

GENERAL RULES FOR SUMMIT VIEW VISTA TOWNHOMES RESIDENTS

1. Garbage containers must be kept in a clean and sanitary condition and should be screened from view. No trash or unsightly items will be permitted to remain on any property.
2. No firearms, illegal fireworks, explosives, air rifles, BB guns, crossbows or similar devices are to be discharged on the property.
3. No commercial type vehicle or unlicensed vehicle may be parked or stored on any property.
4. Any vehicle maintenance will need to be completed within 24 hours or take place in a completely enclosed structure.
5. No Recreational vehicles (campers, motor homes, trailers, boats, etc) may be parked anywhere within the HOA, unless such items are parked inside a garage or out of sight from any street or adjoining property.
6. No vehicle may be parked in the area between the home and the street and no more than two vehicles per property.
7. Dangerous or wild animals, livestock, or poultry, will not be kept on the property. A reasonable number of household pets will be permitted so long as they remain in control of the Lot Owner at all times. Any and all pet waste must be disposed of by the pet owner.
8. 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.
9. The maintenance and repair of each residence and any improvements on each Lot is the responsibility of the Owner. The HOA maintains the grass area and landscaping.
10. No obnoxious, offensive or other activity which would constitute a public or private nuisance or annoyance to the neighborhood will be permitted.
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. Should owners/tenants fail to comply with the HOA guidelines, the HOA may after attempted contact with the owners/tenants assess penalties for each infraction according to the HOA's enforcement policy.

For detailed explanation of these rules, please go to the HOA web site www.hpmgj.com (click on "HOAs", click on "Summit View Vista Townhomes", click on "Covenants, Conditions and Restrictions.")