

The Townhomes at Renar River Place



Homeowners Association, Inc

Community Rules and Regulations

Effective Date: December 3, 2021

As a property owner/tenant in the Townhomes at Renar River Place HOA, you have certain rights and obligations as dictated by the Association's covenants and by this official list of rules and regulations. We are also governed by the Renar River Place Master Association, which maintains the common areas of our community (primarily the sidewalks, passageways, parking lots and pool deck and facilities). It is our intent to have a cohesive community that is an enjoyable place to live.

These rules and regulations are presented to each member of the Townhomes at Renar River Place HOA. You are required to sign acknowledgement of receipt and an agreement to comply with these rules and regulations. It is expected that all owners/occupants shall comply with the rules and regulations presented here as well as any amendments to the rules/regulations that may be adopted by either Association from time to time.

Any failure of a member to comply will be grounds for action which may include fines imposed by either Association. It may also include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The party against whom the violation is alleged will have an opportunity to respond/challenge the allegations at a hearing before a committee of unit owners designated by the Board of Directors after reasonable notice of not less than 14 days has been provided.

At any time there is a life threatening emergency, members should call '911'

Rules and Regulations:

1. Do not obstruct ingress or egress on any of the sidewalks, passages, or entrances to any townhomes/buildings or common areas with personal property of any kind.
2. Parking is limited to operable, licensed automobiles (cars/trucks/SUVs).
3. An inoperable automobile can remain on common area parking areas for up to 24 hours.
4. No automobile repairs other than windshield replacement or replacement of a flat tire will be allowed on common area parking areas.
5. The parking areas cannot be used to store any personal property other than the automobiles of the occupants. No unlicensed motor vehicles, commercial vehicles, marine craft, motor/mobile homes, campers, recreational vehicles or trailers are allowed to be stored in the parking areas.
6. No refuse, garbage cans, supplies, or external structures (temporary or permanent) will be allowed in townhome entryways, on the patios or on the community's common areas.
7. No personal property is to be stored in or on the community's common areas.
8. It is the responsibility of the occupants to dispose of their trash/garbage/refuse in the designated dumpsters.
9. Each townhome, regardless of the number of joint owners, will be allowed two (2) household pets (dogs, cats, birds, reptiles...etc) provided that:
 - a. They are not kept, bred, or maintained for any commercial purpose

- b. Pets are kept inside the townhome, not kept on the patio areas.
 - c. No individual pet weighs more than 50 lbs.
 - d. Owner accompanies the pet whenever outside of the townhome and will have complete control of the pet when outside the townhome.
 - e. Owner must, with no exception, pick up **all** solid wastes of their pet and disposes of all waste appropriately.
 - f. No animal which constitutes a health or safety hazard may be kept.
 - g. All pets are to be documented with the HOA Board.
 - h. Any pets owned by owners/tenants on or before the effective date are allowed.
10. No obnoxious, noxious, unpleasant, unsightly or offensive activity shall be allowed, nor anything done which can be reasonably construed as a material nuisance.
11. Any alteration of the exterior of the Townhomes will require approval/consent of both the Townhomes Association and the Master Association. This includes but is not limited to installing window air conditioning units, exterior antenna, or signage or painting the door a different color.
12. Rentals of Townhomes shall:
- a. Require written approval of the Townhomes Board of Directors
 - b. Rentals/leases shall be no more than and no less than one 12 month period
 - c. Copies of lease/rental agreements and renewals must be submitted to the Townhomes Board of Directors
 - d. No rooms shall be leased individually
 - e. No transient tenants will be accommodated
 - f. No subletting of Townhomes will be allowed without Townhomes Board of Directors' approval.
13. Sales of Townhomes shall require Townhomes Association approval, primarily to assure that member rolls are properly maintained.

I acknowledge receipt of these community rules and regulations and agree to comply and to have all tenants, family and guests comply.

Printed name

Association address

Signature/date