



## Colony Park Rules and Regulations

The Rules and Regulations shall apply to all property owners, their guests, family members and tenants and shall be enforced by the Board of Directors in accordance with the Covenants and By-Laws.

**Amenities:** Monthly amenities are due the first day of each month and no later than the last day of the month. A late fee may be charged if not paid by the end of the month. If payment goes unpaid, a lien may be placed on the unit. Pool privileges may be taken away if the owner is delinquent in their association amenities in excess of 30 days.

**Vandalism:** Unit owners and their families, tenants and guest shall not deface, remove, destroy or permit the defacing, removal or destruction of any element of the common areas.

**Nuisance:** Please be aware that noise easily travels from one unit to the other. This can even include heavy walking in the upstairs units. Owners and residents should not make or permit any disturbance or noise that will interfere with the comfort of others. This includes the loud operation of stereos, radios, television, musical instruments and shouting and boisterous conduct. Noise from units must not be audible inside other units. This also includes the noise from group or telephone conversations, vehicles, motor cycles, car horns, engines, machinery, tools and other mechanical devices. Excessive dog barking should be kept under control. Construction or remodeling should be limited to the hours of 8:00 A.M. to 6:00 P.M. Monday through Saturday, excluding holidays. Please try to limit washing and drying of clothes to the hours of 8:00 A.M. to 9:00 P.M. The machines make a lot of noise. Since we live in close proximity of one another, please observe a designated Quiet Hours of 11:00 P.M. to 8:00 A.M. Smokers need to be conscientious to other residents. Do not dispose of cigarette butts in the common areas and along or over the fence surrounding the pool.

**Pets:** All dogs should be kept on a leash when outside on the property. Pet owners need to clean up after their pets. Failure to do so will result in a fine to the unit owner determined by the Board of Directors. Unit owners are also responsible for any damage their pet may cause. Domestic household pets may not be kept or bred within a unit for commercial purposes.

**Parking Area:** Speed limit in the complex is 10 mph. Due to the lack of parking places, please park only one vehicle in front of a condo. Other vehicles and guest should park by the pool area or the distant end of the parking area. Parking area in the complex shall be used solely for the personal vehicles of unit occupants and their guest, specifically excluding commercial vehicles, trailers, campers, motor homes, and boats/trailers. Trucks with ladders and/or machinery is not permitted to park overnight. Parking is permitted only in designated spaces (within the painted lines). Vehicles should not overhang sidewalks or the grass in common areas. This includes extended trailer hitches, carrying racks, etc. No vehicles shall be repaired inside the complex. Changing of oil, flushing radiators, etc. is prohibited. The Board of Directors may have a vehicle removed from the complex because of state of repair. Inoperable vehicles include the following: vehicles unable to move under their power, with flat tires, up on blocks and expired license/tag. Vehicles towed will be at the owners expense. The Association nor any Director of the Association is liable for any damage caused by the towing.

**Swimming Pool:** Please follow the pool rules.

Basic reminders:

Limit the number of guests.

Parties are not allowed.

No one under 18 is allowed without an adult.

No glass containers.

Please respect the pool furniture.

Return it to the original location and lower the umbrellas.

Throw away all trash!

An emergency telephone is placed by the South Gate for calling 911 only.

**Porches and Stairs:** Front porches and stairs should not be used for storage areas. No grills, bicycles, beach chairs, coolers or other such items can be left in these areas. Only plants in standard flower pots and containers are allowed on front porches. Back porches should not be used for storage either, especially flammable or combustible materials. Our insurance company does not allow this.

**Signs:** No signs, advertising posters or billboards of any kind shall be permitted on Colony Park property, except the one security sign not to exceed six inches by six inches, on professionally lettered "For Rent" or "For Sale" sign not to exceed two feet by two feet. No other signs may be placed in windows that are visible to the outside. No signs will be posted at the entrance of Colony Park.

**Perimeter Wall:** Climbing or damaging the perimeter wall/fence is strictly prohibited.

**Architectural and Structural Changes:** Architectural changes to porches or to the outside of the buildings, such as antennas, satellite disks, cables, window air conditioner units or air conditioner lines, windows, storm doors, shall not be permitted without prior approval of the Board of Directors.

**Litter and Dumpsters:** Litter is a continuous problem in the common areas and entrance to the complex. Please pick up your trash or clean up if you spill food items, cat litter, etc. Dumpsters are for common refuse only, not for mattresses or furniture. Residents must dispose of these items elsewhere. Please break down all boxes before putting them into the dumpster!

**Common Areas:** No planting in common areas without the approval of the Board or Directors. The landscapers are not responsible for maintaining this and it becomes the responsibility of the owner. This excludes the areas under the steps, which is the responsibility of the owners.

**Interior Appearance:** Interior of the units is the responsibility of the owners. Please maintain your unit in good condition and repair.

**Rentals:** Owners must have a Leasing Permit prior to renting their Unit.