



UPDATED RULES AND REGULATIONS

Revised May 2026

Essex Greens at Waterford has established the following Rules and Regulations for all the owners and residents. These Rules and Regulations are established in accordance and in addition to the Covenants and Restrictions as well as the Architectural Standards of our community. These Rules and Regulations have been designed to protect the value of the properties, to promote security and welfare, and to assure a better understanding among all the residents within our community. The Board of Managers reserves the right to update and amend these rules and regulations at any time without notice. However a copy of the updates and or amendments will be distributed within a reasonable amount of time to the owners.

ARCHITECTURAL CONTROL

The Board of Managers and Architectural Review Committee shall have full authority to regulate the use and appearance of the Property and all improvements constructed thereon to assure harmony of external design and location in relation to surrounding improvements and topography and to protect and preserve the value and desirability of the Property as a residential community.

No building, hedge, walk, planting, enclosure, decks or patios or addition to any improvement located upon a Lot shall be constructed, erected, removed, planted or maintained nor shall any addition to, or any change or alteration thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color scheme, and location of same shall have been submitted to, and approved in writing by the Board.

The Architectural Review Committee and Board of Managers shall have the right to refuse approval of plans, specifications, or locations upon any grounds, including purely aesthetic considerations, which the committee or Board, in its sole and absolute discretion, deems appropriate.

LANDSCAPING GUIDELINES

Our landscaping is one of the primary attributes of the community. All residents are obligated to observe these Rules and Regulations for property enhancement and a reasonable uniformity. The landscaping guidelines require that all new plantings blend into and complement the overall style and intention of the Essex Greens at Waterford.

THE ASSOCIATION'S LANDSCAPING RESPONSIBILITIES

1. Maintenance of shrubs and beds initially installed by the Sponsor in the front of each unit.
2. Cutting, fertilizing and maintaining all lawns. The Association provides four (4) weed control and fertilizer applications to the lawns. Owners may elect to contract separately
3. with a lawn company for any additional services at the owners expense.

HOMEOWNERS' LANDSCAPING RULES AND RESPONSIBILITIES

1. Owners shall adhere to the Rules and Regulations established by the Association.
2. Landscaping requests must include the following: Existing landscape features and vegetation, proposed landscape features and vegetation, plant list.
3. Landscaping installations that may impede the association's ability to maintain any lawn areas or front bed elevations will be maintained by the owner at the owner's expense within 14 days of notification by HOA Board. Owners must maintain the shrubs and beds to the same standard as the HOA landscaper.
4. At no time can yard ornaments such as statues, fountains, birdbaths, sculpture or arbors be added to the yard areas
5. At no time can a homeowner plant vegetables, create raised beds or plant invasive species (such as ivy, vines, invasive types of bamboo, mint or climbing roses)
6. Existing trees cannot be removed.
7. The Board of Managers reserves the right to trim, relocate or remove any plantings at the expense of the owner that the Board finds do not present a neat and attractive appearance after following the written notification process to homeowners to correct such violations.
8. Any approved additional landscape bed must have protective edging - especially for rock displays to contain the rocks and to prevent them from becoming missiles thrown by landscape equipment.
9. Replacement of mulch (if desired) on additional landscape beds is the homeowner's responsibility.
10. No plants or trees will be permitted in easements.
11. Plants/trees may not be located so as to prevent emergency equipment access to property.
12. Plants/trees will not be permitted to obstruct first story windows.
13. Planting around utility boxes will be permitted. These plants may not be more than two (2) feet high nor more than two (2) feet in diameter. The care of these plants will be the responsibility of the homeowner. Utility companies have an easement to service equipment and any landscaping that may be removed or disrupted will be done so with no obligation of the utility to repair it.
14. No artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed upon the exterior portion of any Unit or Lot.
15. All lighting apparatuses, decorative or otherwise, must be maintained in working condition when installed on the front or side of the dwelling or lot that is visible from the roadway.

- You must have Board approval before adding any lighting. Only clear lights are permitted in the fixtures. **Note Holiday lighting and decorations are now addressed in a separate rule.**
16. There shall be no alteration of any finish grading of a Lot which results in interruption of surface drainage or causes erosion or other damage to the finish grading of any other Lot.
 17. The Board of Managers reserves the right to modify the landscaping guidelines at any time

VIOLATIONS OF LANDSCAPING RULES: Compliance with the landscaping rules is mandatory with each homeowner bearing ultimate responsibility for compliance with the rules. If the Board of Managers determines that an owner is in violation of the rules, the Board will follow the notification and enforcement process as stated in the Declaration and By-Laws.

LAWN WATERING POLICY

Many of the lawns in Essex Greens have been severely overwatered in the past. As such, the Board of Managers has adopted the following watering policy and guidelines.

1. Do not run your sprinklers before May 31st. **Manually turn on your sprinkler system** based on weather conditions **starting in early June**. As a general rule of thumb, grass should be watered **no more than once per day and no more than three times per week** and **NOT every day**.
2. **Program your system to cycle to END by 10 AM**. Watering in the morning keeps the turf cooler during the hot parts of the day, which means less stress on the grass. Watering during the day is wasteful as the water will evaporate very quickly which defeats the purpose. Never water at night as this will promote the growth of fungus.
3. Program your system to **run three times per week for no more than 10 minutes on each zone and then re-cycle through all of the zones again for no more than 10 minutes each** except for the sides of your yard. Ask your sprinkler service provider to cycle just once for five (5) minutes or you may choose to not water the sides of your yard at all. Watering for longer than 10 minutes on one zone is not recommended or beneficial.
4. **Do not water the day before or the day of the lawn mowing service**. This will create ruts in your lawn and may ruin the equipment of the service company. The regular lawn cutting day is **Thursday**.
5. **Never water** during or for a few days **after rain**. After a heavy rain, stop watering for a week. Remember **too much watering** will wash out nutrients that can leave the grass malnourished and promotes weed growth. Make sure the rain sensor is turned on.
6. When to turn off your sprinkler system at the end of the season? The recommendation is to pay attention to the weather conditions as we exit the Summer months. It is not necessary to water the lawn once the weather cools down. **Mid-September is probably a good time to turn off** your automatic sprinkler mode.

Homeowners supplementing the HOA lawn treatment provided by Turf Doctor must still follow the updated Lawn Watering Policy.

If you are overwatering your lawn you will be charged a monetary fine of \$100, \$250 for a second instance, \$500 for a third instance, and \$1,000 for any additional instances . In addition, if you are overwatering your lawn and the landscapers are unable to cut the lawn as a result, your lawn will not be cut. Should the landscaper need to return the following week to cut the additional growth, you will be charged a monetary fine of \$100, \$250 for a second instance, \$500 for a third instance, and \$1,000 for any additional instances.

IRRIGATION

Many areas of the country regularly experience periods of dry weather during the summer. Irrigation is essential in these areas for maintaining attractive, healthy lawns. Lawns that are not properly watered become stressed and may brown and become thin. Weakened turfgrass is more subject to certain disease problems, insect damage, and weed invasion.

How Much Water

Irrigation should wet the soil to a depth of 4-6". This depth in the soil is the area where most turf roots are growing. A loam or clay soil will be moistened to a depth of approximately 6" by 1-1 ½" of water. A sandy soil will require ½ or ¾" of water to moisten the top 6" of soil.

Soils differ in the amount of time required to absorb a given amount of water. Clay soils have a very slow water infiltration rate, and it may not be possible to apply enough water to properly



wet a clay soil before it begins to run off the surface. Place a container in the irrigation water pattern and measure the water collected in the container. If the water starts to run off the lawn before the desired amount is applied, move the sprinklers or stop the irrigation and resume after a period of time.

When to Water

Regardless of soil type, it is more efficient to water lawns at the first sign of drought stress rather than wait until the lawn is dormant. Initial signs of a water deficit in the soil is wilting of the turf so that footprints

in the grass do not spring back after walking on the lawn. An additional sign of drought stress is a blue or gray coloration of turf that is normally brighter green.

The time of day for watering usually is not critical, but watering in the heat of the day results in more loss of water to evaporation before the water soaks into the soil. Watering in the morning results in more efficient use of the water. Watering in the evening is satisfactory unless the lawn has a disease problem. For many homeowners without automatic irrigation systems, late afternoon and evening is the only time of day they can water the lawn.

Watering Tips

Many grasses require 1-2" of water per week during normal summer weather. Hot, dry, windy weather may produce a greater water requirement.

Thatch intercepts and absorbs water, preventing water from infiltrating into the soil. Trapping the water in the thatch encourages the grass to have shallow roots, subjecting it to drying. Compacted soils where people walk or play have low water infiltration rates. Lawn aeration will improve infiltration of water in thatched lawns or lawns with compacted soils.

Roots from large trees often extend into the lawn area and draw moisture from the soil. More frequent watering may be required for turf under or near large trees.

Objects such as construction debris, sewers, or rocks buried in the soil will show up as localized dry spots. These spots will show signs of drought stress early before the remainder of the lawn and may require extra watering.

Reference: TruGreen Turf Field Guide, pp. M-14, M-18, and M-20.

TREE GUIDELINES

1. When mature, trees must not exceed 15' tall. Homeowner is responsible for trimming trees to maintain this height.
2. Fruit bearing trees are not allowed.
3. Trees and other plantings must not be planted in the drainage easement between adjoining lots. This area is clearly shown on the survey document.
4. Homeowner is responsible for raking/cleaning up leaves from trees planted on their property.
5. The following trees/shrubs are acceptable and recommended:
 - Holly bushes
 - Rose of Sharon
 - Floribunda
 - Astilbe
 - Viburnum
 - Rhododendron
 - Lilac
6. It is strongly recommended homeowners avoid arborvitae shrubs. They are the favorite food of deer. Junipers are recommended as a substitute.
7. This recommended list is a guideline and is not all inclusive. Homeowners must submit an application to add landscaping to their property regardless of the types of plantings included in the landscaping change.

Front Elevation Shrub Replacements

When necessary, here is an itemized substitute list of shrub replacements for unit front landscape

1. Bloodgood Maple may be replaced with any of the following:
 - a. Dwarf flower fruit tree
 - b. Sand cherry
 - c. Dwarf crimson plum tree
2. Gold Mop Cypress may be replaced with any of the following:
 - a. Golden barberry
 - b. Double play candy corn Spirea
 - c. Dwarf Day Lilly
3. Blue Moffat Juniper may be replaced with any of the following:
 - a. Pyramid boxwood (not variegated)
 - b. Alberta Spruce
 - c. Blue Arrow Juniper
4. Boxwoods may be replaced with any of the following:
 - a. Dwarf Inkberry Holly
 - b. Sky Box Japanese Holly
5. Euonymus
 - a. Remove plants and install #2 washed landscape stone

FREQUENTLY REQUESTED ARCHITECTURAL GUIDELINES

DECKS: Decks and railings must be constructed with materials that are synthetic and maintenance free. The standard size deck that is approved is twelve-foot by twelve-foot (12' x 12'). Requests for larger sizes will be considered but need to be kept in proportion to the size of each unit.

CONCRETE PATIOS: Concrete patios must follow the same size guidelines as stated above for decks. If using colored concrete or stamped concrete, the color needs to be earth tones and must be approved.

AWNINGS: The preferred awning is the retractable type. The size cannot exceed the approved size of the deck or patio. Fabric colors must coordinate with the exterior colors of the home and must be approved by the Board of Managers prior to installation. Association approved retractable awning manufacturers include Kohler Awning, Cortese Betterliving, Hart to Hart Industries. It is highly recommended that motorized awnings with wind sensors be installed to monitor the effect of the wind and close the awning automatically when necessary.

Framed awnings may also be installed directly over a patio or deck.

All Framing must be metal tubing powder coated white or black, or a color which matches the color palette of the house.

Homeowners are responsible for the upkeep, maintenance (including cleaning) and appearance of their installed awning.

The applicant must provide dimension specifications.

Logos or fringe are not permitted.

Framed awning fabric must be removed and stored between November 1 and April 1.

Other patio coverings (ie. Pergolas) will be reviewed by the Board on a case by case basis.

Failure to comply with any of these requirements with respect to aesthetics, installation defects and structural damage shall result in corrections at the unit owner's expense.

Association approved manufacturers for framed awnings include the following:

Custom Covers & Canvas

Classic Awning

Cortese

Kohler

All Pro Awning

AWNINGS CHECKLIST

Ensure that the following items are included in your architectural change application:

1. Provide drawing or photograph showing where the awning will be installed.
2. Provide dimensions of the awning.
3. Indicate color and fabric awning is to be made of.
4. Confirm all metal tubing powder coated white or black, or a color which matches the color palette of the house.
5. Provide product literature for awning.
6. Provide a copy of the contractor's signed proposal.
7. Provide a copy of the contractor's current general liability and worker's compensation insurance certificate.

ENCLOSING OF COVERED PATIOS: Any additions and/or enclosing of covered patios must be approved in writing by the Board of Managers. The pre-approved product is Betterliving Sunrooms by Cortese which comes with a required 50 year transferrable warranty. Enclosure windows must be white tempered double-pane glass, or single-pane if the space is not heated during winter months as they will frost if heated in the winter. Metal components must be a minimum 3" extruded aluminum or vinyl with baked-on enamel finish.

FRONT DOORS: Exterior front door color must be selected from one of the four approved shutter colors. All colors are available at PPG Paints on Transit Rd in Williamsville. The colors are as follows:

1. Black
2. #10 Musket Brown
3. #18 Tuxedo Grey
4. #167 Bordeaux

GENERATORS: For the purpose of uniformity, safety & compliance with New York Code, generators must meet the following requirements:

1. All generators must be installed in compliance with New York State Building Code.
2. Generators must be installed at the rear of the home, or on the side of the home if it can be demonstrated that the rear location would not be suitable.
3. After a generator has been installed, shrubbery must be planted around the three exposed sides of the unit. Only evergreen shrubs may be planted. Shrubs planted must be of a size that is equal to the height of the generator. The landscaping plan must be submitted along with the generator application. Maintenance for this additional shrubbery, like any other architectural change, will be the responsibility of the homeowner. The landscaping installation must be completed within thirty (30) days of a generator's installation.
4. The generator must be the type which is installed within 18 inches from the structure.

GENERAL RULES AND REGULATIONS

DUTY TO MAINTAIN UNITS & COMMON ELEMENTS: General Cleanliness. Each unit owner shall keep his unit in a good state of preservation and cleanliness and shall not allow dirt, debris or refuse to accumulate in or on the Unit, porch, patio/deck, driveway, outside planting areas associated with the unit, common elements or any other portion of the property.

USE OF DECKS AND PATIOS: No hanging of towels, clothing, etc. shall be permitted over railings of decks. Only outdoor furniture, a grill and flower pots shall be allowed on the decks and patios- *no storage of any kind is allowed*. There are to be no pools, baby pools or related paraphernalia placed on any deck, patio or common area. All children's toys are to be removed to the interior of the Unit when play is finished and not stored outdoors at any time.

STORAGE: No storage is allowed on porches except appropriate seating furniture made for outdoor use, plants, and decorations. Outside storage or parking of commercial or recreational vehicles, camper bodies, boats and trailers shall be not be allowed except as may be otherwise permitted by the Board of Managers (unless prohibited by the applicable zoning requirements). No shed or other external storage shall be constructed without prior approval of the Board of Managers.

STORING OF TRASH AND RECYCLING CONTAINERS: Trash and recycle containers shall not be stored on the outside of a unit at any time. Such containers must be stored in the garage. Trash is to be placed out for pick-up no earlier than 6:00 p.m. on the day before trash collection day. Except for building materials during the course of construction or repair of any approved improvement, no lumber, metals, bulk materials, rubbish, refuse, garbage, trash or other waste materials shall be kept, stored or allowed to accumulate outdoors on any portion of the Condominium Property, including individual Lots.

FLAGS: No in-ground flagpoles shall be permitted, unless written approval of the Architectural Review Committee is obtained. Flags which are no larger than 24" X 36", on a pole attached to a Home and displayed for the purpose of a holiday. United States of America flags shall be permitted without Board approval. **Sport team support flags are permitted only on game days.**

CLOTHELINES: No outdoor drying or airing of any clothing or bedding shall be permitted within the Property unless authorized by the Board of Managers.

ANTENNAS & SATELLITE DISHES: No outside television antenna shall be erected on any Unit or other portion of the Condominium Property, including the individual Lots, except with the consent of the Board of Managers.

For the purpose of uniformity and architectural aesthetics, satellite dishes must meet the following requirements: All Unit Owners must complete an Architectural Change Request Form *prior* to the installation of a satellite dish. The application must include a specific diagram of the exact placement site recommended by a licensed professional installer and the specific direction of the dish. The dish may not exceed 24 inches in diameter, must only be installed at the rear of the home and not be visible from the street (If the location does not interfere with the transmission of signal). There cannot be any visible wires on the buildings.

VEHICLES: No oversized, commercial, or unlicensed vehicles shall be allowed on the Property. Unless used in conjunction with construction or sale of Units by the Sponsor, or the maintenance of the Property, or unless otherwise consented to by the Board of Managers, the following shall not be permitted to remain overnight on the Property: (i) commercial vehicles of a weight of two (2) tons or more; and (ii) unlicensed motor vehicles of any type. The operation of off-road motorbikes, all terrain vehicles, dirt bikes, snowmobiles or other similar vehicles is prohibited within the Property unless authorized by the Association's Board of Managers.

Unregistered Vehicles Prohibited. Any vehicle parked anywhere in the Essex Greens at Waterford property must display a current and valid registration sticker, inspection sticker and license plates as required by state law.

"Junk" or Disabled Vehicles Prohibited. Any vehicle parked in the Essex Greens at Waterford property must be capable of lawful operation and must not leak oil or other fluids. The storage of "junk", abandoned or disabled vehicles anywhere on the property is strictly prohibited.

Other Prohibited Vehicles. The following vehicles may not be operated or stored at any time anywhere in the Essex Greens at Waterford property: all-terrain vehicles; dune buggies; mini-bikes; **non-mobility related** motorized scooters; dirt bikes; motorcycles (registered and street-legal motorcycles are permitted); go-carts; snowmobiles; and similar vehicles.

Commercial Vehicles. Commercial vehicles (vans, pick-up trucks and SUVs for personal use exempted – must be garaged at all times) may not be parked anywhere in the Essex Greens at Waterford property except temporarily when making deliveries or providing services and then may be parked only in the driveway of the Unit being serviced. *Vans, pick-up trucks and SUVs for personal use may not be detailed with any logos, advertisements or other commercial writing.*

Rec. Vehicles, Boats, Trailer & Storage Container Restrictions. No recreational vehicle, motor home, camper, trailer or trailered vehicle (boat or other watercraft, snowmobile, motorcycle, dirt bike, etc.) is permitted to be stored outdoors in the Essex Greens at Waterford property. They may be stored in the garage.

A "Pod" or other mobile storage container is permitted, for no more than a seventy-two (72) hour period, for the purpose of loading and/or unloading during a move in or out of a Unit during which time the container may be parked only in the driveway associated with the Owner's Unit.

Vehicle Repair and Maintenance Prohibited. Repair or maintenance of any vehicle (including, but not limited to, the replacement of transmission fluid, oil or other petroleum-based fluid) is strictly prohibited anywhere in the Essex Greens at Waterford property (including, but not limited to, in a Garage or driveway associated with a Unit or any common parking area).

Restrictions to Facilitate Snow Removal. Each Owner and every occupant, tenant and visitor (including contractors) of his or her Unit shall comply with any parking restrictions established by the Association to facilitate snow plowing in Essex Greens at Waterford.

Restrictions on Unit Driveways. Any vehicle parked in a Unit driveway must not interfere with the use of another Unit's driveway or Garage and must not extend into any common driveway. Parking spots for owners' vehicles include in the garage or in the driveway directly in front of the garage. More than one vehicle may be parked in a driveway if the length of the driveway allows. Vehicles are to be parked straight into driveways and not to extend into roadways. No parking on

the lawn is permitted.

Garage Doors: Homeowners will make their best efforts to keep garage doors closed when not in use.

No overnight parking on the street is permitted.

The Town of Clarence is requiring a one-side of the street parking regulation. An example of the sign is shown below:



Parking at Essex Greens at Waterford is restricted to unit owners, residents and their invited guests. Should you see that other vehicles are being parked on the premises, please notify the Sheriff's Department. Vehicles related to construction of patio homes and townhouses are permitted during regular work hours.

No parking in front of mailboxes as the mail carrier will not deliver mail to boxes that are blocked.

No parking within 10 feet of any fire hydrants.

No parking within 30 feet of any stop sign.

The speed limit in the community is 20 MPH.

Towing of Vehicles. The Board of Managers in its sole discretion shall have the right to cause any vehicle located in the Essex Greens Community that is parked in violation of these restrictions to be removed and/or stored at another location without prior notice to the owner of the vehicle or Unit Owner charged with the violation. The cost of towing and storage of any such vehicle shall be added to and become a part of the assessment to which the Owner's Lot is subject and shall be a charge and continuing lien on such Lot as well as the personal obligation of the Owner (without relieving the vehicle owner of liability or responsibility for such charges). The Association, its Board of Managers and Association Manager shall not be responsible for any damages sustained by any person or vehicle so removed.

OUTDOOR REPAIR WORK: With respect to a Unit or individual Lot, no extensive work on any motor vehicles, boats or machines of any kind shall be permitted outdoors on any such Lot.

SALES

There shall be no moving sale, garage sale, tag sale or any other “sale” held at any time anywhere in the Essex Greens at Waterford community. ~~except as the Annual Waterford Village Community “Garage Sale” which may be held the second weekend of June (or such other date as established by the community) from 8 a.m. to 5 p.m. Garage sale items may only be displayed in a Unit’s Garage or driveway. The display of Garage sale items on any lawn or in any Common Area is strictly prohibited.~~

ESTATE SALE POLICY

Estate Sales may be permitted with the following restrictions.

1. Estate sales must be conducted by a professionally licensed and insured service.
2. Parking must be limited to one side of the road to allow ingress/egress to all vehicles; and be supervised/monitored by a parking attendant who shall be visible at all times.
3. Sale shall not be conducted on trash pickup day.
4. Parking cannot be on the lawns or in front of mail boxes.
5. The sale may be held no more than two days.
6. Board/Management shall receive 30 days notice prior to Sale.
7. A security deposit of \$200.00 per day (of Sale) shall be required to cover any damages to common areas as a result of said Sale. Refund of security deposit will occur within 45 days.

PETS: Owners shall be permitted to keep no more than two (2) dogs, two (2) house cats, fish, or birds in a cage within their Unit. All pets are to be properly controlled and shall not be permitted to run loose or to be chained outdoors so as to constitute a nuisance to other owners. Owners must accompany their pets and have their pets leashed at all times when outside the lot owned by the unit owner. No animal shall be permitted to run loose or be chained on Condominium Property, including the individual Lots. Owners shall be responsible at all times for the prompt collection and proper removal and disposal of all droppings from their pets. Leaving pet food outside the unit is prohibited.

BIRD FEEDERS: Only two bird feeders per lot. Bird feeders must be of a type to attract only smaller birds. No “seed dropping” type of feeder will be allowed. Should they become a nuisance to your neighbor or deemed to be attracting undesirable animals, rodents, etc. that cause damage and pose a health risk, the owner may be asked to remove or relocate the feeder(s). Bread, corncobs and other foodstuffs are not to be put out for birds or other wildlife as that attracts undesirable animals, rodents, etc. that cause damage and pose a health risk.

NUISANCES: No noxious, destructive or offensive activity shall be permitted on any lot or in the common areas, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other owner/tenant or to any other person at any time lawfully residing on the property. This includes, but is not limited to loud music, revving of engines. The emission of smoke, soot, fly ash, dust, fumes, herbicides, insecticides, and other types of air pollution or radioactive emissions or electro-magnetic radiation disturbances shall be controlled. No flammable, combustible or explosive fluid or chemical substances shall be kept in or upon any lot except such as required for normal household use and the same shall be kept within the dwelling unit.

ADVERTISING AND SIGNS: Except for signs erected by or with the permission of the Sponsor in connection with the initial development or sale of Units, no additional sign or other advertising device of any nature shall be placed for display to the public view on any Unit or Lot or other portion of Property (except temporary signs advertising property for sale).

STRUCTURES: No fences, porches, patios, walls, swimming pools, playground apparatus (including basketball hoops), outbuildings or other structures of any kind whatsoever shall be placed or erected on any Unit or Lot without the prior written consent of the Board of Managers.

DECORATIONS & LIGHTS:

Autumn: DECORATIONS

Permitted Decorations

1. Autumn decorations are permitting beginning on Labor Day.
2. Autumn decorations may be placed within the front elevation of a home, front porch, the back yard, and side yard (for corner homes only).
3. All decorations must be tasteful, non-offensive and reasonable in size, dimension and character.
4. Autumn decorations that may impede the association's ability to maintain any lawn areas or front bed elevations will result in the owner maintaining the front bed elevation at the owner's expense. Owners must maintain the shrubs and beds to the same standard as the HOA landscaper.

Prohibited Autumn Decorations

1. No decorations of any kind may be placed in the Common Areas, on or around traffic signs and no parking signs. This includes but is not limited to inflatable and/or other lawn decorations.
2. Inflatable decorations are not allowed anywhere within the property.
3. No lights are permitted.
4. Projection laser lights are not permitted.
5. Programmable LED lights that recreate Autumn images or scenes are not permitted
6. No musical and/or flashing or twinkling lights are permitted.

Halloween, Thanksgiving, Holiday:

Permitted Decorations & Lights

1. Halloween and Thanksgiving lights are permitted around the front elevation of a home, the back yard, and side yard (for corner homes only) beginning October 15. Other holiday lights may be put up after November 1st but may not be lit before the day after Thanksgiving.
2. All lights must be turned off no later than January 10, and must be removed no later than February 1.
3. Holiday decorations may be placed within the front elevation of a home, the back yard, and side yard (for corner homes only).
4. All decorations and lights must be tasteful, non-offensive and reasonable in size, dimension and character.
5. Holiday white or colored lights are permitted around the front elevation of a home, the back yard, and side yard (for corner homes only)

6. Flood lights (white or colored) are permitted as long as the cord does not go across a sidewalk or driveway.

Prohibited Holiday Decorations and Lights

1. No decorations of any kind may be placed in the Common Areas, on or around traffic signs and no parking signs. This includes but is not limited to inflatable and/or other lawn decorations.
2. Inflatable decorations are not allowed anywhere within the property.
3. Projection laser lights are not permitted.
4. Programmable LED lights that recreate holiday images or scenes are not permitted.
5. No musical, flashing, or twinkling lights are permitted.

The Board of Directors shall have final discretion with respect to any decoration visible on the property and the Unit Owner shall remove or cause the removal of any such decoration from where displayed at the request of the Board of Managers

OWNER RESPONSIBILITIES

Each Owner shall be responsible for any violation of the Association’s Declaration, By-Laws or Rules and Regulations by him or her as well as any occupant, tenant and/or visitor (including contractors) of his or her Unit. It is the Owner’s responsibility to provide such persons with a complete and current copy of such governance documents and all other communications from the Association concerning community restrictions and requirements.

The cost of addressing any violation, or enforcing any provision, of the Association’s Declaration, By-Laws and/or Rules and Regulations, including the Association’s reasonable attorneys’ fees, shall be added to and become a part of the assessment to which the Owner’s Lot is subject and shall be a charge and continuing lien on such Lot as well as the personal obligation of the Owner.

In the event that the Association brings an action to collect such assessment or to foreclose such assessment lien, the Association’s costs and reasonable attorneys’ fees of any such action shall be added to the amount of such assessment and lien.

Payments received by or on behalf of an Owner shall be applied against charges against the Owner’s Lot/account in the following order: attorneys’ fees, costs, damages, fines, late fees, interest, annual common charges, special assessments (the oldest charges in each category of charges satisfied first).

FINES & PENALTIES (VIOLATIONS).

Monetary fines and penalties may be assessed by the Board of Managers for a violation of the Association’s Declaration, By-Laws or Rules and Regulations as set forth herein.

General Fine Schedule

<u>1st Violation</u>	\$100.00
<u>2nd Instance</u> (Same Violation)	\$250.00
<u>3rd Instance</u> (Same Violation)	\$500.00
<u>Successive Instances</u> (Same Violation)	\$1,000.00 (Or other amount the Board deems appropriate under circumstance.)

In the event that a violation is of the kind that is continuing in nature, the Board of Managers in its sole discretion may assess an initial fine or penalty of \$100.00, and an additional \$25 per day shall accrue as a fine or penalty each day thereafter until the violation is remedied, unless the violation is cured within the time specified in the notice of assessment of fine or penalty.

Any such fine or penalty shall be added to and become a part of the assessment to which the Owner’s Lot is subject and shall be a charge and continuing lien on such Lot as well as the personal obligation of the Owner. In the event that the Association brings an action to collect

such assessment or to foreclose such assessment lien, the Association's costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment and lien.

OPPORTUNITY TO DISPUTE VIOLATION.

Each Owner charged with a violation of the Association's Declaration, By- Laws or Rules and Regulations shall receive written notice of said violation as well as the fine or penalty to be assessed.

For a first instance of a violation, the Owner shall be given an opportunity to cease the offending conduct or take corrective action (i.e., "cure") prior to the assessment of any fine or penalty. An Owner shall have the right to submit to the Board of Managers such written explanation of excuse or evidence in dispute of the charged violation and to appear before the Board of Managers at its next regularly scheduled meeting and be heard concerning the charged violation. If the next meeting of Board of Managers is more than thirty (30) days from the Owner's receipt of notice of such violation, the Owner may appear before the Board of Managers at a mutually convenient time.

The Board of Managers in its sole discretion shall determine what period of time to cease, correct and/or refute a violation is reasonable and appropriate under the circumstances.

An Owner's opportunity to dispute a violation as set forth in this Rule shall not limit or be a condition precedent to the Association's right to enforce any provision of the Association's Declaration, By-Laws or Rules and Regulations by legal action or administrative means, including, but not limited to, injunctive relief or to file a lien against the Lot against which such assessment is made.

COMPLAINTS

Any complaint or request concerning the condition of the Essex Greens at Waterford Community, Association services or a violation of the Association's Declaration, By-Laws or Rules and Regulations shall be made to the Association Manager by e-mail, or otherwise *in writing*, or by telephone in case of an emergency. The Association reserves the right not to address any verbal complaint or request (except an emergency service request) until such time as it is made in writing. Essex Greens owners are expected not to telephone or otherwise intrude upon the privacy of a member of the Board of Managers with such complaints or requests..