

GENERAL RULES FOR SPANISH TRAIL HOMEOWNERS ASSOCIATION RESIDENTS

1. Garbage containers must be stored inside of the garage or in enclosed backyards. Containers may only be out from 7:00 am to 8:00 pm on the day of trash pickup.
2. No commercial activity is permitted on the property.
3. No firearms, illegal fireworks, explosives, air rifles, BB guns, crossbows or similar devices are to be discharged on the property.
4. Vehicles must be parked in driveways and/or garages. On-street parking is limited to temporary parking. Storing of vehicles on the street is prohibited. If additional vehicle storage is necessary the HOA does provide spaces in the RV Storage Lot for \$15/month.
5. Any vehicle maintenance will need to be completed within 24 hours or take place in a completely enclosed structure.
6. No more than 2 dogs and no more than 3 household pets in total are allowed, 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.
7. 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.
8. The maintenance and repair of each Lot, including the landscaping as well as the interior and exterior of the residence, is the responsibility of the homeowner. The common area will be maintained by the HOA. *The HOA does pay for basic yard maintenance and weed control in the front yards only of each residence.*
9. 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.”
10. Should owners/tenants fail to comply with the HOA guidelines, the HOA may after attempted contact with the owners/tenants assess penalties of \$10 per day for each infraction.

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