

Turnbury Oaks HOA Rules & Regulations

Architectural Control

Section 1. No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, heights, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board or Directors of the Association. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. The Association Board of Directors shall approve all exterior appearance changes, including but not limited to the colors to which each building and *its* doors, window frames, shutters and other parts may be painted.

Section 3. There shall be no satellites, satellite dishes or antennas, clothes lines, external gas tanks, or other such facility or utility without the express written approval of the Association.

Use Restrictions

Section 1. Land and Building use: All lots shall be used for residential purposes.

Section 2. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to this neighborhood.

Section 3. Junk Vehicles: No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. The Association shall have the right to have all such vehicles towed away at the owner's expense.

Section 4. Outside Furniture: No furniture shall be permitted on the front porch except porch furniture and plants. Porch furniture shall be permitted on the rear deck of each unit. All grills and accessories must be kept in the storage areas provided when not in use.

Section 5: For Sale Signs Prohibited: No "for sales" or "for rent" signs are permitted on the common areas. One such sign is permitted in the window of unit.

Section 6: Temporary Structures: No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

Section 7: Recreation Vehicles: No boat, motor boat, camper, trailer, motor or mobile homes, or similar type vehicle shall be permitted or remain on any lot, or in parking spaces, at any time, unless by consent of the Association.

Section 8: Animals: No animals, livestock and poultry of any kind shall be kept or maintained on any lot or any dwelling except that small dogs, cats or other household pets shall be kept or maintained provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at all times properly leashed and personally escorted. Any pets which are permitted by the terms of this sections may be prohibited based on the amount of noise they produce; and such pets which make noise of such volume at such times which is a disturbance to the adjoining units, may be required to be removed from the premises by the Association. Owners of pets shall not allow their pets to soil the common area, the limited common area or the lot or any other unit owner; and such pet owner who allows his occurrence, may be required by the Association to remove the pet from the development.

Section 9: Outside Antennas: No outside radio or television antennas or satellite dishes shall be erected on any lot or dwelling unit within the properties unless and until permission for the same has been granted by the Board of Directors of the Association.

Section 10: Exterior Lights: All lightbulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white, or non-frost lights or bulbs.

Section 11: Assigned Parking: Lot owners, their guest or invitees shall park only in the spaces assigned to the lot, or spaces designated for visitors or guest. The Association shall have the right to have cars parked in violation of this section towed, at the expense of the owners of the said improperly parked vehicle.

Section 12: Hazard Insurance: All lot owners shall carry hazard insurance sufficient to cover the replacement value of their unit. This would include wind and hail, as well as any other hazards and perils.