

KAPLAN RIDGE TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.
RESIDENCY RULES

This document outlines the community standards and expectations for all residents of Kaplan Ridge. These rules are designed to ensure the safety, aesthetic appeal, and quiet enjoyment of our community. **Owners are requested to include these rules as an addendum to all tenant leases. Owners are ultimately responsible for their tenants' compliance.**

Effective Date: April 1, 2026

01. Parking & Vehicles

The Kaplan Townhome complex has enough parking spaces for all units to have **TWO** spaces, but not enough for each unit to have more than two. To ensure fair access for everyone:

- **Reserved Parking:** Each individual unit is allocated **one (1) reserved parking space**.
- **Unassigned Parking:** All remaining spaces in the complex are **unassigned** and available on a first-come, first-served basis.
- **No Claims to Unassigned Spots:** Residents may **not** claim unassigned spots or approach neighbors to demand they move their vehicles from unassigned spaces, regardless of proximity to a specific unit.
- **Vehicle Limit:** Residents are not allowed to park more than **Two (2) Vehicles** in the community lot.
- **Compliance:** All vehicles must be parked within designated, marked parking spaces at all times. The parking or storage of commercial vehicles on the premises is strictly prohibited. Vehicles found in violation will be subject to towing at the owner's expense.

02. Towing Policy

- **Vehicle Compliance:** All vehicles must be fully operational and street-legal (current tags, no flat tires, no broken glass etc.).
- **Prohibited Vehicles:** Following vehicles are strictly prohibited and subject to **IMMEDIATE** towing at the owner's expense. Please be advised that the designated towing company is authorized to patrol the premises and remove non-compliant vehicles without further notice.
 - **Inoperable or Abandoned Vehicles:** Any vehicle that is not in working condition or appears to be deserted.

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- **Freight Vehicles:** Semi-trucks, trailers, box trucks, flatbeds, and delivery vans.
- **Service & Utilities Vehicles:** Tow trucks, construction equipment (dump trucks, cement mixers), and utility trucks.
- **Recreational & Specialized Equipment:** Motorcycles, minibikes, boats, campers, snowmobiles, and all-terrain vehicles (ATVs).
- **Heavy & Oversized Vehicles:** Mobile homes, any vehicle exceeding 20 feet in length, or any vehicle with a Gross Vehicle Weight (GVW) exceeding 10,000 lbs.
- **Illegal Parking:** Any vehicle not parked entirely within a designated, marked parking space will be towed immediately at the owner's expense. No warnings will be issued for improper parking.
- **Expired Tags:** Vehicles with expired tag for more than **60 days** will be towed at the owner's expense. However, if a vehicle with expired tags is also found to be inoperable or abandoned or meets the criteria for "**Prohibited Vehicles**" defined above, it will be subject to the **immediate towing** policy without any further notice.

03. Garbage & Disposal

- **Standard Trash:** All trash must be in sealed bags and placed **INSIDE** provided dumpsters.
- **No Dumping:** Leaving furniture, mattresses, or large items by the dumpster or on the grounds is strictly forbidden and may result in fines or eviction. Residents must arrange private disposal for bulk items.
- **Litter:** Residents are responsible for keeping the areas immediately in front of and behind their units (including steps and driveways) free of litter and cigarette butts.

04. Outdoor Grilling (Strict Enforcement)

- **Safety & Usage:** Grills are prohibited on decks, front porches, and steps. They may only be used at a minimum distance of 15 feet from the building.
- **Storage:** When not in use, grills must be stored behind the units or in the crawl space.
- **Confiscation Policy:** Grills left in front of the building for any amount of time will be confiscated and discarded immediately by the Association at owner's expense.

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05. Nuisance & Conduct

No noxious or offensive activity is permitted on any lot or within any dwelling. Loud music, yelling, offensive talk, and drunk or disorderly conduct are strictly prohibited. Any action that becomes an annoyance to the neighborhood will not be tolerated.

06. Animals

- **Restrictions:** Livestock, poultry, and commercial animal operations are prohibited.
- **Approval:** Common household pets (dogs/cats) are permitted only with written approval from the owner or property manager.
- **Control:** Pets must be on a leash at all times when outdoors. Owners must clean up after their pets immediately.
- **Outdoor Housing:** No animal may be left unattended, fenced, or tethered outside. This includes leaving pets on back decks for any duration of time.

07. Structures & Common Areas

- **Temporary Structures:** Tents, "easy-ups," and storage buildings are prohibited unless prior written permission is granted by the Board of Directors.
- **Common Areas:** Use of any Homeowners Common Area must be specifically permitted or approved by the Board.

08. Signs & Displays

- **For Rent Signs:** These are permitted exclusively in windows. They may not be placed on the ground or in any area that obstructs the sidewalk.
- **For Sale Signs:** These must be positioned on the grass and must not interfere with pedestrian access or block the sidewalk.
- **General Prohibition:** No other signs, posters, or displays may be erected inside the dwelling viewable through a front window, on the building exterior or on the grounds.

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09. Maintenance, Alterations & Aesthetics

- **Alterations:** No exterior alterations are allowed 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.
- **Clothes Drying:** Outdoor drying or airing of clothing and bedding is prohibited in all unenclosed areas, including porches and decks.
- **Satellite Dishes:** Satellite dishes are prohibited and may not be installed anywhere on the property.
- **Window Blinds/Curtain:** Only standard white blinds or white curtains are permitted and must be kept in good repair. No reflective material.
- **Landscaping:** Residents may not damage greenery or remove mulch. Vegetable gardens are not permitted.
- **Exterior Cables:** **Absolutely no cables of any sort are permitted to run on the exterior of the building.** Owners are responsible for ensuring that any utility or service companies (Internet, Cable, etc.) follow HOA rules. Cables must be routed internally from the crawl space within the unit and not through siding.

10. Storage

- **Front/Side Areas:** Storage of household items (bicycles, tires, furniture) is prohibited where visible from the street or parking lot.
- **Rear Decks:** Items may be stored neatly under the rear deck. Nothing may be stored between the rear deck and the fence.
- **Crawl Spaces:** Use of crawl spaces for storage requires an agreement with the individual unit owner.

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11. Compliance & Enforcement

Failure to comply with residency rules will result in the following fine structure until the violation is corrected:

- **Initial Violation:** A \$50.00 fine will be issued with a 7 to 15-day grace period to resolve the issue.
- **Continued Non-Compliance:** If the violation remains unresolved by the 16th day, the Board reserves the right to implement an additional \$50.00 fine for every subsequent 15-day period until the issue is cured.