

GINGERWOOD PLACE TOWNHOMES ASSOCIATION, INC.
RULES AND REGULATIONS

This is a summary of rules and regulations of Gingerwood Place as of
February 10th, 2015

Refer to your copy of the Associations documents for a complete listing of all
our governing rules. Initial each rule after reading:

INTERVIEW

___ All Buyers, Renters, Occupants must attend an interview with Board Members BEFORE TAKING RESIDENCE. This includes all adults, owners, co-owners, renters, co-renters, tenants and occupants. The interview provides an opportunity to exchange information, clarify the rules and answer any questions.

VEHICLES

___ TWO VEHICLES / TWO PARKING SPACES PER UNIT ARE ALLOWED.

___ PARKING PERMIT DECALS MUST BE DISPLAYED AND ARE TO BE PLACED ON THE LOWER LEFT (DRIVERS SIDE) OF THE FRONT WINDSHIELD.

___ All vehicles must be in operating condition with current tags.

___ NO COMMERCIAL VEHICLES OR LETTERED VEHICLES may be parked on the property after regular business hours, overnight or on weekends.

___ Overnight parking of boats trailers and recreational vehicles is prohibited.

___ Guest parking spaces MAY NOT BE USED REGULARLY BY RESIDENTS or by the GUESTS OF RESIDENTS. if such use is expected to exceed three days/nights the resident MUST NOTIFY PROPERTY MANAGEMENT FOR BOARD REVIEW.

___ PARKING ON THE GRASS IS PROHIBITED, PARKING IN AN OWNERS SPACE OR BLOCKING AN OWNERS SPACE IS PROHIBITED and will result in the vehicle being towed.

___ No major auto repair work is permitted on the property.

___ The Association has the right to authorize towing of any vehicle in violation of these rules and the "Vehicles" section of the Associations Declarations of Restrictions and Protective Covenants with the cost borne by the owner or violator.

DUMPSTERS

GARBAGE COLLECTION DAYS ARE MONDAY AND THURSDAY

___ Garbage must be placed in bags and tied. Boxes, cartons, containers must be flattened before placing in dumpster.

___ Large items such as furniture, mattresses, carpeting and appliances must be transported from Gingerwood Place by the resident or at resident's expense. There is NO BULK PICKUP.

___ Dumpster lids must be closed at all times.

NO ITEMS MAY BE LEFT ON THE GROUND.

MAILBOXES, KEYS and DOCUMENTS

___ Residents shall secure a mailbox key and location from previous owner.

___ Residents shall secure a pool key from previous owner.

___ Replacement keys for a mailbox must be secured from the Post Office at owners' expense. The cost should be recovered at closing.

___ Replacement key for the pool area is \$50 at owners' expense. The cost should be recovered at closing.

___ A set of Association Documents should be provided by the previous owner. Replacement/Duplicate copies are \$100 the cost of which should be recovered at closing.

___ Renters may NOT keep a pet.

___ Owners may keep one pet per household, to be limited to a dog, cat or other household pet.

___ Pets MUST BE leashed outdoors. All pet FECES MUST BE CLEANED UP. (YOU AS THE RESIDENT MUST CLEAN UP AFTER YOUR OWN PET!)

SIGNS

____ No signs, including but not limited to "FOR SALE" or "FOR RENT" are permitted to be displayed inside or outside any unit.

POOL and TENNIS COURTS

____ All children under 12 years of age must be supervised by an adult on site.

____ General pool rules are posted on the bath house and must be followed. NO PETS ARE ALLOWED IN THE POOL AREA.

____ Under no circumstances are skates, skate boards, bikes or other such toys and game equipment allowed in the pool area or tennis courts.

____ A resident wishing to schedule a party for invited guests shall contact property management for Board approval. NO COOKING, GRILLING OR GLASS CONTAINERS ARE ALLOWED IN THE POOL AREA.

HOME EXTERIORS

____ No exterior structural changes may be made without prior submission of plans to and with the approval of the Board of Directors.

____ Roofing shingles MUST be Timberline HD Hickory. Fascia boards and wood trim MUST be rough cut cedar, rough side out.

____ Fence which encloses the Homeowner's property is to be maintained by the owner. The fence structure and paint color is to be maintained.

____ Landscaping within fenced areas and along the house walls is the responsibility of the owner/resident.

____ The Association does not assume responsibility for removal/replacement of nuisance trees on Homeowners property. However, the current practice regularly scheduled trimming and fertilization of trees outside the owner's fenced area will continue.

MAINTENANCE FEES

____ Maintenance fees are due on or before the 1st of every month. After the 10th of the month a \$25 late fee is assessed. Delinquent fees (60 days in arrears) are referred to the Association attorney for collection with all legal costs borne by the homeowner.

