

Homeowner/Occupant Rules & Regulations – Majestic Hills

Responsibility of the Board of Directors:

Among other things, it is the responsibility of the Board of Directors to enforce adherence to the covenants, requirements and restrictions set forth in the Declaration and as established in rules, regulations and policies adopted by the Board.

Failure to Comply with Rules and Regulations:

Per the covenants, in the event that any Owner shall fail to maintain any Lot or the premises and the improvements situated thereon in a manner satisfactory to the Board, the Association, or the Declarant; and after written notice to said Owner of the alleged failure, the Board, after approval by a majority of its members, shall have the right, through the Declarant, or either's agents or employees to either: 1) fine the Owner in an amount equal to \$50 per failure that is not corrected to the reasonable satisfaction of the Board, within 5 days of receipt of the written notice (with the right to send additional written notices on the same uncorrected failure and to levy additional \$50 fines for continued failure to correct); or 2) to enter upon said Lot and to repair, maintain and/or restore, the premises and any improvements erected thereon. Such right of entry and repair shall be exercised only upon 15 days written notice given to the Owner thereof, unless, in the discretion of the Board, a Genuine emergency necessitates a shorten period of time. The costs of any such repairs, maintenance and/or restoration and any fines levied as set forth above shall be added to and become part of the assessment to which such Lot and/or Lot Owner is subject. Enforcement of the right to recover these assessments may be had pursuant to Article IV, Section 8 of the covenants.

Rules and Regulations:

1. **Lot maintenance** - - The owner of each Lot is responsible for the care, maintenance and repair of his Lot, Living Unit, the premises and all improvements to the same.
 - a. **Grass/Shrubs** - - Lots must be maintained on a consistent basis, the lawn and shrub areas in a manner similar in length, thickness and general appearance to the lawns and shrub areas of other Lots, including keeping it weed free.
 - b. **Grass Clippings** - - During the growing season, grass and shrub clippings may be kept to the home's side or rear and must be removed weekly.
 - c. **Lamp Posts** - - Lamp posts on Lots must be maintained in working order to ensure adequate lighting in the neighborhood. (Those finding incandescent bulbs frequently burning out will find that CFL bulbs have a much longer life in the pole lamps.)
 - d. **Tree Removal** - - No trees having a diameter of six (6) inches or more (measured from a point two feet above ground level) shall be removed from any Lot without express authorization of the Board of Directors.

- e. **Trash** - - All garbage, trash and rubbish and all garbage cans and receptacles, including recycle cans, are to be stored inside the home or in a plastic storage box intended to hold cans placed on the side of the home, such that the cans are not visible.. Loose garbage shall not be visible on any Lot.
 - f. **Trash/Recycling Pickup** - - per the covenants, Garbage may be placed at the curb no earlier than dusk the night before collection. All containers must be removed from the curb the same day as completion of the collection services.
 - g. **Yard “Stuff”** - - per the covenants, All toys, yard tools, unused planters, and other articles that are not being currently used are to be stored inside the home, or in the case of toys, may be kept outside in the back of the home or on a deck if maintained neatly. These items are not to be left outside the home where they are visible to others for longer than 3 days (except toys as set forth above).
 - h. **Paint** - - The paint appearance of the home, fences and railings is to be maintained so that it is free from dirty, chipped, faded or unpainted areas.
 - i. **Storm doors** - - Storm doors may be white or beige to match the existing trim on the home, or match the existing door color.
 - j. **Construction** - - Construction/home improvement projects must be completed within 60 days of commencement and the Lot and/or home restored to a condition that it was in prior to the commencement of the project.
2. **Lot Use** - - None of the Lots are to be used for any purpose other than residential use.
- a. **Be Neighborly** - - No noxious or offensive activity shall be carried on upon any Lot. Nothing shall be done on any Lot which may become a nuisance to neighbors
 - b. **Parking** - - Overnight, on-street parking is prohibited by township ordinance. Homeowner and visitor vehicles are to be parked in the driveway from dusk till dawn. Exceptions are permitted for parties and such when the number of cars at a residence exceeds the capacity of the driveway. In those instances, cars are allowed on the street past dusk but should not remain in the street overnight, and permission/notification should be made with the township Police Department.
 - c. **Parking** - - Parking of vehicles on Common Property, at any time, is prohibited
 - d. **Commercial Vehicles** - - No commercial vehicles, larger than a single .5 ton pickup truck, are to be parked on any property at any time.
 - e. **No windmills, wiring, etc.** - - No facilities, including poles and wires, for the transmission of electricity, telephone messages and the like shall be placed or maintained above the surface of the ground on any Lot; and no external or outside lines or antennas (except as provided by law which at this writing permits 18 inch satellite dishes in side or rear yards) of any kind shall be erected.

- f. **Satellite dishes** - - Satellite dishes on the home are to be installed in a manner where the satellite dish is not fastened to the front area of any home. They are to be fastened behind the home or if on the side, on the rear half of the home.
- g. **Flags** – Flags may be displayed on poles attached to the Living Unit. However, free standing flag poles are not permitted.
- h. **Generators** - - Permanently connected residential generators are permitted to be installed in side yards near either the gas or electric meters. Appropriate landscaping shall be done to limit the view of the generator from the front street.
- i. **Out Buildings** - - Other than the Living Unit, no buildings, including sheds, trailers, garages or any other buildings or other structures shall be erected, either temporarily or permanently.
- j. **Plastic Storage Boxes** - - A single, temporary plastic (e.g. Rubbermaid) storage container is permitted as long as it is smaller than 100 cubic feet (height x width x depth) and it is located against the Living Unit’s exterior wall, on the rear half of either side, or behind the home. No permanent storage sheds are allowed.
- k. **Boats/Trailers** - - No boat, boat trailer, house trailer, trailer, or any similar items shall be stored in the open on any Lot.
- l. **Vehicle Repairs** - - No maintenance, other than routine maintenance that can be completed in less than one (1) day, may be performed on any vehicle parked on any driveway.
- m. **Vehicle Storage** - - Vehicles not utilized on a regular basis shall not be stored on any driveway for period longer than seventy-two (72) hours. Parking on lawns for periods exceeding twenty-four (24) hours is prohibited. All vehicles must display current registration and inspection.
- n. **Signs** - - No sign of any kind shall be displayed to the public view on any Lot except a sign of not more than five (5) square feet advertising the Lot or Living Unit for sale or rent.
- o. **Drilling** - - No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on or in any Lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.
- p. **Animals** - - No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that a reasonable number of dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes.
- q. **Pets** - - All pets are to be licensed in accordance with the ordinances of Washington County. All pets must be walked on a leash and are not permitted to run loose at any time. Pets must be under the owner’s control at all times.
- r. **Pets** - - Relief from disturbing pet behavior, e.g. excessive barking, will be sought through the local District Magistrate only after written complaints

are registered with the Management. Cost of these proceedings will be assessed to the offending homeowner of record.

- s. **Pets** - - No cages, kennels, or runs are to be constructed outside of any home.
- t. **Pet Cleanup** - - Pet owners are responsible to immediately clean up pet waste from any common area, and dispose of it properly.
- u. **Building Materials** - - No lumber, materials, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any Lot. Trash, garbage or other waste shall not be kept except in sanitary containers.
- v. **Holiday Decorations** - - Holiday displays are not to be put up more than 30 days in advance of a holiday and should be removed within 30 days after. Items that are not re-useable (e.g. pumpkins, corn stalks, hay bales, and the like) must be removed from the property after 30 days post-holiday.
- w. **Firewood** - - No more than one cord of firewood shall be stored or kept upon a Lot. All firewood shall be stored or kept only in the rear yard, within fifteen (15) feet of the rear of the Living Unit, and if covered, shall only be covered by a black tarp.
- x. **Trampolines** - - No trampolines are permitted on any Lot.
- y. **Basketball hoops** - - Basketball hoops shall only be permitted on side or rear yards. Basketball hoops are not permitted in front yards and shall not be located on front entry garages.
- z. **Swimming pools** – Neither permanent nor portable above ground pools are permitted any where in the community.

3. **Modifications to Lot or Living Unit – NOTE Submission of Variance Requests and Board of Director Approval required before beginning work for any of the following.**

Variance requests must show plans drawn on the property plot plan that was initially provided by Ryan Homes/NVR, or on any survey that may have been obtained since. The drawing should indicate dimensions, distances to property lines, types and number of landscape plants, and clear indication of the property modification. Type and color of materials should be clear.

Any activity begun prior to receiving written approval of your Variance Request from the Board of Directors is subject to a \$100 fine.

- a. **Play-sets and Swing-sets** -- No synthetic (e.g. plastic or the like) play-sets and swing-sets shall be placed or maintained upon a Lot. Natural (i.e. wood) play-sets and swing-sets may be located on a Lot if written approval is obtained from the Board of Directors. All play-sets and swing-sets shall not be located or placed within twenty (20) feet of a side or rear lot line of a Lot and all play-sets and swing-sets must be landscaped with evergreens (or other dense plants that will serve the same purpose) to screen all views from neighboring properties. Landscaping is

- required to screen views from rear, side and street views of the Lot. (refer to Developer's letter defining screening in more detail)
- b. **Fencing** – Black aluminum and invisible fencing is permitted on a Lot. All other fences are prohibited on Lots. Invisible fencing is defined as electronic fences used for animal control. All fencing is to be approved by the Board of Directors.
 - c. **Privacy Panels** – Privacy panels less than 6' high are permitted to be installed at the edge of a deck or patio, as long as they do not exceed a span of 12 feet, the material closely matches the color of the deck, railing or Living Unit, and one end is anchored to the Living Unit. Installation of privacy panels must be approved by the Board of Directors.
 - d. **Storage Enclosures** – Under deck storage enclosures are permitted on low-side lots. The size is limited to the width of the deck and no enclosure is to extend past any side of the home. The materials are to be wood and once completed are to be stained the same color as the deck. All enclosures are to be approved by the Board of Directors.
 - e. **Decks** – Decks are permitted to be installed off the rear of a Living Unit. Township Building Permits are required for the construction of all decks. Building plans outlining the location of the deck, and the color and type of materials to be used must be approved by the Board of Directors and must comply with any restrictions associated with obtaining a Township Building permit.
 - f. **Patios** – Patios are permitted to be constructed off the rear of a Living Unit. Drawings outlining the location of the patio, and the color and type of materials to be used must be approved by the Board of Directors.
 - g. **Structures** – No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property nor shall any exterior addition to or change or alteration of any of the foregoing (including any change in color or materials) be made until the plans and specific actions showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design, location and color in relation to surrounding structures and topography by the Board of Directors.
 - h. **Property Grading** - - No grading, landscaping, or site improvements are to be located in swell areas around side or rear of property. Creation of any drainage modification requires restoration of the property to the original appearance (i.e. grass or shrubs or planting bed restored). Rock or gravel surface trenches are not permitted. Any alteration plans should be submitted via a Variance request and approved by the Board of Directors.
 - i. **Scale of Property Modifications** - - Any modifications made to a Living Unit or Lot should compliment the scale of the property as originally conveyed to the homeowner. Size and number of trees, shrubs, planting beds, etc. should be similar to the general appearance of lawns and shrub areas of other Lots.

- j. **Repairs** - - General maintenance repairs such as roof, brick or siding replacement must match original material. If changes are to be made, approval from the Board of Directors is required.
- k. **Exterior Painting** - - All paint color changes will require approval by the Board of Directors.
- l. **Walkways/Driveways** - - Walkways, Patios, and/or Driveway replacement involving any expansion, dimension or material changes will require approval from the Board of Directors.
- m. **Garage Doors** - - Any change in garage door color or style will require approval by the Board of Directors.
- n. **Lamp posts/Lamps** - - Changes to lamp posts or exterior lamps require approval of the Board of Directors.
- o. **Mailboxes** - - Mailbox changes require the approval of the Board of Directors (except replacements of the same size and color as original).

4. Variance Request Process

- a. The homeowner will forward a completed Variance Request (sample attached or request a copy from the Management Company) to the Management Company along with all necessary documentation. Upon receipt, the application will be presented to the Board of Directors.
- b. Necessary documentation includes, if applicable, plans consisting of specifications that detail the nature, kind, shape, dimensions, materials, and location of the requested variance, and demonstration that such an alteration, if granted, would not adversely affect any neighboring home or the community. If request relates to structural changes (decks, patios, swing sets, etc.), the requested item should be drawn on a copy of the plot plan received from Ryan Homes/NVR, or any subsequent survey that may have been performed.
- c. The Board of Directors will review the application and may inspect the property to determine if the requested alteration is in the best interests of the community.
- d. After the review process has been completed, the Board of Directors will render a decision to the Management Company who will notify the applicant, in writing, of the outcome of this review.
- e. After the applicant receives the outcome of the review in writing, the applicant has the right to request a hearing before the Board of Directors during their next regularly scheduled meeting to discuss their decision.

NOTE: The required signatures of neighbors on the applicant's Variance Request do not signify their approval. Rather they acknowledge being informed of the request, enabling them to raise concerns, if any, to the Board of Directors separately from the Request documentation.