



Union Hills 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. All lots shall be kept in a clean and sanitary condition and no rubbish, refuse, or garbage will be allowed to accumulate.
4. 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.
5. No trailer, tent, shack, barn, or other temporary structure is allowed on the property. Metal storage buildings are not permitted.
6. 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.
7. 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 Union Hills, 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.
3. No vehicle in inoperable condition or no unlicensed vehicle may be parked on any street or on any lot, unless kept inside a garage and sealed from public view.
4. No vehicles of any kind are allowed to be kept or parked within a Common Area or on the street.
5. 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.

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. Nothing shall be done to either temporarily or permanently change the exterior appearance of any dwelling. Certain architectural modifications or alterations may be permitted only after prior approval of the HOA has been granted. An Architectural Modification Application must be completed and submitted to the HOA for consideration. This application can be found on the Blackberry Management website, www.blackberrymgmt.com. Each Homeowner shall maintain all improvements constructed upon such Owner's Lot to the standards of their original construction.
2. Homeowners are responsible for keeping the exterior of their dwelling free from mold and mildew.
3. 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.
4. In-ground pools are permitted in the rear yard of any dwelling and must be surrounded by a 6-foot fence.
5. No fencing shall exceed 6 feet in height. No fencing shall be erected closer to the street than the rear corners of the house. No chain-link fences are permitted.
6. All outbuildings must comply with county regulations. Outbuildings permitted to residential use only, and must be placed in the rear corners of the lot. All outbuildings shall be constructed in the same architectural style as the main dwelling. No metal outbuildings or structures are permitted.

Pet Restriction

1. Homeowners are allowed to have orderly domestic pets (cats and dogs). No livestock or poultry of any kind are permitted.
2. No pets shall be kept, bred, or maintained for commercial purposes.
3. All permitted pets must be properly licensed and inoculated for rabies and such other disease for which inoculation is necessary for that breed of pet.
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 on a leash at all times. Owners must clean up after their pet.

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.

Antennas

1. No television antenna, radio receiver, or other similar device will be attached or installed on any portion of the building and other improvements upon the Lot.

Leasing of Lots

1. An Owner of a Lot will have the right to lease or rent their Lot and the Building upon such Lot for a period no less than one year. The Board of Directors will have the right to approve the form of such leases.
2. All tenants of the Owner are required to register their names, addresses, vehicle license plate numbers, and length of lease with the Association.

Enforcement

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