

GENERAL RULES FOR FALLS 2004 HOMEOWNERS ASSOCIATION RESIDENTS

1. Vehicles must be parked in driveways and/or garages. No lot may be used to store inoperable vehicles or commercial vehicles or equipment.
2. Large vehicles such as motor homes, trailers etc may not be visible from the street.
3. Any vehicle parked in the street is to be limited to 72 hours for loading and unloading.
4. No more than 3 dogs and no more than 3 cats are permitted on any property, 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. No farm animals are to be maintained on any property and the local health department should be consulted regarding any animals that are regulated by state and federal laws.
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 35 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, debris or any objects taller than the fence level.
9. Any lot that is used for commercial or business purposes must notify the Board as to the nature of the business. Businesses may not be permitted to negatively impact other owners or residents.
10. 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.
11. 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.”
12. Owners must also notify the HOA of the tenants names and contact information.
13. All leases must be in writing and must provide that the agreement is subject to the terms of the HOA's governing documents.
14. 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 "Falls 2004", click on "Covenants, Conditions and Restrictions.")