

Capitol Park Owners Association, Inc.

Rules and Regulations

In an effort to simplify and condense the Declaration of Covenants, Conditions and Restrictions for Capitol Park Owners Association, Inc. these Rules and Regulations have been established. To request a variance you must submit your request in writing to the Architectural Review Committee (ARC)

- 1) No Lot improvement of any kind, including without limitation, any building, addition, pool, play set or equipment, fence, wall, screen enclosure, landscape device or object, driveway or other structures or improvements shall be placed or maintained on any Lot, nor shall any addition, alteration, replacement or removal shall be made unless submitted and approved by the ARC
- 2) Lots may be used for residential dwellings and for no other purpose. No commercial or business building may be erected on any Lot and no business may be conducted on any part thereof.
- 3) No home, or portion thereof, may be rented for a period of less than one month. All leases shall provide the governing documents and the rules and regulations of the community.
- 4) No Owner may engage in any action which may result in an increase in the rate of any insurance policy covering or with respect to any portion of the Property not owned by such Owner.
- 5) No garages, tool or storage sheds, tents, trailers, tanks, temporary or accessory building or structures shall be erected or permitted to remain on any Lot without prior ARC approval.
- 6) Parking upon the Property shall be restricted to the driveway and garage located upon each Lot and designated areas within the Common Area. No parking is permitted on ant streets. No Owner shall conduct any repairs taking more than 24 hours, except for in emergencies or within the garage of the Home with the garage door closed, nor restorations of any motor vehicle, boat, trailer, or other vehicles upon any Lot. No trailer, recreational vehicle, motor home, boat or boat trailer may be parked or stored on the Property except in the garage of a Home. No bus, tractor trailer, or any other truck larger than a full-size pickup truck may be parked on the Property.
- 7) Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to any party. No immoral, improper or unlawful use shall be made of any portion of the Property.
- 8) No outside television, radio or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception of radio or television broadcasts shall be placed or permitted to remain on any portion of the Property unless approved by the ARC.
- 9) No sign, display, poster, advertisement, notice, lettering or other advertising device of any kind whatsoever may be exhibited, displayed, inscribed, painted or affixed in public view of any portion of any building or other improvement in the Property without prior approval consent of the ARC.

- 10) Animals shall be kept under control by each Owner at all times and leashed when outside of the boundaries of the Owners Lot. Animals shall be kept for the pleasure of Owners and not for any commercial or breeding purposes.
- 11) No rubbish, trash, garbage, refuse, unsightly objects or other waste material shall be kept or permitted on the Lots or Common Areas, or other portions of the Property, except in sanitary, self locking containers located where it is not visible from the street or any other Lot other than at times of scheduled trash pick. No odor shall be permitted to arise therefrom.
- 12) Approved per the Board 02/13/2024; One trash can may be stored behind an approved 3 sided white vinyl enclosure located on that Owners back patio.
- 13) All Lots and all portions of Property and any improvements placed thereon shall at all times be maintained in a neat and attractive condition.
- 14) No fences or walls may be installed on any Lots within the Community.

These Rules and Regulations can be amended at any time by a majority vote of the Board of Directors of Capitol Park Owners Association, Inc.

NOTE: The Architectural Review Committee is to be comprised of three (3) persons. After receipt of the required plans and specifications the ARC shall have thirty (30) days to approve or disapprove the plans with said approval or disapproval provided in writing. Should the ARC fail to provide the approval or disapproval in writing and within the thirty (30) day period the plans shall be deemed approved.

This document was approved at the Board meeting held on October 8, 2024