

# Ryan's Run Homeowners Association

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## RULES AND REGULATIONS

APPROVED: September 1, 1989

EFFECTIVE: October 1, 1989 at 12:00 A.M.

The Board of Directors shall have such powers for the conduct of the affairs of the Association as are granted by law and the Governing Documents including the following:

“To adopt and publish Rules and Regulations governing the use of the Common Area and Facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof.”

The following Rules and Regulations shall govern the use and operation of the Property known as Ryan's Run and the use of the Common Area and Facilities, for the enjoyment of all safety and welfare of the Owners, but also to protect the owners' privacy, property and the quality of your investment. These rules shall apply to all present and future Owners, mortgagees, lessee, occupants of the homes and of the Common Area, their agents, employees and guests.

### A. GENERAL RULES

1. The Common walkways in front of all buildings and the walkways providing ingress t or egress from the Units shall not be obstructed or used for any purpose other than pedestrian traffic.
2. Toys or personal articles shall not be allowed to stand unattended on any part of the Common Area.

NOTE: Items found standing unattended on the Common Area for periods in excess of twenty four (24) hours will be removed. Items posing a threat to the health and safety of the residents will be removed immediately.

3. Each Unit Owner shall keep his/her Unit including the deck, fence and/or patio in a good state of preservation and cleanliness. The deck and/or patio of each Unit may not be used as a “Storage Area”

4. Storm doors shall be FULL VIEW with white trim. Curtains, draperies, blinds shall be off white or natural wood tone on the exterior side.
5. NO fences permitted in the development. NO tent, shed, above ground pool or radio or TV antennas permitted on a lot or building. NO clothesline or household fabrics shall be hung, dried or aired in the property.
6. Indoor – Outdoor carpeting installed outside on decks, patios or walkways must be approved by the Association before commencing installation.
7. Unit Owners shall not use or permit to be brought into any Unit or placed on the common area, an inflammable oil or fluid such as gasoline, kerosene, naphtha, or benzene; or explosives, fireworks, or other articles deemed hazardous to life.
8. Any damage to any portion of the Common Grounds caused by the Unit Owner, occupants, or guests of the Unit Owners will be repaired at the expense of said Unit Owner.
9. Any damage to any portion of the Common Grounds including that damage which may be caused by the moving or carrying of any article into or out of a Unit, shall be the financial responsibility of the Unit Owner causing said damage.
10. CRUSING with any vehicle is prohibited in the development.
11. Firewood shall be neatly stored in the rear of the units.
12. Residents shall not make or permit any disturbing noises and/or acts in or around any building which will interfere with the rights, comforts or conveniences of other residents. Residents shall not cause or permit any objectionable noise or odors to be produced upon or emanate from their unit or on Common Grounds.
13. All garbage and trash must be placed in the appropriate trash containers or in plastic bags, tied and placed in the designated pick up areas. Trash in plastic bags should not be placed out for pick up until the early morning hours of trash day. Amended 1/29/93.
14. Dumping of trash on Common Grounds is prohibited.
15. The removal of trees on Common Grounds is prohibited, unless approved by the Board of Directors.

16. If a Unit Owner(s) leases a unit, the Unit Owner(s) shall provide the Manager/Association with the lessee's name and duration of the lease and affirm that the lessee has read and has in his/her possession a copy of the Rules and Regulations of Ryan's Run. The Unit Owner(s) shall be responsible for any and all fines levied against the tenant for violations of the Rules and Regulations.
17. Portable air conditioner units installed in windows shall be removed at the end of the season.
18. All Association dues and assessments are due on the first of the month. Those dues and assessments not received within thirty (30) days after the due date shall bear interest from the due date at the rate of prime rate plus 2% per annum.
19. Checks returned to the Association for any reason will be subjected to a \$20.00 handling fee. This fee will be assessed against the Owners accumulative account.
20. NO EXTERIOR ADDITION TO OR CHANGE OR ALTERATION be made to any lot of dwelling unit until the plans and specifications have been submitted and approved by the Association.
21. All front and rear outside lights shall be white or clear at all times. Exceptions will be made during the Christmas Holiday. Holiday decorations may be placed outside but shall be removed within two (2) weeks after the Holiday.

B. PARKING RULES

NOTE: Residents are reminded that there are two (2) assigned parking spaces per Unit at Ryan's Run. Only vertical parking to the building is permitted. NO HORIZONTAL PARKING is permitted behind parked vehicles.

1. All motor vehicles shall be parked in established parking areas only. Vehicles such as motorcycles, motorbikes, mopeds, etc. may NOT be stored in any Unit or on the deck and/or patio thereof.
2. All unlicensed vehicles or vehicles with registration and/or inspection stickers expired by more than thirty (30) days will be removed at the Owner's expense. NO inoperable vehicle may be parked in the development.
3. All Unit Owners, members of their families, their employees, visitors, guests, tenants, and agents will obey all traffic regulations (stop signs, speed limits, etc.) as may be promulgated by the Board of Directors for the health, safety, comfort and convenience of Ryan's Run residents.

4. NO vehicles belonging to Unit Ones, members of their families, their employees, visitors, guests, tenants or agents shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any Unit, or the parking areas, fire zones, ramps and sidewalks.
5. NO MAJOR VEHICLE REPAIRS PERMITTED. Repairs to motor vehicles in Ryan's Run parking areas shall be limited to (a) minor repairs only, (b) repairs which can be accomplished in six (6) hours or less. No vehicles shall be left jacked up and unattended.
6. The following vehicles are NOT PERMITTED in the Ryan's Run parking areas on a regular basis: trucks, truck campers, motor homes, trailers, boats, non-self-propelled campers, and all similar vehicles as well as vehicles deemed by the Board of Directors to pose a hazard to the health and safety of its residents, damaging to the Common Area or detracting from the overall appearance of Ryan's Run.
7. Repairs which may damage any portion of the Common Grounds (draining radiators or pouring oil into storm drains) are strictly prohibited. Any damage to the Common Grounds resulting from the repair of motor vehicles shall become the financial liability of the vehicle and/or Unit Owner.

C. PET RULES

1. ALL PETS SHALL BE ON A LEASH being held by a person capable of controlling the animal when outside the unit. NO DOG OR PET SHALL BE TIED OUTSIDE ON A LEASH UNATTENDED.
2. Pets shall be limited to cats, dogs, birds and fish. No Unit Owner/Tenant may keep more than two (2) pets, excluding fish. All pets shall have the appropriate license and rabies shots.
3. If any animal becomes obnoxious to other Unit Owners/Residents, the Owner shall correct the problem or, upon written notice by the Board of Directors, will be required to remove the animal, or take such action as the Board may direct.
4. Pets shall not be allowed to defecate/urinate within fifteen (15) feet of any building, on flower beds, shrubs, sidewalks, or parking areas.
5. PET DROPPINGS ANYWHERE ON THE COMMON GROUNDS MUST BE REMOVED IMMEDIATELY BY THE PET OWNERS. This is a pooper scooper community.

Amended April 1, 1990

- A. 22. No Type of playground equipment, lawn furniture or other object may be placed on the lawn area which will interfere with the lawn maintenance. Grass area shall be kept clear of all objects.
- 23. Trash containers shall not be placed on any street, sidewalk, parking area, Common Areas and Facilities, except when necessary for collection, and shall regularly be kept in a location on the Lot which is unobtrusive to view from any other portion of the development.
- 24. No yard sales permitted in the development.

Amended January 29, 1993

- A. 13. Trash must be placed in a TRASH CONTAINER WITH A SECURE LID and placed in the designated pick up area. Trash containers, lid and bins shall be removed from the pick up area after emptied and shall regularly be kept in a location on the Lot which is unobtrusive to view from any other portion of the development.

Amended January 2012

Rental Property

- A. 16. If a Unit Owner(s) rent or lease/purchase a unit, the Unit Owner(s) shall submit to the Board of Ryan's Run Homeowners Association the following: copy photo's ID of each person living in the Unit(s), vehicle plate numbers, pet registration, copy of lease and a deposit.

- B. Unit Owner(s) will provide a copy of Ryan's Run Rules & Regulations to renters. A signed receipt by renters will be provided to Board.

Unit Owner(s) lease/rental agreement for more than 12 month must notify, in writing, the Ryan's Run Homeowners Association Board of any changes or extension to the agreement for review and approval.

Unit Owner(s) shall be held responsible for any and all fines levied against tenant for violations of the Rules & Regulations, By-laws or Declaration of Ryan's Run.

# Ryan's Run Homeowners Association

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## POLICIES

APPROVED: September 1, 1989

EFFECTIVE: October 1, 1989 at 12:00 A.M.

The Ryan's Run Board of Directors has adopted the following procedure for processing violations of the Ryan's Run Rules and Regulations:

For the first violation of each Rule and Regulation, the Unit Owner and/or tenant of record will be contacted by letter and advised of the violation. Should the Unit Owner or tenant of record be convinced that an error has been made in the citation, he/she has the opportunity to address such objections in writing to the Manager of Ryan's Run within ten (10) days from the date of the citation.

Each subsequent violation of the same Rule and Regulation will result in the following cumulative assessment, plus costs:

Second Violation	\$ 20.00 plus costs
Third Violation	\$ 40.00 plus costs
Fourth Violation	\$ 80.00 plus costs
Fifth Violation	\$160.00 plus additional action at the discretion of the Board, plus costs

All assessments, plus costs and interest imposed, must be paid within thirty (3) days from the date of notification. Failure to pay cumulative assessments, plus costs imposed, within the stipulated period will be cause for the Board to take appropriate action before the Justice of the Peace and/or the appropriate courts to recover the assessments, interest and costs.