

Rules & Regulations The Plantations Homeowners Association Inc.

The Declarant shall have the right and authority to adopt Rules and Regulations from time to time which waive, change, alter, add to or modify any of the foregoing standards in respect to all of the said Lots or in respect of any one or more of said Lots, provided that such waiver, change, alteration, addition or modification shall be in writing setting forth the conditions and limitations of such waiver, change, alteration, addition or modification. Any such Rules or Regulations shall not be considered an amendment of this Declaration. (from section 6 of the declaration)

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Fencing

From the Declaration Article 4.1 on Fences

Fences. No fences on any Lot may extend beyond the front plane of any dwelling, and shall be no higher than four feet (4'). No fences may extend beyond the side building setback line for any Lots adjoining and side streets. All fence materials and types and colors of fences must be approved in writing by the Declarant before the installation of any fence. No Lot Owner may install chain link fences on any Lot.

Basic Requirements

- Nothing permitted in front yard
- Cannot cross front plane of the house.
- Up to 54" height. 54" height is due to current swimming pool requirements which must have a 54" fence around it.
- Black aluminum or white vinyl styles
- No solid fencing permitted
- No chain link, mesh, wood or chicken wire fencing permitted

What is the HOA approving on a Fence?

- Location of fence
- Style/height of fence meets requirements

Approval from the HOA does not mean it meets township approval. Please make sure to obtain all necessary permits from local authorities.

Sample Fencing Photos

Similar styles are acceptable as well.

Black Aluminum



White Vinyl Option 1



Fencing Submission Sheet – Plantations HOA

Homeowners Name(s)

Date

Property Address

Email Address of Homeowner

Phone Number of Homeowner

Style of Fence Desired: _____
Attach photos to this submission

Location of Fencing: please attach a copy of your survey or a map with a sketch of fence location

Expected Start Date: _____ Expected Completion Date: _____

Signatures of the neighbors on the left and right of your home to signify they have been made aware of this modification.

Please attach any additional information you deem necessary.

Homeowners Signature

Mailboxes

From the Declaration Article 6.1 Section L

All mailboxes shall be either Special Lite Savannah SCS-1014 in Black or Special Lite SCS-2014 (with newspaper tube) in Black with a Special Lite Ashland Post SPK-600 in Black. Declarant reserves the right, in its discretion, to approve and or designate any alternative to these requirements.

At this time, Declarant and the HOA Board have approved one alternative to the mailbox/post spelled out in the declaration.

- A second mailbox option is the Bellevue Large Metal Black Post Mount Mailbox Model #5591B-10 (often purchased from Lowe's item number 239202)
- A second post option is Black Steel mailbox post Model #7510B-10 (often purchased from Lowe's item number 965131)

HOA Recourse If Homeowner Installs Wrong Mailbox

- HOA will notify Homeowner of wrong mailbox/post installed and time frame to correct.
- Homeowner will be given a reasonable amount of time to replace (winter time frame is excluded due to frozen ground)
- If Homeowner does not replace within time frame from notification, HOA will purchase and replace at Homeowners Expense.
- Homeowner will be billed for said materials/labor.
- If Homeowner refuses to pay said bill, HOA will lien the property and Homeowner will be responsible for all costs associated with the lien as well, including but not limited to recording fees and legal fees.

If a current homeowner has a mailbox/post that was installed prior to the update made on December 13, 2020, they can keep that mailbox/post until such time that it needs replaced or becomes damaged. At such time, an approved mailbox/post must be installed.

Mailbox Photos

Mailbox Photo



Mailbox Post Photo



Mailbox Photos Continued

Mailbox Photo Lowes



Mailbox Post Photo Lowes



Pools

From the Declaration Article 6.1 Section I

No structure shall be erected or maintained on any Lot, other than one detached single family dwelling and its attached or integral garage, an in-ground swimming pool (but not an above-ground swimming pool), a bath house, picnic shelter or detached garage or storage shed aesthetically coordinated with the architecture of the dwelling, and paved driveways or roadways (either private or public); provided, however, that, upon written approval of the Declarant, any of the said Lots may be used and structures may be erected thereon and used for model, sample or display homes, real estate offices and real estate advertising displays and devices pertinent to the Planned Community

Basic Requirements

- Meet all local requirements for installing a pool
- No above ground pools permitted
- See Fencing section for requirements from HOA there

What is the HOA approving on a Pool?

- Inground and not an above ground pool
- Location is in rear yard
- Fencing used for the pool meets all fencing requirements.

The HOA does not require a separate submission form for a pool if done at the same time as the fence. Just note on the fence submission that it is for a pool.

Approval from the HOA does not mean it meets township approval. Please make sure to obtain all necessary permits from local authorities.

Sheds

From the Declaration Article 6.1 Section I

No structure shall be erected or maintained on any Lot, other than one detached single family dwelling and its attached or integral garage, an in-ground swimming pool (but not an above-ground swimming pool), a bath house, picnic shelter or detached garage or storage shed aesthetically coordinated with the architecture of the dwelling, and paved driveways or roadways (either private or public); provided, however, that, upon written approval of the Declarant, any of the said Lots may be used and structures may be erected thereon and used for model, sample or display homes, real estate offices and real estate advertising displays and devices pertinent to the Planned Community

Basic Requirements

- Sheds would be permitted if they are finished in the same materials as the house. The shed finish should be the primary finish of the home. With the exception of a house that has the front one finish and the sides a different finish. The shed would need to have at least some of the front finish on the shed. For example: when a house has brick and stone on the front and the other 3 sides vinyl, the shed could be vinyl but should have a brick or stone water table on the side seen from the street.
- The shed will be installed close to your home (right off your driveway or somewhere right near the house) to prevent having a shed just floating in the yard and sticking out more.
- Landscaping would need to surround 3 sides of the shed (all except the door side)
- Store bought are acceptable if the finish materials are purchased and installed on the shed to match the home.
- Foundations would not be necessary
- Submission to the HOA for approval with respect to size, location, style, finish, colors, etc., prior to purchase and installation is necessary.

What is the HOA approving on a Shed?

- Size
- Location
- Style
- Finish Materials/Colors

Approval from the HOA does not mean it meets township approval. Please make sure to obtain all necessary permits from local authorities.

Shed Submission Sheet – Plantations HOA

Homeowners Name(s)

Date

Property Address

Email Address of Homeowner

Phone Number of Homeowner

Finish Materials on Shed:

Siding: _____

Brick/Stone (if applicable): _____

Roofing: _____

Garage Door/Doors: _____

Size/Layout of Shed: _____

Location of Shed: please attach a copy of your survey or a map with a sketch of fence location

Expected Start Date: _____ Expected Completion Date: _____

Signatures of the neighbors on the left and right of your home to signify they have been made aware of this modification.

Please attach any additional information you deem necessary.

Homeowners Signature

Garbage & Recycling Cans

Garbage/Recycling Cans should be kept in a garage or shed or screened from the view of neighboring homes and the street.

Basic Requirements

- Keep them inside garage/shed
- If kept outside, screen them from view with landscaping
- If a privacy style fence is desired for screening, HOA approval will be necessary.
- Cans should be at pickup location less than 24 hours
 - Cans can be placed in pickup location the evening before – no sooner
 - Cans should be brought in the evening of pickup

Lawn, Pool, Outdoor Equipment

Lawn, Pool and outdoor equipment should be kept in a garage or shed or screened from the view of neighboring homes and the street.

Basic Requirements

- Keep them inside garage/shed
- If kept outside, screen them from view with landscaping
- If a privacy style fence is desired for screening, HOA approval will be necessary.

Parking Vehicles

From the Declaration Article 6.1 Section H

No boats, campers, trailers, mobile homes, motor homes, vans, construction equipment or trucks (after completion of construction) or vehicles of any purpose or design, other than automobiles, shall be parked or stored on the driveway or at any other location on any Lot which is visible from the street.

Basic Requirements

- Anything except every day automobiles should be parked inside a garage, detached structure, or stored off property.
- Street parking is permitted for events (company, parties, etc.) but should not be used for your daily automobile.

Pets

From the Declaration Article 4.1 Section D

No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept on any Lot or in the Common Facilities, except household pets in reasonable numbers for the pleasure and use of the occupants, subject to Rules and Regulations adopted by the Declarant, which Rules or Regulations may exclude any kind of pet by type or category, provided that permitted household pets are not kept, bred or maintained for any commercial purpose; and provided further that any such permitted pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from any Lot upon three (3) days' written notice from the Declarant.

Basic Requirements

- Pets should not be permitted to roam free. They should be confined with a fence or on a leash at all times.
- Owners should clean up after their pet immediately when on someone else's property and dispose of appropriately.
- Pets should be kept under control and in good behavior when outside the home and within the community.
- Owners must comply with all local and state ordinances and licensing requirements.

Satellite Dishes

Satellite dishes are approved within the community if they are screened from the view of neighboring homes and the street.

Basic Requirements

- Mount on rear of home
- Mount in rear yard screened with plantings
- If a privacy style fence is desired for screening, HOA approval will be necessary.
- They are not permitted on the front or side of the home
- They are not permitted in the front yard

Nuisances

From the Declaration Article 4.1 Section G

No horses, cattle, swine, goats, poultry, or fowl shall be kept on any Lot. No clotheslines or drying yards shall be permitted unless concealed by hedges, lattice work, or screening acceptable to the Declarant. No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any Lot and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere within the buildable area surrounding the house and in the front yard. No Lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the

storage of any property or thing that will cause such Lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding Lots. In the event that any Lot Owner shall fail or refuse to keep his Lot free from weeds, underbrush, or refuse piles or other unsightly growths or objects, then the Declarant may enter upon such lands and remove the same at the expense of the Lot Owner, which such entry shall not be deemed a trespass, and in the event of such a removal a lien shall arise and be created in favor of the Declarant and against such Lot for the full amount chargeable to such Lot, and such amount shall be due and payable within Thirty (30) days after demand is made therefor.

Basic Requirements

- Maintain your house/lawn
- Mow your lawn
- Spray for weeds
- Prune your hedges

Play Equipment

Basketball hoops, swing sets, trampolines, play sets, etc. will be permitted within the community.

Basic Requirements

- Should be in rear yards (side yard exceptions possible for corner lots)
- Basketball hoops may be installed right off the driveway
- Limit to 3 structures per household.

Collection Policy & Procedure

Per the Declaration Article 8 on budgets, common expenses, assessment, and enforcement.

Payment Schedule

- Payable in 4 quarterly installments
- Due on the first day of each quarter
- Special assessments shall be due and payable on the due date specified by the board in the notice imposing the assessment
- The association may, but shall not be required to, invoice a homeowner as a condition to the homeowners obligation to pay the regular assessments. Non-receipt of an invoice shall in no way relieve the homeowner of the obligation to pay the amount due by the due date.

Late Fees, NSF & Interest Charges

- A late fee of \$25 shall be charged monthly on all delinquent balances that become thirty (30) days past due.
- A NSF (non-sufficient funds) charge in the amount of \$25 or the amount of the actual fees charged to the association if it is more than \$25 on any returned check.

- Any balance older than thirty (30) days will incur an interest charge of 6% per year until paid.

Order of Crediting Payments

- Payments received shall be first applied to late charges, interest, NSF charges, collection expenses and then to assessments.
- If the HOA has to replace your mailbox and you are billed for it and fail to pay, your next quarterly payment will be applied to the mailbox and you will be charged the late fees and interest on your quarterly association dues.

Process for Delinquency Notification

- The association may but shall not be required to notify you for past due payments.
- When a past due account reaches \$500 or more, the association will send one notification of past due charges including the detail of assessment, late fees, NSF charges, interest and other charges.
- If payment is not received within 30 days, the association has the right to lien the property. Lien will include reasonable attorney fees, recording costs, small claims court costs, etc.

Current Board Members & Contact Info

Current Board Members

- Robert Brennan – President
- Mark Nicely – Vice President
- Tricia Brennan – Secretary/Treasurer

Contact – Tricia Brennan at tbrennan@brennanhomes.com or at 724-814-2792. All requests should be emailed.