

Rules & Regulations

Code & Violations



Introduction

For the betterment of the Quakers Green Community, the Board of Directors, through Resolution 87-1 as provided in the Association's organizing documents, established the Rules & Regulations described herein.

The value of all homes, but especially those located within Planned Communities such as ours, is highly dependent on the condition and marketability of the surrounding homes. The Board of Directors of the Association recognizes its fiduciary duty to the Association membership and so has enacted these Rules & Regulations.

The Rules & Regulations contained herein are intended to provide the consistency and commonality among homes that is expected of our community by potential buyers, real estate agents, real estate appraisers, mortgage lenders and residential insurers. A positive perception of our community by these interested parties is crucial to maintaining the highest resale values possible for our homes.

All homeowners are strongly encouraged to follow these rules. The Board of Directors has an obligation to the Association membership to enforce these rules fairly and uniformly and to that end, our Compliance Committee has no choice but to take all action available to us to ensure a consistent application of these Rules & Regulations in all situations.

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100. Motor Vehicle Code

101. Excess Vehicles on Association Property

Homeowners and residents are permitted to have ONLY 2 (two) vehicles, per house, parked in lined parking spaces, in the parking lots provided.

Notice: Homeowners must correct the problem within 5 days of the date of the Warning Notice issued. Failure to comply will be subject to a fine and further action.

Fine: \$30

102. Parking in Unauthorized Area / No Parking Zone

Homeowners, residents and their visitors must park their vehicles in lined parking spaces, in the parking lot provided for the court in which the associated house is located.

Notice: Homeowners will be warned once, requiring that the problem be corrected within 2 days of the date of the Warning Notice. Repeated or continuing violations will be subject to a fine and further action.

Fine: \$30

103. Unauthorized Parking in Reserved Space

Each house has 1 (one) parking space assigned thereto and designated with the house number. Homeowners, residents and their visitors may not park their vehicles in any parking space so reserved for another house.

Notice: Homeowners will be warned once, requiring that the problem be corrected immediately. Repeated or continuing violations will be subject to a fine and further action.

Fine: \$30

104. Double-Parking

Homeowner, residents and their visitors may not double-park nor park in any manner which would impede travel on any Association road, court or parking lot.

Notice: Homeowners will be warned once, requiring that the problem be discontinued immediately. Repeated or continuing violations will be subject to a fine and further action.

Fine: \$30

105. Operating a Motor Vehicle on Common Grassy Area

Homeowners, residents and their visitors may not operate a Motor Vehicle on any common grassy area of the Association.

Notice: Homeowners will be warned once, requiring that the practice be discontinued immediately. Repeated or continuing violations will be subject to a fine and further action.

Fine: \$30

106. Operating / Parking a Motor Vehicle on Homeowners Lot

Homeowners, residents and their visitors may not operate or park any Motor Vehicle, trailer, etc on the Homeowner's front yard, side yard, back yard, front porch, side porch or deck or rear patio or deck.

Notice: Homeowners will be warned once, requiring that the problem be corrected within 5 days of the date of the Warning Notice. Repeated or continuing violations will be subject to a fine and further action.

Fine: \$30

107. Invalid Registration / Inspection Parked on Association Property

Homeowners, residents and their visitors may not park any Motor Vehicle, which does not display valid and current Inspection Stickers, valid License Plate and valid and current Registration Sticker, on any Association road, court or parking lot.

Notice: Homeowners will be warned once, requiring that the problem be discontinued immediately. Repeated or continuing violations will be subject to a fine and further action.

Fine: \$30

108. Speeding / Unsafe Operation of Motor Vehicle

Homeowners, residents and their visitors may not operate any Motor Vehicle at a speed in excess of 15 mph or in an unsafe manner, on any Association road, court or parking lot.

Notice: Homeowners will be warned once, requiring that the problem be discontinued immediately. Repeated violations will be subject to a fine and further action.

Fine: \$30

200. Architectural Code

201. **Failure to Obtain Approval for Alteration / Improvement to Property, as required**

Alteration / Improvements to properties are subject to the current Architectural Guidelines. Homeowners must obtain an Approval from the Architectural Committee prior to making any covered alteration / improvement to the property, as described in the Architectural Guidelines.

Notice: Homeowners will be warned once. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

202. **Prohibited Alteration / Improvement to Property**

Alterations / Improvements to property (including all land and structures) which do not conform to the Architectural Guidelines and have not been approved are prohibited.

Notice: Homeowners must correct the condition, as per the Warning Notice. Failure to correct the condition within 30 days of the date of the Warning Notice will be subject to a fine and further action.

Fine: \$30

203. **House Exterior in Disrepair**

The exterior of all houses in the Association must be maintained in good repair, including exterior paint / stain / finish.

Notice: Homeowners must correct the condition, as per the Warning Notice. Failure to correct the condition within 30 days of the date of the Warning Notice will be subject to a fine and further action.

Fine: \$30

204. **Property Not Maintained**

The exterior area of all properties in the Association, including front yard, side yard, back yard, front porch, side patio, rear patio and all structures must be maintained in good order. These areas may not contain trash, piles of lumber, wood or construction materials or any prohibited items, and must not be in such a state as to be considered an "eye-sore".

Notice: Homeowners must correct the condition, as per the Warning Notice. Failure to correct the condition within 15 days of the date of the Warning Notice will be subject to a fine and further action.

Fine: \$30

205. **Lawn & Plant Growth Not Properly Maintained**

All lawns, including front, side and rear lawns must be trimmed as needed so as not to exceed 4 inches in height. All other plant growth, including but not limited to flowers and trees must be maintained so as to not interfere with adjoining properties, sidewalks and easements.

Notice: Homeowners must correct the condition, as per the Warning Notice. Failure to correct the condition within 15 days of the date of the Warning Notice will be subject to a fine and further action.

Fine: \$30

300. Common Elements Code

301. **Failure to Observe Common Elements Rules**

The use of some of the common elements of the Association is governed by posted rules specific to the common element. Such common elements include, but are not limited to the Community Center and/or pool, basketball court, tennis court, horseshoe pits and parking lots. Homeowners, residents and their visitors using such common elements must follow all such rules at all times.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

302. **Damage to Common Elements**

Homeowners, residents and their visitors may not cause any damage to an common area or element of the Association. Such common elements include, but are not limited to common grassy areas, the Community Center and/or pool, basketball court, tennis court, horseshoe pits, parking lots and sidewalks.

Notice: Homeowners must correct the condition, as per the Warning Notice. Failure to correct the condition within 30 days of the date of the Warning Notice will be subject to a fine and further action.

Fine: \$30

303. **Obstruction of Common Elements**

Homeowners, residents and their visitors may not, in any way, obstruct, annex nor control nor restrict access by all members of the Association to any common element of the Association. Such common elements include, but are not limited to common grassy areas, the Community Center and/or pool, basketball court, tennis court, horseshoe pits, parking lots and sidewalks.

Notice: Homeowners must correct the condition, as per the Warning Notice. Failure to correct the condition within 5 days of the date of the Warning Notice will be subject to a fine and further action.

Fine: \$30

303. **Unleashed Pet / Uncontrolled Pet**

Homeowners, residents and their visitors must, while in any common area of the Association maintain all pets on a leash (as appropriate) and under control at all times.

Notice: Homeowners must correct the condition and ensure the practice is discontinued immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

304. **Failure to Remove Animal Waste from Common Areas**

Homeowners, residents and their visitors may not, permit the waste from any animal under their control to remain in any common area of the Association. Such waste must be removed and disposed of properly immediately upon being left by the animal.

Notice: Homeowners must correct the condition and ensure the practice is discontinued immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

305. **Dumping on Association Property**

Dumping of any solids including but not limited to grass / tree / brush clippings, etc, and liquids including but not limited to motor oil, antifreeze, etc into any sewers or retention basins or on any common area of the Association is strictly prohibited.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

306. **Inappropriate Use of Recreational Facilities**

The recreational facilities of the Association include the tennis court, basketball court, horseshoe pit and pool. In the interest of safety for all residents and guests, the recreational facilities may only be used for their intended purpose. The ONLY permitted uses are as follows:

- The pool and pool area may be used for activities normally associated with a public swimming pool.
- The horseshoe pits may be used to engage in the game of Horseshoes or Quoits or substantially similar games.
- The tennis court and basketball court may be used to engage in the games for which the courts are designed or other activities normally associated with a public playground of a design and construction materials substantially similar to the court being used.

Activities which are strictly prohibited in or on the recreational facilities include, but are not limited to:

- Any activity involving the consumption or exchange of alcohol or illegal drugs.
- Any activity which is, in whole or in part, illegal
- Any activity engaged in by persons who are not residents of the Association or guests thereof unless the resident of the Association is present.
- Any activity involving pets of a resident or a guest thereof, or any other animal except bona fide service animals.

Notice: Homeowners must discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

400. Waste Management Code

401. **Trash Placed at Curbside Too Early**

Trash may not be placed at curbside, for collection, prior to 6:00 pm on the night before pick-up.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

402. **Recycling Placed at Curbside Too Early**

Recycling may not be placed at curbside, for collection, prior to 6:00 pm on the night before recycling pick-up.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

403. **Trash Placed at Curbside in Improper Container**

All trash placed at curbside must be in a closed container. Cans with a lid which closes or bags drawn closed may be used, providing they are closed when placed at curbside.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

404. **Trash Other than Household Waste Placed at Curbside**

Only normal household waste may be placed at curbside for collection. Items such as air conditioners, automobile batteries and tires, construction materials and any other item not picked-up by the trash collectors may not be placed at curbside for collection.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

404. **Failure to Control Litter**

Homeowners are responsible to ensure that all trash, paper and other refuse must be properly contained so as not to become litter throughout the community.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

500. Snow Maintenance Code

501. **Obstructing Parking Lot During Snow Removal**

In order to allow for the most efficient and complete snow removal as possible, snow removal equipment must have clear access to our parking lots. Homeowners, residents and their visitors are responsible for moving their Motor Vehicles and other items or providing for their removal during snow removal operations in the parking lots of the Association.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

502. **Failure to Clear Sidewalks**

Homeowners and residents are responsible for clearing the sidewalks adjacent to their properties of snow. Sidewalks must be cleared within 24 hours of the end of the snow fall.

Notice: Homeowners must correct the condition, as per the Warning Notice immediately and provide for proper snow removal from sidewalks for all snow events in the future. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

503. **Improper Dumping of Snow**

Homeowners and residents may not move accumulated snow to any sidewalk or to the roads, courts and parking lots of the Association. Snow may be moved to any common grassy area of the Association.

Notice: Homeowners must correct the condition, as per the Warning Notice and discontinue the practice immediately. Repeated or continuing violation will be subject to a fine and further action.

Fine: \$30

Additional Assessments

In the event a Fine is assessed yet the condition remains uncorrected or otherwise continues, an additional fine of \$5 per day shall be assessed until such time as the problem is fully resolved.

Additional Sanctions

As described in the By-Laws of Quakers Green Community Association, Article VII, Section 1(b):

- In addition to the fines described herein, the Board of Directors may, after notice and hearing, suspend the homeowner's voting rights and rights to use any of the recreational facilities for a period not to exceed 60 days for infraction of published rules and regulations.
- The Board of Directors may suspend the homeowner's voting rights and rights to use the recreational facilities during any period in which the homeowner shall be in default in the payment of any assessment levied by the Association.

For More Information

For more information regarding the Rules & Regulations of the Quakers Green Community Association, or the enforcement thereof, please contact the Compliance Committee, as shown below.

Right to Appeal

Any homeowner or resident of the Quakers Green Community may, upon the receipt of a Warning Notice issued hereunder, request a hearing before the Board of Directors regarding the violation. To schedule a hearing, please contact the Compliance Committee.

*Compliance Committee
Board of Directors*

Quakers Green Community Assn

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