

# AVALON WOODS II

## Rules & Regulations

*The following is information intended to help you understand how the community operates. These policies have been established by the Association in the interest of helping keep your neighborhood safe, neat, and attractive.*

1. Exterior storage is limited to outdoor items and must be stored neatly behind the unit.
2. No more than two (2) unrelated people shall reside in any townhouse.
3. No sign other than one for sale or for rent sign (max of 5 square feet) shall be permitted on any lot.
4. No pets other than dog, cats, or other commonly accepted household pets may be kept on any lot. Pets must be leashed when outside and pet waste must be cleaned up immediately from any lot or common area.
5. No resident may be an annoyance or nuisance to other residents. Noise must be kept to acceptable levels during the day time and night time.
6. Each unit is entitled to the use of two (2) marked parking spaces. Visitor spaces are for the use of temporary guests only (less than two nights per month). Vehicles may only be parked in designated parking spaces. All vehicles must be in working condition and have current license, registration, and inspection. Parking is limited to cars, pickup trucks (no greater than  $\frac{3}{4}$  ton), motorcycles, and vans. No boats, mobile homes, motor homes, campers, buses, trailers of any type, tractors, trucks or any other motor vehicle, other than automobiles, motorcycles, pickup trucks or vans shall be permitted.
7. Unit flower beds are an owner responsibility and must be weeded and trimmed as needed and filled with mulch or rock to maintain an attractive appearance. The Association provides lawn maintenance for all open (non-fenced) areas.
8. Trash stored outside must be in closed containers behind the unit. Trash taken to the dumpsters must be placed inside the bins. Large items should be placed outside the dumpster fence at the end of King Arthurs Court the first or third Wednesday of each month.
9. Owners are responsible for snow removal from their units sidewalks and parking spaces. The Association will provide snow removal for the streets.

10. Satellite dishes are pre-approved to be installed on the back porch or storage building. Other locations must be approved by the Board before installation.
11. All exterior unit maintenance is an owner responsibility and must be completed in a timely manner.
12. All exterior changes/modifications/improvements must first be submitted to the Architectural Review Board for review. The request form can be found on the Association's website: <https://www.rocktownrealty.com/avalon-woods-ii>
13. Children should be supervised when outside. Please drive carefully.
14. Violations of the rules and regulations may result in a \$50 fine.

*Please read the Covenants and Restrictions for a complete list of all restrictions owners are expected to follow. Documents are available on the Avalon Woods II website: <https://www.rocktownrealty.com/avalon-woods-ii>*