

# COBBLESTONE TERRACE, HOA

## Homeowner Association Rules, Regulations & Enforcement

As of

January 1, 2026

These rules apply to and govern the actions of all homeowners, tenants, guests, and all other persons occupying a property within the community. The rules and fines become effective on the date stated above and will remain in force until amended or repealed by the Board. All terms used herein shall have the same meaning ascribed to by the Association Covenants and Bylaws. The Board of Directors and/or the management agent have full authority to enforce these rules and regulations and to impose fines according to the attached schedule.

1. **Residential Use:** No lot shall be used for any other purpose than as a single-family residence. Only ancillary businesses shall be permitted upon any properties.
2. **Leased Units:** An owner may lease their Unit upon registration of the Unit for lease as set forth in Section 16.2.2 of the Covenants, Restrictions and Easements. Unit must be registered and a copy of the signed lease must be delivered to Management within seven (7) days of signing.
3. **Antennas/Satellite Dishes/Solar Panels:** ARC approval required for installation of any type of Telecommunications or Solar Panel equipment.
4. **Nuisances:** No obnoxious or offensive activity that may become a nuisance to the neighborhood is permitted. Examples of such offensive activities shall include but not be limited to: on site vehicle repairs, emission of any loud noise or vibrations, outside storage of personal property (including but not limited to toys, motorcycles, off road vehicles, bicycles, wood piles) on porches, patios, terraces or yards and similar unsightly activity (such as outdoor clothes drying lines).
5. **Temporary Buildings:** No structure of any temporary character, including but not limited to car ports, barns, trailer, camper, mobile homes, or recreational vehicles shall be placed on any lot at any time.
6. **Permanent Building:** Storage sheds require ARC approval.
7. **Animals:** No animals, livestock or poultry of any kind are permitted except that dogs, cats and other household pets are permitted. Pets for the purpose of commercial use are not permitted. Dogs must be kept exclusively upon his/her lot; provided that such dog may be taken off the lot if it is restrained by a leash. You are required to immediately clean up after your dog. Dogs are not permitted to be left outside unmonitored causing a disturbance to neighbors due to continuous barking/yelping.
8. **Signs:** No signs or other advertising devices are permitted to be displayed without the prior written consent of the ARC with the exception of a security monitoring sign not to exceed 144 square inches or two (2) political signs not to exceed 24 inches by 24 inches. Political signs cannot be displayed earlier than 45 days before applicable election and must be removed no later than 7 days after the election.
9. **Garages:** Garages cannot be converted to living space. Garage doors shall be kept completely closed unless in active use. When garage doors are open, the interior should be maintained in a manner that does not detract from the streetscape of the community.

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10. **Off-Street Motor Vehicles:** No motorized vehicle may be operated off of paved roadways and drives.
11. **Landscape Decorations:** No tree or shrub with a trunk diameter exceeding two (2) inches may be cut down, destroyed or removed without ARC approval. No artificial vegetation or exterior sculpture landscape decor, fountains, flags, birdbaths, birdhouses and similar items are permitted without ARC approval.
12. **Parking:** All vehicles must be parked in driveways or garages. No overnight parking in the street or parking on the grass is permitted. Inoperable vehicles shall not be left on property. No commercial vehicles, trailers, water crafts, ATVs, or golf carts shall be maintained on any property outside of the garage. Refer to section 12.8 of the Covenants for expanded details.
13. **Fences:** Any/all fence installation requires ARC approval. Fences cannot be installed within five (5) feet of the rear property line. The Association will not be obligated to maintain any grass within an enclosed or fenced area or when unsafe conditions exist.
14. **Grills & Fire Pits:** Conventional residential-use household grills are permitted on outdoor stone or concrete patios provided they directly adjacent to any Townhome Building. A portable dry chemical fire extinguisher must be located within eight (8) feet of the grill. Except for the above approved household grills, no open fires are permitted on any lot.
15. **Trash storage:** Trash and recycling containers are not to be placed at the curb before 6:00pm the day before pickup. Containers are to be reclaimed from the curb by the following morning. Trash containers must not be visible from street view. They must be stored in the garage, behind a fence/trash bin enclosure. No trash or debris shall be allowed to remain on any lot outside of an enclosed structure. No burning of rubbish or trash is permitted.
16. **Play Equipment:** All play equipment requires ARC approval and must be located in the rear of the lot where it is not visible from street view. This includes but is not limited to trampolines, play sets, basketball goals, swimming pools, hot tubs, portable spas and ramps.
17. **Firearms/Fireworks:** The use of firearms is prohibited on the Property. This includes but is not limited to B-B guns, pellet guns, bow and arrows, slingshots and small firearms of all types. Discharge of firecrackers, fireworks or other explosive devices is expressly prohibited.
18. **Holiday decorating:** Holiday decorations cannot be set up more than 30 days before the holiday and must be removed no later than 30 days following the holiday.
19. **Alleys:** All alleys are to be used for ingress and egress only to the garages which they serve. No parking, stopping, recreational activities, dumping or storage is permitted in any alley. The speed limit for all vehicles using the alleys is 12 mph.

The first violation will incur a \$50.00 fine. If the violation is not corrected immediately a fine for \$100.00 will be assessed. Continuing \$100.00 fines will be assessed until the violation is corrected.

Only one courtesy notice will be sent for each type of violation. If the same violation occurs at a future time, an immediate fine will be assessed. An Eblast will go out to the community weekly and will discuss compliance and what issues we will be focusing on. **This eblast does serve as**

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**your courtesy notice.** It is the homeowner's responsibility to ensure that the correct email address is on file with management.

Violation notices and fines will be sent by both Postal Service and email.

Should the homeowner disagree with the findings, please contact the Association Management in writing within ten (10) days of the initial notice. The dispute will be reviewed and ruled upon within thirty (30) days.

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Owner/Resident Name

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Signature

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House Address

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Date

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Owner/Resident Name

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Signature

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House Address

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Date