

Rosepark Homeowners Association, Inc.
Rules and Regulations
(Approved - October 19, 2012 Board Meeting)-updated 5/9/2019

In addition to the other provisions of the By-Laws, the following rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the Townhomes and the conduct of all residents thereof. The underlying premise for each home owner's compliance with the Rules and Regulations is (1) to be considerate and courteous to your neighbors as you would want them to be to you, and (2) ensure the integrity and beauty of Rosepark.

1. No boats, boat trailers or jet skis shall be parked on Properties except in members' garages or dock slip.
2. When possible, avoid parking on the grass by residents or their guests during rainy times.
3. Every effort should be made to allow emergency vehicles unobstructed access on our streets when parking vehicles.
4. No sign, advertisement, notice or other lettering including political endorsements or signs 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 Board of Directors.
5. No awnings or other projections shall be attached to the outside walls of the Townhomes without prior written consent of the Board of Directors.
6. No baby carriages, bicycles or motorized toys shall be allowed to stand unattended on the roadways, walkways or sidewalks in Common Areas.
7. No garbage cans, equipment, supplies of any kind or other articles shall be placed on the Common Area.
8. No Member shall make or permit any disturbing noises in the Townhome 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.
9. No installation of a radio or television antenna or other antenna shall be made without the written consent of the Board of Directors.

10. A satellite dish of 18 inches or less, and its placement, are allowed with the written consent of the Board of Directors.
11. Members shall be allowed to keep or maintain household pets. No Member shall allow any pet to run free on the Common Areas. 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.
12. No garbage, trash or cuttings shall be placed, stored or collected in any area other than that designated for such purpose and shall not be allowed to accumulate.
13. No change of exterior line, color or grade of properties without written permission of the Board of Directors is permitted.
14. All Townhomes shall be used for single family residence purposes only.
15. Garage doors shall be kept closed overnight.
16. No change in landscaping is permitted in the Common Areas without the prior written consent of the Board of Directors. Townhome 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.
17. 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.
18. No fences, hedges or walls shall be erected or maintained upon the Properties except those erected at the time of the original construction of the buildings or improvements located thereon.
19. No building, patio, deck, storm door, screen door or other door, mailbox, tree, greenhouse or any other exterior change or 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 Board of Directors of the Association.
(Declaration-Article 9- p.13)
20. 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. Property 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.

21. The leasing of a Dock shall be strictly governed by the new Dock Rules and Regulations adopted (2/22/2019) by the Board of Directors.
22. As of August 2004, there will be no exterior installation of hot tubs or spas permitted.
23. All interior damage that is not covered by HOA Group Insurance, regardless of origin, shall be the Homeowner's responsibility, along with the payment of any insurance deductibles. It is the responsibility of the Homeowners to contact their homeowner's insurance carrier to report interior damage (10/19/07 Board Meeting).
24. Members and guests are encouraged to use paths on the lake front, and on Rosepark's side of the berm next to Kershaw Park and the city property.