



**Pumpkin Hill Homeowners
Association, Inc.**

RULES & REGULATIONS

HOA By-Laws, Schedule A

RULES AND REGULATIONS OF PUMPKIN HILL HOMEOWNERS ASSOCIATION, INC.

1. Each townhouse owner shall keep his townhome in a good state of preservation and cleanliness. He shall not allow anything whatever to fall from the windows or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substance upon the grounds. Refuse shall be placed in containers in such manner and at such times as the Board of Directors or its agents direct.
2. The sidewalk and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the townhouses.
3. Employees of the owners may not gather or lounge in the common areas of the grounds.
4. Supplies, goods, and packages of every kind are to be delivered in such manner as the Board of Directors or its agent may prescribe and the Board of Directors is not responsible for the loss or damage of any such property, notwithstanding such loss or damage that may occur through the negligence of employees of the Board of Directors or managing agent.
5. Townhome owners shall not cause or permit any disturbing noises or objectionable odors to be produced upon or to emanate from their townhouses.
6. Townhouse owners shall not permit or keep upon their lots any inflammable, combustible or explosive material, chemicals or other dangerous substances.
7. Water closets and other water apparatus in each townhome shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or other articles be thrown into same. Any damage resulting from misuse of any water closets or other apparatus in a townhome shall be repaired and paid by the owner of such townhome.

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8. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any townhouse owner on any part of the outside of any townhome or building, hung from windows or placed in windowsills, without the prior written consent of the Board of Directors.
9. No awnings, aerials, machines or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to, hung or used on the exterior of any window or door of the demised premises, without the prior written consent of the Board of Directors.
10. No owner or licensee shall install wiring for electrical, television antennas or radio antennas without the prior written consent of the Board of Directors.
11. Townhome owners, their employees, customers, and visitors shall not at any time or for any reason whatsoever enter upon the roof of any townhome or building, without the prior written consent of the Board of Directors.
12. The Board of Directors or its designee shall have the right of access to any townhome for the purpose of making inspections, repairs, replacements, or improvements, or to remedy certain conditions which would result in damage to other portions of the townhouse cluster. In the event that vermin, insects or other pests are discovered, the Board of Directors or its designee may take such measures as it deems necessary to control or exterminate same.
13. Owners shall not permit or suffer anything to be done or kept in their townhomes which would increase the rate of fire insurance thereon or on the Association as a whole.

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- 14.No noxious or offensive activity shall be carried on in any unit or in the common elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other owners or occupants.
- 15.No “FOR SALE” signs or other window displays or advertising are permitted on any part of the property, except with the written approval of the Board of Directors. The right is reserved by the Sponsor and the Board of Directors to place “FOR SALE” signs on any unsold or any unoccupied townhomes.
- 16.No townhome owner shall alter, impair or otherwise affect the common elements without the prior written consent of the Board of Directors.
- 17.The storage of boats and trailers upon the common area is prohibited without the prior written consent of the Board of Directors.
- 18.Complaints regarding service or operation of the management company shall be made in writing to the Board of Directors or to the managing agent.
- 19.Hanging, cleaning, or beating garments, rugs or other like from or on the windows, porches, or facades of the townhomes, or other areas of a similar nature is prohibited.
- 20.Throwing garbage or trash outside disposal installations provided for such purposes is prohibited.
- 21.All damage to common elements caused by the moving or carrying of articles therein shall be the responsibility of, and shall be paid for by, the owner or person in charge of such articles.

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22. Townhomes shall be occupied and used by their respective owners only as private dwellings for such owners, their families, tenants, social guests, and for no other purpose whatsoever.
23. No townhome or portion of a townhome may be rented without the written consent of the Board of Directors, or used for commercial purposes.
24. Water shall not be kept running for any unreasonable and unnecessary length of time.
25. Each unit owner shall provide the manager or managing agent with such key or keys as are necessary to gain access to his townhome, and any owner altering a lock or installing a new lock on any door providing access to his townhouse shall provide a key or keys to such new altered lock to the manager or managing agent.
26. Townhome owners, their families, guests, tenants, and employees will abide by the following parking and traffic regulations:
- a. Horns are to be used only when necessary for the safe operation of vehicles.
 - b. Owners shall not park, nor shall they permit their families, guests, or tenants to park in the parking spaces of other owners, or in such manner as to prevent ready access to the parking spaces of other owners.

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- c. Owners, their families, guests, tenants, and employees shall abide by such traffic and parking regulations as may be posted in the parking area and on the driveways of the townhomes.

27. Swimming Pool Regulations.

- a. Swimming shall be permitted only as provided by the Rules established by the Board of Directors.
- b. Soap Showers shall be taken before entering the pool.
- c. No person having any disease of the eye, ears, nose, throat, or skin, or any communicable disease shall be permitted in the pool.
- d. Persons having long hair shall wear bathing caps.
- e. No running, pushing, shouting, or unnecessary splashing shall be permitted in the pool area.
- f. No glass container of any kind shall be permitted in the pool area.
- g. No furniture other than that provided for the pool area shall be permitted therein, and no furniture provided for the pool area may be removed there-from.
- h. No occupant of Pumpkin Hill Townhomes under the age of thirteen (13) years shall be permitted to entertain guests at the pool or pool area unless accompanied and supervised by a parent or guardian who is an occupant of the Pumpkin Hill Townhomes.
- i. The pool and pool area are for the exclusive use of occupants and their guests, and occupants shall in all cases be responsible for the conduct of their guests.
- j. All persons using the pool and pool area shall comply with the requests of the manager or managing agent respecting matters of personal conduct in and about the pool and pool area.

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28. Townhome owners shall be permitted to keep two (2) dogs or two (2) cats, or one (1) dog and one (1) cat only if such animals do not disturb or annoy other residents. Owners keeping domestic animals shall abide by municipal sanitary regulations and shall be responsible for any inconvenience or damage caused by such animals. Dogs must be kept on a leash at all times.
29. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.
30. A townhome owner may apply to the Board of Directors for a temporary waiver of one or more of the foregoing rules. Such temporary waiver may be granted by a majority of the Board of Directors, for good cause shown, if in the Board's judgment, such temporary waiver will not interfere with the purposes for which the Association was formed.
31. These regulations shall be posted at all times at the office of the Board of Directors, and a copy thereof shall be furnished to each townhome owner.

THE BOARD OF DIRECTORS RESERVES THE RIGHT, SUBJECT TO APPROVAL BY A MAJORITY OF TOWNHOME OWNERS, TO AMEND, REPEAL, OR ADD TO THESE RULES AND REGULATIONS FROM TIME TO TIME AS MAY BE DEEMED NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE OF PUMPKIN HILL TOWNHOME DEVELOPMENT AND FOR THE COMFORT AND CONVENIENCE OF THE OCCUPANTS.



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