3. **Animals:** No animals, livestock, or poultry of any kind shall be kept or maintained on any Lot or in any dwelling, except that dogs, cats or other household pets may be kept or maintained provided they are not kept or maintained for commercial purposes and are approved in writing by the owner or owner's property manager. Residents are expected to clean up after their pet and to maintain their pet on a leash at all times when outside the dwelling. No animals may be kept, housed, fenced, tied, tethered, or caged in any way anywhere outside the dwellings.
4. **Temporary Structures:** No structure of a temporary nature such as tents, easy-ups, screen tents, or storage buildings shall be erected or allowed to remain on any building or lot unless and until permission for the same has been granted by the Board of Directors or its designated agent or representative.
5. **Use of Homeowners Common Area:** The Homeowners Common Area shall not be used in any manner except as shall be approved or specifically permitted by the Board of Directors.
6. **Outdoor Grilling:** Residents are allowed to use outdoor grills provided that they are not used within 15' of the building or on any deck or front porch or steps. All grills must be stored behind the units or in the crawl space.
7. **Clothes Drying:** No drying or airing of any clothing or bedding shall be permitted outdoors on any Lot or in any other unenclosed area in the front, side, or back yards of the buildings (including front porches, and rear decks).
8. **Garbage Disposal:** Residents shall deposit trash enclosed in sealed bags or other containers inside the provided dumpsters. Residents are not allowed to leave any trash, furniture, or any other garbage on the ground next to the dumpsters or anywhere on the grounds. When moving out, do not leave any items outside the unit. Residents are expected to keep the ground area clean and free of litter, trash, cigarette butts, etc. immediately in front of and in back their units, including the steps, decks, yard, parking lot, and driveway.
9. **No Dumping:** Dumping of anything on the ground intended to be discarded such as furniture, mattresses, desks, toys, tires, etc. is strictly forbidden. Residents must make their own arrangements for disposal of items that are too large to fit into the regular garbage receptacles. Violation of this policy will result in fines and possible eviction.
10. **Storage:** Storage of household items such as grills, chairs, bicycles, tires, furniture, etc. is not allowed anywhere in front or beside the buildings the buildings, where they may be seen from the parking lot or street. Storage is allowed under the rear deck as long as it is kept neat and orderly. Stored items must not extend beyond the area under or on the rear deck. The area between the rear deck and the fence must be kept clear. If a tenant wishes to use the crawl space for storage, they must make arrangements with the owner or property manager of the individual unit.
11. **Vehicles:** All vehicles parked in the Kaplan parking lot must be fully, legally operational, with up to date license tag, no flat tires, no broken headlights, windows, mirrors, etc. Any vehicles that are inoperable or not street legal and left in the Kaplan parking lot for more than 3 days will be considered abandoned and will be towed at the vehicle owner's expense.
12. **No alterations:** Residents or Owners shall not make any alterations to the building exterior, including but not limited to additions of temporary screening, window air conditioning units, painting, the erection of antennas, satellite dishes or disks, aerials or awnings, or the placement of reflective material except standard white blinds or curtains in the windows. Window blinds and curtains shall be maintained in proper order and neat. (Satellite dishes or disks that were installed prior to 09/12/14 and are currently in use as of 09/12/14 will be allowed to remain until the resident moves out. At that time the satellite dish or disk must be removed). Residents shall not damage or destroy exterior landscaping, shrubs, trees, grass, or remove mulch or other ground coverings. Vegetable gardens are not allowed.
13. **Signs:** Residents or Owners shall not erect signs, posters, or any displays either in the windows viewable from the outside, or on building exterior, or the grounds. The owner or owner's agent may place "For Rent" or "For Sale" signs inside the dwelling and viewable through a front window, but not on the building exterior or on the grounds.

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Owners are requested to include the Kaplan HOA Residency Rules as an addendum in tenant leases.

It is the owner's responsibility to ensure their tenants comply with these HOA rules.