

Rules and Regulations for Beacon Place Townhome Association 1/18/2023

During closing or within 5 days after closing new Owners shall acknowledge with their signature that they have read and understand these Rules and Regulations.

1. Common sidewalks, driveways, entrances, halls, and passageways shall not be obstructed or used by any unit owner for any purpose other than ingress and egress from the units.
2. No articles shall be placed on or in any of the common elements except those articles of personal property which are the common property of all of the unit owners.
3. Unit owners, members of their families, their guests, residents, tenants, and lessees shall not use sidewalks, driveways, entrances, halls, or passageways as play areas.
4. No vehicle belonging to or under the control of a unit owner, family member, guest, tenant, lessee, or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to the entrance to or exit from any building. No boat, trailer, truck, jet ski, or recreational vehicle shall be parked or stored in front of any condominium unit for more than forty-eight (48) hours. Vehicles shall be parked within designated parking areas. All traffic flow markings and traffic signs on the premises shall be strictly observed. Violation of any of these guidelines may result in the towing of any vehicle, at the discretion of the Board.
5. Garages must not be used as storage units, living quarters, or home-based businesses, but rather for the parking of owners' cars. No more than two cars are permitted, and these must be parked in the garage belonging to the owner of the unit.
6. No work of any kind shall be done on the exterior building walls, roofs, or common elements by any unit owner. Such work is the responsibility of the Association.
7. No owner, resident, tenant, or lessee shall install wiring or cabling for electrical, telephone, internet, satellite dishes, or any other installation, nor shall any television or radio antenna, machine, or air conditioning unit be installed on the exterior of the project or in such manner that it protrudes through the walls or roof of the condominium improvements, except as expressly authorized by the Managing Agent or Board.
8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or permitting to be used musical instruments, amplifiers, or other instruments and

devices in such manner that disturbs or may tend to disturb occupants of other units between the hours of 11 P.M and 8:00 A.M.

9. Disposition of garbage and trash shall only be by the use of garbage disposal units or trash containers.
10. No animals, livestock, or poultry of any kind shall be raised, bred, maintained, or harbored within the condominium regime. Household pets are allowed such as dogs, cats or other lap-size household pets. If any such household pet becomes obnoxious to other owners, the owner of that pet shall dispose of same upon written notice issued by the Managing Agent, or if there is no Managing Agent, then the Board of Directors.
11. No more than a total of two pets is permitted in any one condominium unit. No dog that weighs more than 20 lbs. at maturity is allowed. The owner of any dog is expected to clean up after walking the animal.
12. Any damage to the common elements or common personal property which is caused by a unit owner, member of the unit's family, their guests, residents, tenants, lessees, agents, or employees shall be repaired at the expense of that unit owner.
13. The property managing personnel and staff are adequately compensated, and no gratuities are to be given to them. This is not to preclude appropriate remembrances at Christmas or other similar occasions, as deemed appropriate by the Board.
14. Homeowners are expected to purchase separate Condominium Homeowner's insurance for the interior and contents of the units that covers current costs to rebuild the interior of the unit.
15. Homeowners may not cut, trim, or remove any exterior landscaping.
16. Mini-blinds, which show from the exterior, must be silver or white in color, unless otherwise approved by the Board.
17. Owners must immediately notify the Board of any leaks to the unit when noticed.
- 18. HOA fees must be paid by the due date.**
19. Any major remodeling of the unit must be reviewed by the HOA before beginning.
20. The washing of vehicles is prohibited.
21. Posted Swimming Pool Rules must be obeyed.
22. Window tinting must be silver. Brown, green, blue, etc. tinting is not allowed, unless agreed to by the Board.
23. ANY STRUCTURAL REMODELING TO THE INTERIOR OF THE UNIT MUST BE APPROVED BY THE HOA, AND BUILT BY THE HOA, WITH REIMBURSEMENT TO THE HOA BY THE OWNER FOR 100% OF ALL COSTS. NO LOAD BEARING WALLS MAY BE REMOVED OR RELOCATED WITHOUT AN ARCHITECT/ENGINEERED SET OF DRAWINGS AND CITY PERMITS.
24. Burglar Bars are not permitted on the exterior of the building, windows, or doors. Interior Burglar Bars must be unobtrusive and approved by the Board.

25. No cameras are permitted on the exterior of the buildings other than a doorbell camera. No cameras are to be placed in the interior of any unit facing out to the exterior of the grounds or other units.

26. If a Unit is destroyed by fire the HOA will own the Permit and will secure the Architectural Drawings with the Unit Owner paying their share of the total cost of the Permits and Drawings. Costs will be verified by the Architect/Engineer who created said drawings/plans which are copyrighted by the Architect/Engineer.

27. No short term leasing is allowed through leasing companies such as Airbnb, VRBO, Vacasa, etc. All Leases must be for at least one (1) year unless approved by the Board of Directors. Owners may not lease to someone or an entity that intends to lease the property through a short term rental company. Occupancy shall not be more than 3 people.

ITEMS WHICH ARE THE RESPONSIBILITY OF THE HOA FOR MAINTENANCE & REPAIR:

1. Exterior Roof Leaks or other roof damage
2. Exterior rotted wood and interior wood damage caused by exterior water leaks
3. Garage Door panels
4. Window caulk
5. Chimney flashing and covers
6. Front Entry Doors
7. Sheetrock damaged by exterior water leaks, excluding internal plumbing leaks
8. Garage Door Header failures
9. Exterior painting and plaster repairs
10. Exterior landscaping and watering
11. Pool, pool Restroom, and Storeroom
12. Mailbox area and Storeroom
13. Ground floor exterior Lighting
14. Gutters and Downspouts
15. Balcony waterproofing
16. Driveway
17. Periodic exterior pest extermination
18. Installation of New Windows
19. Exterior Drains, Waterlines, Faucets
20. Signage

The following items are NOT the responsibility of the Association and maintenance and repair are the responsibility of the individual homeowner:

1. Interior plumbing leaks and any associated damage
2. Electrical Panel and interior electrical items, including Doorbell, TV & internet cable, Lighting
3. Air conditioning and heating, exterior and interior components
4. Plumbing Lines and Fixtures
5. Mailbox locks & keys
6. Interior pest extermination
7. Interior walls, gypboard, painting, doors, frames, hardware, cabinets, floors, bathtubs, appliances, etc.
8. Flooring
9. Garage door remote controls & opening motor, springs, rails, hinges, nuts & bolts
10. Entry door weather stripping, hardware, and threshold
11. Windowpanes
12. Mini-blinds
13. Interior maintenance of the Chimney
14. Patio Doors, unless damaged by outside water
15. Insulation of the Unit

READ AND ACKNOWLEDGED THIS _____ DAY OF _____

_____ UNIT # _____

OWNER'S NAME

PRINTED NAME

NEW OWNERS:

PLEASE RETURN SIGNED DOCUMENT TO THE PRESIDENT OF THE HOA BOARD
WITHIN 5 DAYS OF CLOSING TO: tannhorton@comcast.net