



Townsend Estates Homeowners Association: Rules and Regulations

General Rules and Regulations

1. All lots are for residential use only. No business or commercial activity is permitted.
2. No noxious or offensive trade or activity is permitted, nor any activity which may become an annoyance or nuisance to the neighborhood.
3. Homeowners shall not allow the noise level to become a nuisance and will control the noise level emanating from any activities to a reasonable level.
4. No trailer, tent, shack, barn, or other temporary structure is allowed on the property. Metal storage buildings are not permitted.
5. No leases or other rental agreements shorter than 1 month shall be allowed. The property cannot be used as a short-term rental property.
6. No leasing of an individual room or portion of the Lot is allowed. A copy of any lease signed by the Homeowner for Townsend Estates shall be provided to the Association.
7. Homeowners are responsible for the compliance with Rules and Regulations by their residents, guests, and renters. The penalty for violation will be imposed on the Homeowner.
8. Owners shall have access to the Mail Kiosk. No Owner shall individually place a mailbox on any Lot without written authorization from the Association and the USPS.

Parking and Vehicle Operation

1. No vehicle maintenance shall be conducted within Townsend Estates, other than in a garage or concealed from public view.
2. No automobile, truck, or vehicle of any kind shall be parked on the Lots, other than on the driveway or in the rear yard behind approved fencing.
3. No vehicle in inoperable condition, no unlicensed vehicle, no recreational vehicle, no camper, no golf cart, no boat, no trailer, and no jet ski or other watercraft may be parked on any street or on any lot, unless kept inside a garage and sealed from public view.
4. No parked vehicle shall be covered in a 'car cover' or other similar covering unless kept inside a garage and concealed from public view.

5. No vehicles of any kind are allowed to be kept within the Common Area.
6. The Association has the right to tow or remove any boat, trailer, recreation vehicle, camper, jet ski, watercraft, golf cart, or vehicle of any type which is parked within the Common Area or kept on a Lot in violation of the rules.
7. ATVs, dirt bikes, minibikes, and off-road style vehicles may not be operated within any portion of the Property, on a Lot, or within the Common Area.

Trash

1. No trash of any kind, whether household or yard debris, shall be placed or allowed to remain on any Lot, except in proper containers.
2. Containers should only be placed by the street on the evening before the day trash is collected. Each Owner shall promptly remove the trash containers from the street no later than the evening of the day that trash was collected.

Structural and Exterior Appearance

1. No radio or other electrical towers, aerials, or antennae shall be permitted. Satellite dishes not to exceed 35 inches in diameter are permitted in the rear of the dwelling house or the rear corner of the Lot.
2. Each Homeowner shall maintain all improvements constructed upon such Owner's Lot to the standards of their original construction.
3. Homeowners are responsible for keeping the exterior of their dwelling free from mold and mildew.
4. All Lots must have well-maintained grass lawns. No gravel or similar type lawns are permitted. Lawns must be regularly cut, fertilized, mulched and/or pinestraved regularly so that its appearance is in harmony with the neighborhood.
5. In-ground pools are permitted in the rear yard of any dwelling and must be surrounded by at least a 5-foot fence.

Pet Restriction

1. Homeowners are allowed to have orderly domestic pets (cats and dogs). No livestock, poultry, or reptiles are permitted.
2. No more than 4 dogs may be kept by a Homeowner.
3. No pets shall be kept, bred, or maintained for commercial purposes.
4. All pets must be housed inside the Owner's home and must be contained on the Owner's property within an approved fenced enclosure. No "runs" are permitted.

5. No animals shall be kept, chained, or tied to a stake of any kind.
6. Any pet that is not on the Owner's premises shall be always on a leash.

Signs

1. No signs of any character shall be displayed or placed upon any Lot except for "For Rent" or "For Sale" signs.
2. No signs shall be displayed in the Common Area.
3. No political signs shall be displayed outside the time period of 60 days (about 2 months) prior to the date of an election and 14 days (about 2 weeks) after election day.

Enforcement

1. The Association maintains the right to impose and collect fines for non-compliance of the rules set forth in the governing documents.