

# THE PINES AT WOODLANDS VILLAGE HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS FOR LIVING AT THE PINES

EFFECTIVE JULY 15, 1997 (updated March 17, 2016)

1. Each lot is hereby restricted to use as a single family dwelling for residential use by one family only (Article 4, No. 41 of the CC&R's).
2. No alterations of any kind to the exterior of any town home shall be started without prior written permission from the Board of Directors. No part of the common property may be fenced by a lot owner. Guttering and downspouts must be approved by the Board of Directors. The installation and maintenance of all guttering is the responsibility of that individual lot owner.
3. No pets of any kind are to be kept in the common area; this includes kennels, runs or chains. All pets authorized by the CC&R's (Article 4, No. 42 of the CC&R's) will be kept on leashes at all times when outside.
4. No house trailer, mobile home, motor home, camper, commercial truck, tent trailer, boat, bus, or similar facility or vehicle and no vehicle of any type which is abandoned or otherwise inoperable shall at any time be placed or stored or lived in on any lot nor shall any vehicle equipment, furniture of other objects be repaired, modified or otherwise worked on at any time upon said lots. (Article 4, No 47 of the CC&R's). Commercial vehicles must be parked in the garage.
5. No town home occupant shall play their stereo, TV, or any other electronic appliance loud enough to disturb the adjoining and other town homes at any time. Verbal communications inside and outside must be in normal speaking voice to avoid disturbing the community.
6. No items are to be left or stored on the front lot or driveway. Garbage cans and recycle bins may be left at curbside from 6:00pm of the day prior to pick up until 10:00pm on the day of pick up: **at all other times garbage cans are to be kept in the garage.** Items allowable on the front entry are limited to appropriate outdoor furniture (example: a bench) and decorative urns, planters, wind chimes and artifacts.
7. Screens are to be maintained on all windows. Window coverings may be drapes, curtains or blinds. Posters, display signs, murals and makeshift coverings are not acceptable. During holidays, traditional decorative items may be placed in windows or on the exterior of the unit until two weeks after the holiday.

8. Front and back yards, decks and patios shall be kept clean and free of trash. Furniture is limited to appropriate outdoor furniture and barbeque grills. Garage driveways are maintained by each lot owner, and must be kept clean and free of vehicle oil stains, and swept up after chalk drawings and any other inappropriate markings as to not create an eyesore.
9. Common areas are for the use and enjoyment of all homeowners. No littering of common areas is permitted.
10. Garage sales may only be held from 8:00am to 11:00am on the first Saturday of each month. Please contact the PM office to confirm scheduling.
11. All improvements, including fencing, must be submitted to the Board of Directors (Architectural Review) for review prior to any work being done. All fencing shall be constructed within the boundaries of that specific lot, and not on any portion of the common elements. Shared fencing is the shared responsibility of each adjacent lot in regards to maintenance and all related costs thereof. On lots that have common area exposure, the posts and railing should be faced inward toward that unit and the pickets facing out. The fencing material shall be either cedar or redwood, and only a clear finish or approved stain be applied. No painting of fencing is permitted without review and written approval.
12. **THERE IS ABSOLUTELY NO VEHICLE PARKING OR STORAGE PERMITTED ON LINMAR COURT. AS PER THE CITY OF FLAGSTAFF FIRE LANE RESTRICTIONS, VEHICLES WILL BE ISSUED CITATIONS BY THE CITY OF FLAGSTAFF POLICE DEPARTMENT. THERE ARE ALSO NO VEHICLES PERMITTED IN OR ON THE COMMON AREAS.**
13. All owners must advise their moving companies that no semi-trucks are allowed on the cul-de-sac.
14. Owners who have tenants are required to give the rules and regulations to their tenants as an amendment to the lease.
15. If a complaint regarding a loud party is made to the Flagstaff Police Department resulting in a police report being filed, the owner of the property where the loud party took place will be notified and a violation fee of \$250.00 will be levied.

Date adopted: \_\_\_\_\_

Board President \_\_\_\_\_