

## REGENCY PARK EXTERIOR ADORNMENT POLICY

Pursuant to Article VIII, Section D of the Declaration of Covenants, Easements Conditions and Restrictions for Regency Park Subdivision (the "Declaration"), recorded at O.R. Volume 2190, page 626, *et seq.*, of the Official Records of Warren County Ohio (the "Declaration"), and the Code of Regulations of Regency Park Home Owners' Association ("Association"), the Association hereby adopts the following General Exterior Adornment Rules.

These General Exterior Adornment Rules have been developed to enhance the visual effect and economic values of the individual properties and the surrounding community. All Owners and Residents are required to comply with the Policies and Rules. Conformance with these standards helps to preserve, beautify and maintain Regency Park as a community of high quality.

These Rules are intended to supplement the Use Restrictions contained in the Declaration and do not replace the Use Restrictions in the Declaration.

All Lots, Owners, Residents and Guests are subject to these Policies and Rules as well as all applicable building and zoning and other government codes and ordinances.

- 1) Nuisance: No activity, which would be considered by a reasonable person as offensive or noxious by reason of sound, appearance, sight, or otherwise, shall take place in, on, within or around any Lot, Dwelling (defined herein as the home constructed upon the Lot), or structure. Any activity constituting an annoyance or nuisance to other Owners or occupants is strictly prohibited.
  
- 2) Maintenance: Each Dwelling unit, structure, and Lot and all improvements thereon, whether owned or leased, must be maintained in good condition and repair and free of all trash, litter, garbage, clippings, debris and other similar items or clutter. All exterior surfaces, roofs, walls, doors, windows, recreational and play equipment, outbuildings, decks, and any other structure on a Lot shall be maintained in good repair and clean condition.
  
- 3) Garbage: Garbage/trash must be kept totally enclosed in sanitary (trash) containers at all times. Sanitary containers must be kept out of view of adjoining Lots and the street. The preferred location for sanitary containers is out of sight in the interior of the garage of the Dwelling. Sanitary containers may be kept at the rear or the side of the Dwelling as long as they are totally screened from the view of adjoining Lots and the street.

Trash Containers are permitted in the front of the Dwelling only after 7:00 p.m. of the evening before the day of actual trash pickup day and before 7:00 p.m. the day of actual trash pick up (i.e. the twenty-four hour period beginning at

7:00 p.m. the day before pickup.) Sanitary or other containers are not permitted to remain at end of driveway after pickup.

Residents must make special arrangements with their waste removal companies for pickup of large items and must keep these items out of view until the day of pickup.

- 4) Clotheslines: All clotheslines or similar appliances, temporary or permanent, are prohibited. No clothing, laundry or other articles of any type or description may be hung out.
- 5) Pets: NO PET is allowed to be in an open area unattended. Pets are not allowed to roam or run unattended (County Leash Laws are applicable in addition to these Policies and Rules). Pets must be on an attended leash at all times. Pets are not allowed to be tied or staked and/or left unattended.

When walking or exercising your pet, you must have, and use, appropriate means to clean up after the pet. Failure to clean up after your pet will be considered a noxious activity and/or nuisance. Pet owners, in addition to being subject to enforcement assessments, will be assessed the cost of cleaning up after their pets if they fail to do so.

- 6) Exterior work: An exterior Improvement Application must be submitted to, and approved by, the Association Design Review Board before any work, remodeling, alteration or addition that changes or affects the exterior appearance of your Dwelling or Lot is allowed.
- 7) Landscaping: All landscaping must conform to and/or compliment previously approved landscaping plans or the area involved. Improvement Application with prior Board approval is required.
- 8) Fencing:
  - a) Fence foundations and/or structures must not interfere with utility or drainage easements. Drainage channels and swales as constructed by the developer must not be changed or adversely affected by a fence or any other installation.
  - b) Privacy fences may be installed to shield patios, hot tubs and similar installations. Privacy fences may not extend further than necessary to shield the particular installation. Privacy fences are prohibited around the perimeter of Lots. Fencing must have a minimum of 25% opening between plants.
  - c) All fencing must be approved by the Design Review Board in writing prior to its installation.

- 9) Flagpoles:
- a) Bracketed flagpole holders are permitted upon the submission of an Improvement Application and approval by the Association Design Review Board.
  - b) Freestanding flagpoles shall conform to the standards set forth herein and shall be approved by the Association Design Review Board, in writing, prior to the installation thereof. Compliance with the following standards shall be considered by the Association Design Review Board in reviewing freestanding flagpole applications:
    - i. Flagpoles shall not be less than 15' nor greater than 25' in height.
    - ii. Flagpoles shall be constructed of a brushed aluminum or other similar, non-rusting, material which will maintain a "like new" appearance.
    - iii. Flagpoles shall be located out of the public right of way and outside of any easements on the Lot.
- 10) Vehicle Parking: No more than 2 (two) vehicles may be parked on the driveway pads, excluding those of temporary company or guests, at any time. All other vehicles must be parked in a garage out of sight or stored outside of the community. Temporary company is defined as persons visiting for a period of less than six (6) hours. No vehicle may be parked so as to unreasonably inhibit free pedestrian access to any sidewalk located in the public right-of-way.
- 11) Seasonal Adornments:
- a) Seasonal adornments such as porch ornaments, lights, door wreaths must be in good taste and appropriate for the particular season.
  - b) Seasonal decorative lighting must be appropriate to the then current season.
  - c) All seasonal items (lawn and patio furniture, holiday decorations, portable recreation play equipment, etc.) must be stored indoors and out of sight immediately after expiration of their seasonal usage in accord with the following time periods:
    - Fall – Labor Day to Thanksgiving
    - Winter – Day after Thanksgiving to March 1<sup>st</sup>\*
    - Spring – March 1<sup>st</sup> to May 30<sup>th</sup>
    - Summer – May 31<sup>st</sup> to Labor Day

\*Christmas and other winter holiday porch ornaments, door wreaths, and Christmas Lights may not be lit after January 15<sup>th</sup> and must be removed from view not later than February 1st.

12) Yards, Lawns, and Grass:

a) Establishment:

- i. If you take possession of your property between January and June, your entire lawn must be seeded or sodded by no later than October 15<sup>th</sup> of the same year you take possession.
- ii. If you take possession of your property between July and December, your entire lawn must be seeded or sodded no later than May 15<sup>th</sup> of the following year.

b) Maintenance:

- i. Lawn areas must consist of a minimum of 80% grass
- ii. Lawns must be regularly mowed to a uniform height not exceeding that of six (6) inches.
- iii. Edging must be kept neat in appearance and maintained around sidewalks, driveways and light posts.
- iv. All grass and leaf clippings and cuttings and all similar material must be cleaned up immediately after cutting and stored out of sight in proper containers until pickup or removal.
- v. No clippings and/or cuttings may be left on any paved areas, including driveways, sidewalks and/or common areas.
- vi. Weeds, including broadleaf grass, must be kept to a minimum and controlled in accordance with the general standards of maintenance prevailing throughout the community. It is recommended that grass be fertilized as necessary with environmentally friendly products.
- vii. Planting beds must be kept free of weeds, grass and debris.
- viii. Lawn must be maintained in the healthiest and most presentable condition possible.
- ix. Shrubs and trees must be pruned and maintained to remain neat in appearance and in proportion in size and appearance to the Dwelling.
- x. Owners and residents are responsible to, and must, remove dead shrubs and trees including stumps as soon as possible.
- xi. Mulching must be well maintained.
- xii. Any lawn damage (including but not limited to discoloration or killed grass) must be repaired as soon as possible. All spotty or bare patches must be re-seeded as soon as possible.
- xiii. All owners and residents are required to follow the maintenance guidelines provided by the Association.

13) Pools:

- a) Permanent above ground pools are prohibited.
- b) Plastic blow up swimming pools, no larger than **12** feet in diameter and 12 inches in height, are allowed, in back yards only, from Memorial Day to September 15<sup>th</sup> of each year. These temporary pools must be removed by September 15<sup>th</sup> of each year and stored out of sight from all adjoining Lots and the street.
- c) Any lawn damage (including but not limited to discoloration or killed grass) must be repaired as soon as possible. All spotty or bare patches caused by the use of a pool must be re-seeded by October 15<sup>th</sup> of the year the damage occurred to re-establish all grass killed by the pool.

14) Debris: No debris, garbage or other material of any kind may be stored or left to remain upon any Lot, except by the Developer as provided in the Declaration.


15) Sign: As provided in the Declaration, no signs of any type, form or character may be placed, erected, posted or displayed anywhere on the Property or the Lots except:

- a) Marketing Signs installed and maintained by the Developer only while marketing the Lots and/or Dwellings for sale.
- b) Street, Identification and Entrance Signs installed by the Developer or the Association;
- c) One Temporary Real Estate For Sale Sign on a Lot that is actively for sale denoting that such Lot (Dwelling) is for sale. Temporary Real Estate For Sale Signs may not exceed six (6) square feet in total area (this area limitation includes "hanging" displays with names and/or phone number and similar information which is included in the calculation of the total area of the sign). Temporary Real Estate For Sale Signs may be displayed during the time the Lot (Dwelling) is actually for sale, and must be removed no later than three days after the sale of the Lot (Dwelling) is closed. Failure to remove such a sign within this time period will empower the Association to remove and dispose of such sign at the Lot Owner's expense.
- d) Prohibited signs may be removed and disposed of by the Association without notice to the Owner at the Lot Owner's expense.

Pursuant to the Declaration, the Regency Park Homeowners' Association hereby adopts the foregoing Rules pertaining to Exterior Adornment and other matters.

**SO RESOLVED.**

**THE REGENCY PARK HOMEOWNERS' ASSOCIATION BY ITS BOARD OF DIRECTORS.**

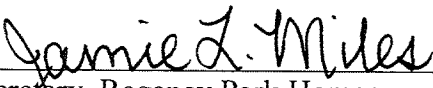
By: , President, Regency Park Homeowners' Association

Date: 11/12/2015

**ATTEST:**

Jamie Miles, being the Secretary of the Regency Park Homeowners' Association, hereby certifies that the foregoing Resolution Adopting Exterior Adornment Rules and other matters was duly passed and adopted by the Association Board of Directors by a majority of a quorum of the Board of Directors at the regular/special meeting of the Association Board of Directors held on 11/12/2015.

**So Certified**

  
Secretary, Regency Park Homeowners' Association