

**ROSEDALE GARDENS HOMEOWNER'S ASSOCIATION, INC.**

**RULES & REGULATIONS for ROSEDALE GARDE**

7/02/02

1. No Owner shall make or permit any noises or similar offensive circumstances that will disturb any of the occupants of any of the residences or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners. Amplified music will not be permitted after 10:00 PM.
2. Any damage to the buildings, recreational facilities or other common areas of facilities caused by any Owner, resident, his family, his guest or tenants shall be repaired at the expense of the Owner.
3. The walkways and driveways in front or rear of the residences and the entrances to them shall not be obstructed or used for any purpose other than ingress and egress from the residence.
4. The exterior of the residences, including exterior doors and windows, garage doors, fences and all other areas appurtenant to the resident shall not be painted, decorated, or modified by the Owner in any manner whatsoever without prior written consent of the ACC, which consent may be withheld on purely aesthetic grounds within the sole discretion of the ACC and the Board of Directors.
5. No article shall be hung or shaken from the doors or windows or placed upon the outside windowsills of the residences.
6. Nothing shall be projected out of any window without prior approval of the Association.
7. No awnings, window guards, light reflective materials, storm windows and shutters, fans or air conditioning devices shall be used on or about the residences except as shall have been approved by the Association. Which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association and the Board of Directors.
8. Exterior television or other antennae or satellite dishes are prohibited, except as defined in the Covenants, Conditions and Restrictions.
9. No clothing lines or other clothes drying apparatus shall be permitted on any lot, except as approved in writing by the ACC.
10. All garbage and refuse from the residences shall be deposited with care in garbage containers and kept in areas out of sight from public. Only on garbage pick-up

- days may garbage and refuse be put in the sight of the public (curbside), and then must be placed in properly covered containers or sealed plastic bags.
11. Trash, leaves and other similar material shall not be burned.
  12. All pets must be kept on a leash and under control of their owner when they are outside the owners (occupant's) residence. In no event shall pets be permitted to run free in any portions of the development. Owners are responsible to immediately clean up any dropping left by their pets on any owner's property or any common area spaces. Pets are not allowed in the pool and clubhouse area. No resident shall be allowed to have more than three pets. The Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the development. All residents are responsible for their pets at all times. Shrubs, plants or any other common area improvements destroyed by a pet will be replaced at the expense of the Owner of the pet.
  13. The keeping of any poultry, cattle, horses, pigs or other livestock of any kind or character is prohibited within the development.
  14. In the common areas, no live trees, nor trees which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens may be cut without prior approval of the ACC. The ACC shall allow for selective clearing or cutting.
  15. No vehicles belonging to a resident, or to a member of the family or guest, tenant or employee, shall be parked in such a manner as to impede or prevent ready access to another resident's garage. A resident must not use nor permit his guests or members of his family to use driveways appurtenant to other residences.
  16. All vehicles are to drive safely at reduced speed, not to exceed 15mph.
  17. Parking of any vehicle on the street for more than 48 hours is prohibited, and parking shall only be allowed in designated parking areas.
  18. No campers, recreational vehicles, boats, motor homes or large commercial vehicles nor any vehicles in the process of being repaired or otherwise presently inoperable shall be parked in front of the front building line, on common elements or on publicly dedicated streets within the development.
  19. Garage doors shall remain closed as a general rule thereby preventing the garage inside area from being constantly visible.
  20. No garage sales shall be conducted in the development without express prior written approval of the ACC.

21. No bicycles, scooters, carriages or similar vehicles or other personal articles shall be allowed to stand in any of the common areas or driveways or sidewalks.
22. Owners shall be held responsible for the actions of their children, grandchildren, guests, agents and servants. Anyone destroying or breaking lighting fixtures or destroying trees, shrubs or common area improvements on association property is liable for the repair or replacement thereof.
23. The community swimming pool and clubhouse are solely for the use of the residents and their invited guests. Swimming and the use of other recreational facilities shall be at the risk of those involved and not in any event the risk of the Association. Invited guests shall be accompanied by the homeowner.
24. The regulations governing the use of the swimming pool, clubhouse and recreational areas, permitted hours, guest rules, safety and sanitary provisions and all other pertinent matters shall be in accordance with regulations adopted by the Association.
25. Improvements and alterations to the Owners property must strictly follow the procedures detailed in the Covenants, Conditions and Restrictions (Paragraphs 4.14, 4.14.1, 4.14.2, 4.14.3, 4.14.4, 4.14.5) and all sub-paragraphs contained therein. Plans and specifications for all contemplated improvements or alterations must be submitted to and approved in writing by the ACC and the Board of Directors before any construction or alteration can begin. Approval may be withheld on purely aesthetic grounds within the sole discretion of the Association and the Board of Directors.
26. Complaints regarding the actions of other residents shall be made **IN WRITING** to the Board of Directors.
27. The Rules and Regulations may be modified, added to or repealed at any time by the Board of Directors of the Association. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.
28. These Rules and Regulations in no way override or supercede the Declaration of Covenants, Conditions and Restrictions of Rosedale Gardens or any amendments thereto.

Your Board of Directors

2/11/12

## BOARD MEETING RULES

### **Rosedale Gardens Residents**

Your Board of Directors welcomes your concern and participation in the affairs of our small community. As you are aware, all Board meetings are open; however, it is difficult to attend to our regular business and conduct orderly meetings unless we follow an agenda.

If you have a problem or issue which you believe should come before the Board for consideration, please present it in writing to the Board President or the Secretary at least 5 days prior to the next scheduled meeting. The matter will not be addressed in a Board meeting unless we have received a written statement that defines the problem or issue of concern. This policy will allow Board members to review the issue and research as appropriate. There will be a period at the end of the meeting to allow comments from residents as determined by the President.

There are many issues of concern to us all, and we are here to address them. Some are the responsibility of the Association while others are the individual homeowner's responsibility. If you will let the Board President or Secretary know, we will add those matters which do concern the Association to the meeting agenda and you will have an opportunity to discuss them before the group. This is the only way to make our meetings manageable and we trust you can appreciate that. We want to do the best job possible for all of you.

As a general rule, Board meetings will be held at 11:30a.m. on the second Saturday of each month in the Clubhouse. Board meetings are scheduled to last one hour, but a meeting can be extended by a majority vote of the Board.

Your Board of Directors