

# OLDE TOWN SQUARE HOA

## Published Rules, Regulations, and Fine Schedule

Effective Date 12/01/24

These published rules and regulations serve as a reminder of certain community rules while also informing the community of rules the board has put in place for the benefit of the community (Article VI, Section I(a)-Bylaws).

This document is in no way an exhaustive list of the community rules and regulations. All homeowners should have a copy of the community Covenants, Conditions, and Restrictions (CCRs), Bylaws, and Amendments for reference as needed. If you do not have a copy of the above-mentioned documents, these can be found by going to our property management company's website (PMI), navigating to the "community information" tab and clicking on "documents."

### **Reminder of Existing Rules/Regulations and Adopted Rules/Regulations**

- Parking in front of the mailbox area is for mail pickup and delivery only.
- Parking is only permitted in approved areas, such as in driveways and in marked spots. No vehicles are permitted to park on the roads or along curbs in the community (Article VI, Section 15, CCRs).
- Any outside changes to your home (renovations, landscaping, fencing, etc.) must receive approval from the Architectural Control Committee (ACC) and/or the current Board of Directors (Article V, Section 6, CCRs).
- No signs are permitted in the community unless approved by the Board of Directors or provided in the list of exceptions in the CCRs [Article VI, Section 5].
- All homeowners are responsible for the overall maintenance of their property and ensuring their property is free of clutter and debris. Outward appearances of each home shall be maintained and shall not be allowed to become unsightly [Article VI, Sections 3, 10, 13, and 14, CCRs].
- Commercial, recreational, or improperly licensed vehicles are not allowed to remain on the property for any period longer than 48 hours unless approved by the ACC or Board in advance. Inoperable vehicles are not permitted to remain on property for a period longer than 14 days unless previously approved by the ACC or Board [Article VI, Section 7, CCRs].
- Leasing within Olde Town Square HOA is strictly prohibited unless permission has been granted by the Board of Directors as allowed in the leasing amendment (Article VI, Section 16, Leasing Amendment 2005). No rooms or fractions of a lot may be leased [Article VI, Section 16, d (ii), Leasing Amendment].
- All pets must be kept on a leash when being walked in the community. *Fines for not walking your pet on a leash and/or picking up after your pet are detailed below* (Article VI, Section 11, CCRs).
- Water leaks found to come from an **individual service line** on homeowner property will be charged to the homeowner's account(s) upon repair. **The HOA is only responsible for water leaks from the main water line (Article VI, Section 2 (g)).**

- When a water leak is reported, the management company will have a plumber come out to assess and locate the leak unless the homeowner has already done so. Potential parties financially impacted will be notified same day.
- **All homes in Olde Town Square HOA are on one water meter, so it is imperative that water leaks are addressed promptly to avoid costly water bills for the community and the need for Special Assessments.**
- All homeowners need to ensure they are keeping their information updated with PMI, including email changes and/or phone number changes.
- Seasonal lights and decorations are allowed to be put up no more than six weeks prior to any holiday and should be taken down no later than three weeks after said holiday.

### **Association Dues**

Currently, monthly association dues are \$157.50. These fees include maintenance of the common grounds, resident water bills, and general landscaping of the common areas. Association fees are due on the 1<sup>st</sup> of each month. Accounts are assessed a 10% late fee if dues are not received by the close of business on the 15<sup>th</sup> of each month. If any homeowner account is 30 days or more late, the board can initiate suit to collect all amounts due (Article IV, Section 1 and 8, CCRs).

### **Violations, Sanctions and Fine Schedule**

If you are sent a notice of violation, you will have 30 days from the date the letter was mailed to remedy such violation as detailed in the notice. After 30 days, the Board will assess an initial **\$50.00 fine** and subsequent fines of **\$25.00** per day until the violation is remedied (Article IV, Section 1, CCRs, and Article VIII, Section 2 (a), CCRs).

After the initial fine, violations of the SAME nature within the SAME calendar year will receive an increased initial fine amount as detailed below:

2<sup>nd</sup> violation for **same** issue in the **same** calendar year - *Initial fine \$65.00*

3<sup>rd</sup> violation for **same** issue in the **same** calendar year - *Initial fine \$80.00*

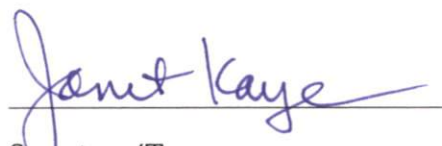
**\*\*Violations will then continue to increase in \$15.00 increments for same violations within same calendar year\*\*\***

Fines may include interest, legal fees, and court costs for continuing violations, until the violation is resolved to the satisfaction of the Board (Article IV, Section 1, CCRs).

## **Olde Town Square HOA**



President



Secretary/Treasurer