

GENERAL RULES FOR FOUNTAIN GREENS PATIO HOMES HOMEOWNERS ASSOCIATION RESIDENTS

1. Vehicles must be parked in driveways and/or garages. No lot may be used to store inoperable or abandoned vehicles.
2. Any vehicle parked in the street is to be limited to 48 hours for loading and unloading.
3. Any vehicle maintenance will need to be completed within 24 hours or take place in a completely enclosed structure.
4. A reasonable number of household pets are permitted, provided they are not any kind of nuisance to other residents. Pets will be contained on their owners property or on a leash and not permitted to run loose. Residents are responsible for cleaning up after their pets, including their own yards.
5. The following breeds are prohibited: Pit Bull, Rottweiler, Chow, Shar-Pei.
6. Any change to the exterior of a residence or landscaping must first be submitted to the Architectural Control Committee for approval prior to commencement. The ACC has up to 30 days to review submitted plans.
7. The maintenance and repair of each Lot, including all structures and improvements as well as landscaping, is the responsibility of the homeowner.
8. No lot will be permitted to accumulate weeds, trash, or debris.
9. All lots are residential use only. Home businesses may be operated as long as they are permitted by zoning, do not employ outside employees and do not require signage or additional parking.
10. Portable basketball hoops are prohibited.
11. No obnoxious or offensive activity will be permitted on any lot, nothing will be permitted on any lot that becomes an annoyance or nuisance to others.
12. Owners who do not reside in their unit are required to keep their mailing addresses and contact information up to date with Heritage Property Management. Owners are also asked to familiarize their tenants with the HOA “basic rules.”
13. Should owners/tenants fail to comply with the HOA guidelines, the HOA may, after attempted contact with the owners/tenants, assess penalties at the discretion of the Board for each infraction.

For detailed explanation of these rules, please go to the HOA web site www.hpmgj.com (click on "HOAs", click on "Fountain Greens Patio Homes", click on "Covenants, Conditions and Restrictions.")