

(As updated 9/17)

RULES AND REGULATIONS  
FOR SUMMERFIELD COMMUNITY ASSOCIATION, INC.

1. No resident shall make or permit any noises or similar offensive circumstances that will disturb any occupants or residents or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other owners. Amplified music will not be permitted after 10:00 p.m. Contact Action Center at 297-2535 to report code violations.

2. The residents must keep the interior of the patios, courtyards, and garages clean and free from obstructions. Nothing shall be hung in the patios or courtyards above fence lines, without the express written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.

3. Any damage to the buildings, recreational facilities, or other common areas or facilities caused by any resident, his family, or his guests or tenants shall be repaired at the expense of the resident.

4. The walkways and driveways in front of the residences and the entrances to them shall not be obstructed or used for any purpose other than ingress and egress from the residence.

5. The exterior of residences including exterior doors and windows, and the patios, boundary walls, fences, garages, courtyards, storage areas, swimming pools, and all other areas appurtenant to a residence shall not be painted, decorated, or modified by the resident in any manner whatsoever without prior written consent of the Architectural Review Board (ARB), which consent may be withheld on purely aesthetic grounds within the sole discretion of the ARB. When repairing or replacing any of the aforementioned exterior features the new modifications require ARB approval unless they will be identical to what had been previously approved.

6. Each resident shall keep such residence in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom any dirt or other substance.

7. No awnings, window guards, light reflective materials, storm windows and shutters, ventilators, fans, or air condition devices shall be used on or about the residence except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

8. Exterior television or another antennae are prohibited, except as approved in writing by the ARB.

9. No clothes lines or other clothes drying apparatus shall be permitted on any lot, except as approved in writing by the ARB.

10. All garbage and refuse from the residences shall be deposited with care in the approved waste containers provided by the city. All garbage containers are to be stored in a manner that is not visible from public areas; these guidelines also apply to the blue recycle bins. Only on garbage pick-up days may garbage and refuse be put in sight of the public (curbside). On approved trash pick-up days covered containers must be placed curbside and removed promptly following the pickup by the city. Residents must ensure that curbside containers are in good repair, replacements can be obtained by contacting the city utilities.

B. The recycling containers provided by the city are the only containers that are allowed to be placed curbside without a cover on pick-up days. Residents are responsible for cleanup of the surrounding environment in the case that recyclable material are disbursed outside of the container. Residents should take care to eliminate the potential for flying debris when placing the recycling containers curbside.

11. Trash, leaves, and other similar material shall not be burned without the written consent of the ARB.

12. All pets must be kept on a leash and under the control of their owners when they are outside the occupant's premises. In no event shall pets be permitted in any of the public portions of the development. No resident shall be permitted to have more than two dogs nor more than two cats in his residence. The resident shall indemnify the Association and hold it harmless against any loss of liability of any kind or character whatsoever arising from or growing out of having any animal in the development. All residents are responsible for their pets at all times. Shrubs and plants destroyed by a pet will be replaced by the Association with the cost of replacement levied on the lot of the owner of the pet. Contact Action Center at 297-2535 to report code violations.

13. No live trees with a diameter in excess of four inches, measured twelve inches above ground, nor trees which are generally known as flowering trees (such as dogwood or redbud) or broad leaf evergreens may be cut without prior approval of the ARB. The ARB shall allow for selective clearing or cutting. Property owners are responsible for removing dead or ailing trees from their property in a timely manner to eliminate the potential for damages to common property or structures and as a general safety precaution.

14. No vehicles belonging to a resident or to a member of the family or guest, tenant, or employee of an owner shall be parked in such a manner as to impede or prevent ready access to another resident's garage. A resident must not use nor permit his guests or members of his family to use driveways appurtenant to other residences. The residents, their employees, servants, agents, visitors, licensees, and the resident's family will obey the parking and driving regulations posted at the private streets, parking areas and drives and any other traffic regulations published in the future for the safety, comfort, and convenience of the owners.

B. The common area parking spaces are intended primarily for use for short-term parking by guests of residents. Overnight parking of vehicles by residents shall be prohibited in the common area parking spaces. Offenders of these common area parking restrictions shall be given notification of violation by means of a parking sticker placed on the vehicle by the Association. The vehicle shall be subject to being towed at the owner's expense after TWO such notifications.

C. Overnight parking on the common area streets is prohibited.

D. No business vehicle shall be allowed to be parked on the common area streets or parking areas except those business vehicles making service calls within the area and only for the duration of such service calls. Business vehicles would include vehicles (1) tagged as Commercial, or (2) have a business name clearly printed on the vehicle or (3) too large to fit inside the garage of the home.

E. No vehicle which cannot operate on its own power shall remain on any of the common property for more than forty-eight (48) hours, and no repair of vehicles shall be made within the property. All motor vehicles, including but not limited to trail bikes, motorcycles, dune buggies, etc., shall be driven only on paved streets and parking lots. No motor vehicles shall be driven on pathways or unpaved common areas.

F. No boats, boat trailers, campers, trailers, or other similar vehicles may be left in a residence driveway, common area parking space, roadway or any other place in the development for more than 48 hours. Offenders of improper parking will be notified by a notice on the windshield that they are improperly parked. Records will be kept and after two such notifications notice is hereby given that said vehicles shall be towed from the development at the sole cost and expense of the owner.

15. All garage doors shall at all times remain closed, except to afford access to and from the garage. Leaving a garage door open over a weekend or over 12 hour period during the day is considered a visual blight that may detract from the aesthetic quality of the neighborhood and adversely affect property values.

16. No bicycles, scooters, carriages or similar vehicles or other personal articles shall be allowed to stand in any of the common areas or driveways or walkways.

17. Residents shall be held responsible for the actions of their children, guests, agents and servants. Anyone destroying or breaking lighting fixtures or trees or shrubs along the street on Association property is liable for the repair or replacement thereof. An assessment will be placed on the lot of the owner responsible for any damage.

18. The community swimming pools and recreational areas are solely for the use of the residents, their tenants and their invited guests. Swimming and the use of other recreational facilities shall be at the risk of those involved and not in any event the risk of the Association. Invited guests must be accompanied by the homeowner.

19. The regulations governing the use of the swimming pools, pool areas and recreational facilities permitted hours, guest rules, safety and sanitary provisions, and all other pertinent matter shall be in accordance with regulations adopted from time to time by the Association and posted in the swimming pool and recreational areas.

20. SIGNS detract from the aesthetic quality of the Summerfield community. OKC Ordinances #3 -100 and 383 prohibit commercial signs on all residential streets and right-of-ways. Commercial signs are prohibited in all areas of the summerfield community. Commercial signs would be defined as promoting a business by name, telephone number or internet address, and include signs from lawn and tree services, weed and insect control services.

A. EXCEPTIONS: Homeowners may place only one (1) real estate sign in their front yard for sale or for rent. One (1) additional sign advertising an open house may be placed 48 hours prior to the open house. Signs

must be removed when an open house has concluded. A violation of this rule will result in the loss of the extra sign.

B. One (1) open house sign may be placed at the entrance (1 per entrance) of the neighborhood 48 hours prior to the open house. This sign must be removed immediately upon the completion of the open house event.

C. Home alarm service signs and other signs of information may be placed within thirty-six inches of the structure.

D. POLITICAL SIGNS: signs of candidates may be placed in yards thirty days in advance of an election and removed within 48 hours past the election date. Residents are to be limited to only one sign per yard.

E. Any sign placed on non-residential property to include the entrances to the neighborhood, will be removed by the Association. This includes but is not limited to, signs advertising property sales or property rentals, open house signs outside of stated rules, any advertisements for goods or services.

21. Complaints regarding the actions of other residents, Association employees or volunteers shall be made IN WRITING to the Association by letter or email.

22. The Rules and Regulations maybe modified, added to or repealed at any time by the Board of Directors of the Association. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.