

ROSE PARK HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS (updated 8/28/26)

The underlying premise for homeowner's compliance with the Rules and Regulations:

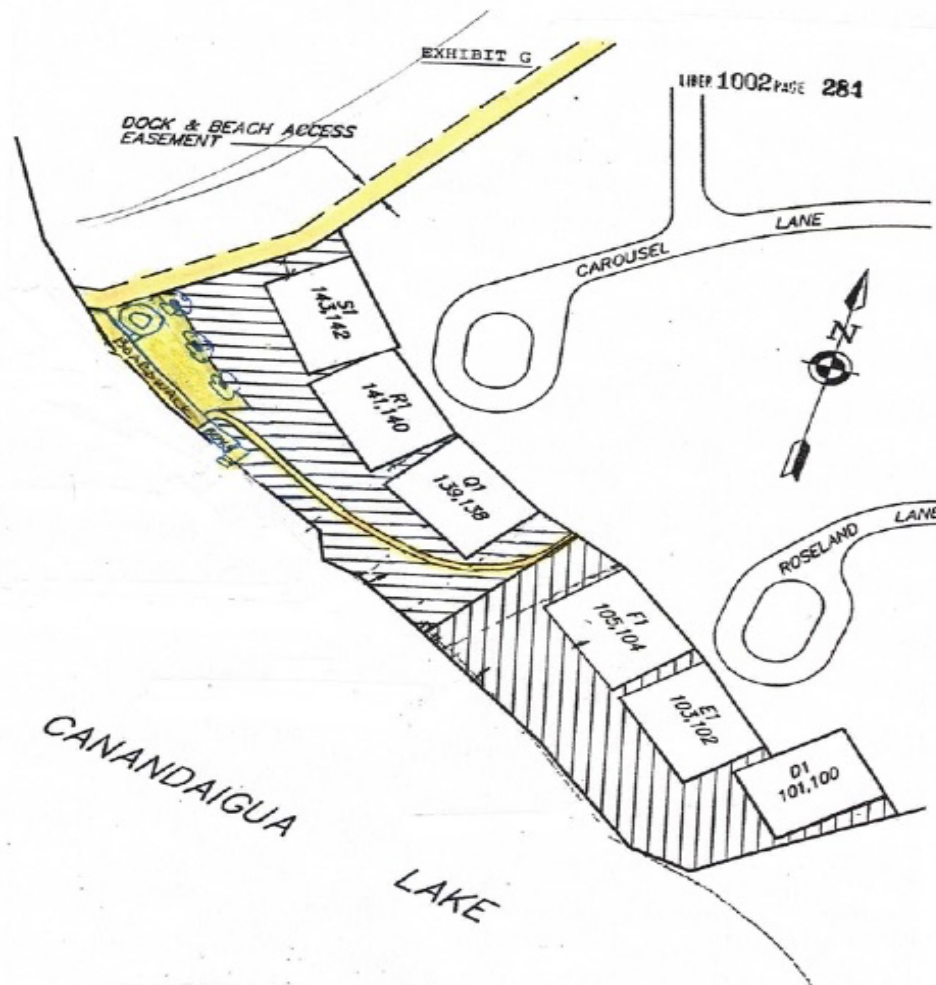
- To be considerate to your neighbors, as you would want them to treat you
- Ensure the integrity and beauty of our Rosepark Community

In addition to the other provisions of the By-Laws, the following rules and regulations, together with future rules and regs that may hereafter be adopted by the Board of Directors (BOD), shall govern the use of the Townhomes and the conduct of all residents thereof.

1. While there is temporary parking allowed on our streets, every effort should be made to allow emergency vehicles unobstructed access on our streets when parking vehicles. (see Parking Rules tab in this guide for specific parking rules and map).
2. Keep or maintain household pets - Pets on the Common Areas shall be on leash and accompanied by an adult. Members shall be responsible for picking up after pets, and shall not permit any solid wastes to remain on the Common Areas.
3. All Townhomes may ONLY be used for single family residence purposes.
4. There is no prohibition on the leasing of a Townhome, in whole or in part, provided, however, that the lease of a Townhome shall be in writing for a term of **not less than one year**, and such written lease shall contain a clause subjecting the lessee to the terms and conditions of this Offering Plan, its Declaration and By-laws. Crofton Associates must have a copy of the lease and tenant contact information on file. Owner is responsible for the lessee's compliance with the Declaration, By-Laws, and Rules and Regulations including the landscape maintenance of exterior patios and plantings not covered by the HOA.
5. The leasing of your Dock space is allowed but shall be strictly governed by the "Dock Rules and Regulations" adopted by the Board of Directors 2/22/2019. See "Dock Rules and Regulations" document in this Welcome Guide.
6. When Homeowners are away for more than a couple days, the water main shut off valve should be turned off to prevent water damage and related casualties in the event of a leak in the piping. It is typically a lever located near the water lines or meter in your utility room. If you need help, call a neighbor.

7. **Common Area Rules:** All members and guests are encouraged to use the designated *common* lakefront areas. To avoid confusion, this includes the boardwalk, firepits, kayak racks, dock, the grassy area around the picnic tables and the beach/water access area south of the treeline only. The water access area should be kept clear so there is room for any owners wishing to access the water. For group “hangouts” and longer gatherings, use the picnic table area not the water access and beach area. See the map below for details.

The common areas are indicated in yellow. They should be accessed only by the designated paths, and by Rosepark’s access road on the side of the berm along the hotel property line. These areas and paths were designated in the By-laws to protect the rights of the adjacent property owners, allowing them to have some privacy and use of their back yards.



NOT allowed:

1. No member shall make or permit any disturbing noises in the Townhouse whether made by himself, his family, guests, invitees or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences of other Members between the hours of 11:00 PM and 8:00 AM. Courtesy regarding noise should be extended to neighbors at all other times.
2. No boats, boat trailers or jet skis shall be parked on Properties except inside member's garages or dock slip. See separate document for more detail on Dock Rules and Regulations.
3. No building, patio, deck, fence, wall, storm door, screen door or other door, mailbox, tree, greenhouse, or any other exterior change of other structure, shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made without the prior written consent of the BOD. (Declaration-Article 9-p.13)
4. No awnings or other projections shall be attached to the outside walls of the Townhomes without prior written consent of the BOD.
5. No installations of a radio or television antenna or other antenna shall be made without the written consent of the BOD.
6. No change of exterior line or grade of properties without written permission of the Board of Directors is permitted.
7. No change in the style, size, color, lettering, or location of the mailbox or mail receptacle without the prior written permission of the Board of Directors is permitted.
8. No change in landscaping is permitted in the Common Areas without the prior written consent of the BOD. Owners may change the landscaping within their individual patio, atrium, deck, and porch areas at the front and/or rear of their lots and should use plantings that are on the board recommended plantings list.
9. No fences, hedges, or walls shall be erected without written approval of the BOD.
10. No baby carriages, bicycles or motorized toys shall be allowed to stand unattended on the roadways, walkways, or sidewalks in Common Areas.
11. No garbage cans, equipment, supplies of any kind shall be placed on the Common Area.
12. No garbage, trash, or cuttings shall be placed at the end of your driveway other than the evening or morning before collection (designated area), or stored or collected in any area other than that designated for such purpose and shall not be allowed to accumulate.
13. No exterior installation of hot tubs or spas permitted (as of 8/24)
14. No sign, ad, notice or other lettering including political endorsements shall be exhibited, inscribed, painted, or affixed by any Member on any part of the outside or windows of the Townhouse or Common Area structures without prior written consent of the BOD.