

RULES AND REGULATIONS
FOR
EVERGREEN VILLAS
HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

PREMAMBLE: These Rules are initially promulgated by the Developer of Evergreen Villas. They are hereby further detailed and refined by the Board of Directors of Evergreen Villas Homeowners Association for the day to day governance of Evergreen Villas community pursuant to authority granted by the Articles of Incorporation and the By-laws of the Association, and by the Declaration of Covenants and Restrictions, as amended for Evergreen Villas, copies of which have been issued to each Owner of record of a unit. It is expected that they will be further detailed and refined by the Board of Directors as required by the needs of the Association.

These Rules are intended to enhance and to aid in the maintenance, control and preservation of Evergreen Villas for the benefit of all Members. Each Member has an important personal interest in the rules and, in consequence, is urged to express fully and completely to the Board of Directors of the Association every suggestion which the Member believes will assist the Board in its work.

All members are asked to support and abide by these Rules and Regulations in order that the community will be a more attractive and harmonious place to live.

I. OUTDOOR FURNITURE AND EQUIPMENT.

All outdoor furniture and equipment, including benches, tables, barbeque grills, patio furniture and similar equipment must be kept within the outdoor rear patio area and the front or rear porch area of each unit.

Because of high visibility from the street and adjacent living units, it is important that porch and patio furniture be of substantial construction and in good taste. Plastic furniture and folding lawn chairs are discouraged.

No awnings, canopies, shutters, antennae or satellite dishes or any other device or ornament may be hung, affixed or displayed on the exterior walls, doors, windows, patio, porches or roof of any unit without prior approval of the Architectural Control Committee.

Concrete, stone or heavy metal statuary and other similar landscape items are allowed in the rear limited common area and in the rock area immediately in front of the front porch only. These items shall not exceed 30" in height.

II. DECORATIVE ITEMS FOR EXTERIOR DISPLAY OR USE.

A. Display Items

Display of any of the following items on the exterior of any unit, in the limited common area, or in the common area is not allowed:

- ❖ Window stickers
- ❖ Wall plaques
- ❖ Wind socks/wind chimes/decorative flags
- ❖ Signs of any kind

B. Holiday Decorations

Holiday lights and decorations are encouraged and can be displayed in the limited common area, the front and rear porch area of each unit, and on the exterior wall of any unit, provided the decorations do not cause damage to the unit's exterior components.

Holiday decorations may not be displayed before Thanksgiving Day, and must be removed no later than January 7th of the following year. Decorations for other holidays are also permitted but they are to be displayed no longer than one week before and one week after the holiday.

C. The American Flag

The American Flag may be flown or displayed at the front porch or within the rear limited common area of any unit at any time following normal flag protocol.

D. Landscaping Items or Equipment

Installation of any of the following is not allowed:

- ❖ Stepping stones/pavers
- ❖ Garden hose reels/racks
- ❖ Landscape lights
- ❖ Basketball goals

The following is allowed in the limited common area only:

- ❖ Trellis and similar plant support devices
- ❖ Pots for planted items.

III. Flowers/Landscape Plants

A. Flowers

Flowers or plants, including vegetables, may be planted inside the rear limited common area.

Only flowers or plants which will not exceed 4'-0" in height shall be planted. Maintenance of the flowers or plants is the responsibility of the resident. All non-growing plant material is to be removed on a regular basis during the growing season.

Plants which are not adequately maintained during the growing season will be removed by the grounds maintenance crew and the cost for removal will be billed to the resident.

IV. Prohibited Items – Common Area

The following items will be strictly prohibited in the common area of the community:

- ❖ Yard signs, any type
- ❖ Statue, statuette, yard or lawn ornament
- ❖ Artificial flowers
- ❖ Ornamental rocks or stones
- ❖ Swing sets, or other recreational yard equipment
- ❖ Hose reels
- ❖ Basketball goals and other sporting equipment
- ❖ Laundry poles, clotheslines or other such items.
- ❖ Flag poles
- ❖ Bird feeders

V. Exterior Alterations

A. Conversion to Four Season Porch

After approval by the Architectural Control Committee, a frame, brick and glass enclosure for a screened porch may be installed at the unit Owner's expense to convert to a "four seasons" room or porch. Design specifications are available at the Manager's or Developer's offices.

B. Storm Doors

Front and rear storm doors may be added at the unit Owner's expense using only the currently approved design and color. Specific information about approved storm doors may be obtained from the Manager's or Developer's offices. Installation does not require review by the Architectural Control Committee.

VI. Windows and Window Coverings

All window coverings, including draperies, blinds (vertical or horizontal), shutters or exposed valances must be white, off-white, light beige or light gray on the side visible from outside each unit.

VII. Pets

A reasonable number of household domestic pets, not bred or maintained for commercial purposes, may be kept in any unit. The full-grown weight of the pet shall not exceed fifty (50) pounds.

All pets, when outdoors, shall be maintained on a leash and they shall be supervised by the owner or owner representative at all times. All pet "droppings" must be cleaned up immediately.

No pet shall be tethered outside in the common area or the limited common area.

VIII. Vehicles

Vehicles shall be parked on the street for short-term only and without blocking any street or driveway within the community. Off-street parking areas are provided for all guest parking. Vehicles must not be parked in off-street guest parking for more than 24 hours.

The speed limit within the community is 20 m.p.h. Reckless operation, excessive speed, and parking or driving on the lawn is subject to prosecution by Association complaint and enforcement procedures.

All off-street parking spaces are for the use of owners' guests only. They are not to be used by homeowners for long-term parking of owners' second or third vehicles. If longer term parking is required (up to one week), a special one-time permit is available at the Manager's office.

IX. Trash Collection

Trash heavy-duty containers are not to be set out for pick-up prior to 5:00 p.m. the day preceding collection. Containers must be picked up and put away by 9:00 a.m. the day of collection. Only trash containers with lids are permitted for trash pick-up at the curb. All trash shall be stored in trash containers when placed outside for pickup. Recycle trash should be weighted down to avoid blowing through the community.

Trash for collection must be set at the curb at the end of the driveway. Trash containers, when not out for collection, must be kept inside the garage. Unit Owners are responsible for clean up of any trash spillage from the containers.

X. Solicitation and Garage Sales.

Solicitation by residents or outsiders for any reason is not permitted within the community. Any fundraising cause or other general solicitation must be pre-approved through the Manager's office.

Garage sales, group sales and flea markets are specifically prohibited unless approved and sponsored by Evergreen Villas Homeowners Association as a planned community activity.

XI. Unit Sales

Any Owner who intends to sell his unit is responsible for advising the Association Manager of the ownership change and the approximate closing date. Real estate "for sale" signs are not permitted.