

ASHFORD VILLAGE HOMEOWNERS ASSOCIATION BY-LAWSAshford Village Association**RULES & REGULATIONS**

Adopted August 4, 2004 – Effective September 30, 2004

The Rules & Regulations listed herein are a supplement to the Declaration of Easements, Covenants and Restrictions, Bylaws and related documents of Ashford Village Homeowners Association. We trust you will recognize the following Rules & Regulations as additional tools to keep Ashford Village beautiful and make the community a pleasant living environment for all its residents. These Rules & Regulations have been promulgated and approved by the Board of Directors for Ashford Village Homeowners Association in accordance with Article VIII, Section 3 of the Declaration of Easements, Covenants and Restrictions and replace Rules & Regulations dated effective February 20, 1998 .

DECKS/PATIOS/PLAY STRUCTURES

All decks/patios/play structures must be constructed in accordance with, and be approved by, the local building department, governmental authorities pertaining to construction and Ashford Village Architectural Committee and Board of Directors. All visible deck materials must be uniform in appearance and made of same/similar materials. Wood privacy fences that are approved by the local building authorities may be installed on decks or around patios, provided that they do not exceed 6 feet in height. No part of any structure (deck/patio/play structure) shall protrude beyond the sidewalls of the home . Play Structures are to be behind and in scale and color to enhance your home and yard. All furniture on decks/patios/ porches is to be outdoor furniture only.

BARNS/SHEDS/TRASH BINS

Barns/Sheds/Shacks (any temporary buildings of any description whatsoever) are prohibited on the outside of a home . Trash bins are in this category and are to be stored inside the garage.

FENCES

No fences are allowed upon any part of the property of each lot. Dog runs must be constructed in accordance with, and be approved by, the local building department and governmental authorities pertaining to fences, and may only be constructed directly behind a home and connected to the rear of the home. Dog runs may not protrude beyond the sides of the house and may not exceed eight feet in width and twelve in length.

HOT TUBS

Hot Tubs, Spas, Jacuzzis and similar items may be installed on the approved deck or patio of each home. Hot Tubs and similar items must be maintained in a manner consistent with applicable laws and/or municipal codes, including any provision for covering the device or installing a fence around the perimeter of said device.

SATELLITE DISHES & ANTENNAS

Personal satellite dishes for private home use may not exceed 24 inches in diameter and should be installed on the building structure of each home. If not attached to the home, satellite dishes must be installed within five feet of the side or rear of the home. The color of the satellite dish should closely resemble the portion of the building structure that it is attached to, so as to avoid drawing undue attention to the device. Television antennas may not

extend more than ten feet above the roofline. The Board of Directors must specifically approve all other types of antennas in writing.

POOLS

Above ground pools are NOT allowed. Any in-ground pool installation must be approved by the appropriate governing body and the Ashford Village Board of Directors and located in the accessory use area (up to half the distance to the rear lot line and within the boundaries of the side walls of the corresponding house). Some portion of the pool must be constructed within 20 feet of the residence. Any pool structure must be completely fenced in in accordance with applicable ordinances, provided that a perimeter yard fence is not constructed. The corresponding owner must maintain all pool fencing. Cyclone fence is not allowed. The unit owner of said pool shall exclusively hold any liability associated with a pool, and solely the unit owner must maintain all applicable insurance.

PETS

All pets must be personally attended at all times when outside of a home. Dogs must be restrained at all times when outdoors via leash or electronic fence . Droppings must be immediately removed and disposed of within a garbage receptacle by the pet owner. Common areas are NOT to be used for pet runs or waste.

LANDSCAPING

Typical landscaping may be installed around the perimeter of individual homes, provided that the existing grade is not altered . For example: berms do change existing grade of a home. Typical landscaping may consist of metal or plastic edging, mulch, landscaping stones, plant materials, and landscape

lighting around the perimeter of a home. The Ashford Village Board of Directors must approve any deviations from this standard. Lawns must be installed within six months of closing on the sale of a home. The homeowner must maintain silt fences and erosion control until a lawn is installed.

VEHICLES

Article VII, Section 10b provide that cars may be parked in the garage or driveway apron of each home. These cars must comply with the description set forth in the covenants. Additionally, van and pick-up trucks used for personal transportation must meet all of the following criteria:

1. The registration and title must describe the vehicle as a pick-up truck or van.
2. No dump boxes, flat beds, tilt cabs, or other commercial modifications are allowed.
3. All vehicles are limited to two axles; one front and one back.

Any commercial trucks, trailers, motorcycles, snowmobiles, boats, camping or recreational vehicles or other vehicles noted in Article VII, Section 10b must be parked inside the garage of each unit at all times or remain outside for a period of less than 48 hours. Vehicles may not be parked on the street for more than 48 hours at a time. When vacationing, please have all approved transportation vehicles parked within the garage or in the driveway apron of the corresponding home.

COLLECTION POLICY

The policy for collection of delinquent accounts shall be as follows:
Any Association Account that becomes delinquent in an amount equal to or greater than **\$125** in association Fees shall be subject to a lien, and all

applicable legal fees for the placement of a lien and the subsequent collection of the delinquency will be assessed to the corresponding Homeowner Account. Any account that remains delinquent and exceeds an amount equal to or great than **\$500** in fees shall be subject to foreclosure action, and all applicable fees shall be charged to the Owner's Account as defined in the Governing Documents.

WOOD RACKS

Up to one face cord of fire wood storage may be located directly behind your home . No tarp coverings are allowed.

ARTICLE XV. ASSESSMENT OF FINES ...page 13 of By-laws (revised August 2004).

Section 3. Amounts . Upon violation of any of the provisions of the Association Documents and after default of the offending Owner or upon the decision of the Board as recited above, the following fines shall be levied:

- **Warning letter** . No fine shall be levied.
- **First Violation** . No fine shall be levied.
- **Second Violation** . Fifty Dollar (\$50.00) fine.
- **Third Violation** . One Hundred Dollar (\$100.00) fine.
- **Fourth Violation and Subsequent Violations** . Two Hundred Dollar (\$200.00) fine.