

**RULES AND REGULATIONS
FOR
GLENSTONE VILLAGE**

(Final revision and approved by HOA Board of Directors- March 12, 2024)

These Rules and Regulations have been set forth to expand upon and detail the information found in the Condominium Declaration and Bylaws under which Glenstone Village Condominium Association, Inc. operates. All residents are asked to support these Rules and Regulations in order that the community will be a more attractive and harmonious place to live.

These pages will replace pages starting on page 50 of the Declaration.

Any conflict or inconsistency between these rules and regulations and the Declaration of submission of property to Horizontal Property Regime for Glenstone Village ("Declaration" shall be controlled by the Declaration.

These rules will become effective TEN days after the date that written notice of such rules is provided to the owners.

I. PERSONAL PROPERTY:

All personal property, such as lawn chairs, bicycles, tables, etc., must be kept inside the patio area or the garage.

Nothing may be hung or displayed, nor may signs, awnings, canopies, shutters, antennae or satellite dishes or any other device or ornament be affixed to or placed upon the exterior walls, doors, fences or roof without prior written approval of the HOA Board of Directors.

II- DECORATIVE ITEMS:

Display of the following items are **not** allowed:

- Wreaths hung on outside walls
- Bird feeders or bird baths (tree-hanging or freestanding) in common areas
- Garden hose hangers
- Wall plaques
- Windsocks/wind chimes

A- HOLIDAY DECORATIONS:

Christmas lights and decorations are permitted to be placed in the limited common areas and/or on building exteriors provided the decorations do not

damage limited common area, building, gutters or siding. Decorations may be installed or displayed no sooner than **November 15th**, and lights may be turned on **Thanksgiving Eve**. (*Time line was changed Jan 2024*). Decorations must be removed by no later than **January 7th** of the following year. Other holiday decorations are permitted under the same Rules and Regulations and may not be displayed more than one week before or one week after the holiday.

B: AMERICAN FLAG

The American Flag may be flown or displayed at any time following normal flag protocol. Flag holders may be installed where wood is available to attach flag holders.

III- FLOWERS/ LANDSCAPE PLANTS

A. Flowers:

Flowers may be planted inside the patio fence or within the 3-foot area directly outside of the patio fence or the sunroom, Flowers are not permitted around any tree. Only flowers which will not exceed the height of the patio fence shall be used. Maintenance of the flowers is the responsibility of the resident and dead annuals are to be removed at the end of the season. Flowers which are not maintained during the growing season will be removed by the groundskeepers and the cost for removal will be billed to the resident. Flower pots that hang or sit on the railing of the fence are allowed.

B. Landscape Plants:

Any planting of new shrubs outside the patio area must receive advance approval by the HOA Board of Directors.

Landscape waiver forms are available from either the Property Manager HOA Board of Directors, Clubhouse bulletin board, or Glenstone's Website. <https://3305glenstone.com>

1. Additional landscape plants which may be considered will be of a species already in use in the community and which, at maturity, will be compatible with the existing plant material.
2. Any new planting beds may be limited in size by the HOA Board of Directors.
3. All landscape beds must be mulched with mulch or rock. New beds must be mulched with matching mulch.
4. **The Mulch Guideline is CEDAR.**

The Rock Guideline is one part Western Sunset with three parts River Pebbles.

The Color for Rubber Mulch Guideline is Brown or Black.

5. New trees will become the property of the Condominium Association, However, should any one of the trees die, the board will determine whether the tree will be replaced or the resident may replace the tree via another landscape waiver.

IV- OTHER ITEMS

A. (Prohibited Items)

The following items will be strictly prohibited in any common area of the Community: any type of yard sign, statue, statuette, yard or lawn ornament, artificial flowers, ornamental rocks or stones, non-matching mulch, swing sets, mounted hose reels, laundry poles or clotheslines, or other such items. Laundry may not be hung over any patio fence (Swimsuits, towels, rugs, etc., included).

V- EXTERIOR ALTERATIONS

No alterations, additions, fences, walls, patios, decks, etc., may be made to the exterior surface of the building, nor may any trees or shrubs be planted, transplanted or removed without prior written approval of the Board.

A. **Patio Gates:** (*Declaration- pg 32, #26*)

Patio gates may be installed at the resident's expense (i) using only the approved design and specifications and (ii) after obtaining approval from the Board of Trustees or its designee. Copies of the design and specifications are available from the Property Manager.

B. **Storm Doors:** (*Declaration- pg 32, #26*)

Storm doors may be added at the resident's expense (i) using only the approved design and color and (ii) after obtaining approval from the HOA Board of Directors.

Specific information about approved storm doors may be obtained from the Property Manager.

VI. WINDOWS AND WINDOW COVERINGS

All window coverings, whether draperies, blinds (vertical or horizontal) or valances must be white, off-white, light beige or light gray on the exterior side.

VII. SIGNS

Nothing may be hung or displayed from inside the windows except professionally prepared "For Sale" and "For Rent" signs or security system decals, which shall be limited in size and number. Only real estate company (or For Sale By Owner) signs or professionally prepared real estate or yard signs may be used outside.

VIII. ANIMALS

- A. Residents/owners shall be permitted to have no more than one (1) dog or one (1) cat, not to exceed 75 pounds in weight or to have two (2) cats not to exceed 75 pounds in total weight, or to have two (2) dogs not to exceed 75 pounds in total weight, or to have one (1) cat and one (1) dog not to exceed 75 pounds in total weight, provided, however, that pit bulls, rottweilers, Snakes, lizards, rodents, including, mice, and rats or vermin shall not be allowed in any case.
- B. Those residents/owners with pets shall be responsible for caring for their pets in such a way as to keep them from becoming a nuisance to other residents/owners.
- C. Pets shall be leashed and supervised by a responsible adult at all times when they are outside their Owner's Unit.
- D. Pet owners shall be responsible for cleaning up after their pets whenever their pets are outside their owner's Unit or walking their dog in Glenstone's common area. Failure to promptly clean up after a pet will subject the pet's owner to an assessment from the Association for the cost of such clean-up.

IX. PARKING/VEHICLES

No boats, trailers, motor homes, trucks (larger than a 3/4 ton pickup), travel trailers, may be parked on any street or driveway overnight. Other vehicles used for recreation (van conversions/RVs) not garageable, will be permitted to park in limited common area (in front of the garage) for forty-eight (48) hours to allow for loading and unloading. Such vehicles must not exceed twenty (20) feet in length and must not block normal access of other residents. Commercial moving vans, when conducting contract business, and commercial trucks when in the area to perform service or repair work are an authorized exception.

All parking by residents or guests must be: (a) within the garage, (b) in the limited common area in front of the garage door, (c) In the parking spaces at the Clubhouse area, or (d) on the side drive in such a manner so as not to block any other residents' access to the garage or street. PARKING IS PROHIBITED IN THE "TURN AROUND" /Hammerhead AREAS AT THE END OF THE

DRIVEWAY. No vehicle may be parked in the clubhouse parking areas or any common area parking for more than forty-eight (48) consecutive hours. Owners may not park their personal vehicles in the streets or common areas for parking on a permanent basis. Vehicles parked there for more than forty-eight (48) hours are subject to being towed. Remember that garages are not used for storage.

Inoperable vehicles (with flat tires, expired license tags, etc.), or vehicles which cannot be identified as belonging to a resident, which are parked in any common or limited common area for more than 48 consecutive hours may be towed off the premises at the vehicle owner's expense. No repair work is permitted on vehicles in limited common or common areas except for short-term emergency work (flat tire, battery charge, etc.).

No vehicle shall be parked in any manner which blocks any street or driveway, or the ingress/egress to any garage other than the owners. The speed limit within the community is 14 mph. Reckless operation, excessive speed, and parking or driving on the lawn areas is prohibited.

X. SWIMMING POOL

The pool is for the exclusive use of the residents and their guests. Any person who cannot be identified as a resident, or who is not accompanied by a resident, will be asked to leave the pool area.

The pool rules are:

- A. The pool will be open daily from 9:00 am till 8:30 pm or dusk... whichever comes first.
- B. All persons using the pool and pool facilities do so at their own risk and sole responsibility. There is no lifeguard.
- C. All children under the age of 18 must be accompanied by an adult resident age 18 or older.
- D. We request if you bring guests... **Please be considerate** of our other residents using the pool and the total number of people in the pool. **Guests must be accompanied by the resident at the pool at ALL times.**
- E. Residents should bring their personal pool key each time they visit the pool. (This helps us identify who is a resident and the last person leaving the pool will be able to lock the doors / gates.)
- F. No diving
- G. Single person rafts or full body floats (Excluding noodles & children safety floats) limit to 3 floats in the pool at one time. There is no limit for noodles or children's safety floats.

- H. All devices (rafts, noodles, etc.) must leave the pool area when the resident leaves.
- I. The following are **prohibited** in the pool area:
- Animals & pets
 - Glass or other breakable items
 - Running
 - Diving or disruptive behavior
 - Excessive noise, splashing
 - Radios without headphones
 - Private pool parties
 - Electrical Devices
- J. Please do not enter the water if you have communicable disease or open sores.
- K. No smoking in or around the clubhouse grounds and pool.
- L. Gate should be closed at all times.
- M. Last person leaving the pool area no matter the time of day must ensure all gates to the pool and restroom doors are locked.
- N. Bathroom doors should be locked at all times.
- O. Swimming is permitted only in garments sold as swimwear, infants must also wear swim suits - no diapers are permitted in the water. Children not potty trained need to wear swimmer diapers.
- P. Wet swimwear is not permitted in the Clubhouse lounge area.
- Q. Lounge chairs or tables may not be reserved and must be repositioned in the order intended (orderly fashion), after use.
- R. Umbrellas must be closed and secured when you leave the pool area.
- S. Cannot be used as a private "pool party".
- T.. The gas grill is to be operated by adult residents only and cleaned up after use.
- U. The Board of Directors reserves the right to refuse entrance to anyone, at any time, for any reason.

XI. **CLUBHOUSE**

The Clubhouse is for the private use of the residents. It is available for rental to residents only for non-profit parties or meetings.

The reserving resident must follow the rules outlined below:

- A \$100.00 Rental Fee Required. Reservations are granted on a first request basis. *(Rate increased by board 6/2022)* All checks made payable to Glenstone Village.li

- B. The reserved date and hours must be posted on the calendar located on the bulletin board outside the exercise room along with the appropriate required fee and forms sent to our property manager.
- C. Residents reserving the Clubhouse must be in attendance for the entire activity and be responsible for their guests.
- D. Must provide your own paper products, food, and drink (including coffee).
- E. No smoking allowed in the Clubhouse or the grounds surrounding the Clubhouse.
- F. Guests are **NOT** permitted to use the pool or exercise room.
- G. Parking spaces at the Clubhouse and street parking may be used. Guests are not to park in resident's driveways.
- H. No loud noises (e.g. live, amplified music), profanity, or offensive behavior is allowed.
- I. No animals are permitted in the Clubhouse. (Exception of service pets.)
- J. Clubhouse is not to be used for outside business meetings or any other commercial use.
- K. No more than 50 guests are allowed at one time.
- L. Ensure that guests leave in a manner that does not disturb other residents.
- M. Assume full responsibility for damage to the Clubhouse, articles in the Clubhouse, and for theft of any property.
- N. Leave the Clubhouse in a clean and original condition (i.e. trash removal, dishes, vacuumings, cleaning of restrooms, etc.) The cost of any labor for returning the Clubhouse to its original condition will be charged to the resident renting the clubhouse. *Report any spills on the carpet to the Property Manager, Lisa Logston, even minor ones.*
- O. Lift the furniture as much as possible when rearranging it for your event. Return the furniture to its original positions.
- P. Close and secure the premises when vacating the Clubhouse. (See detailed checklist in kitchen.) All activities must end by 1:00 AM on Friday or Saturday nights, and 11:00 PM on all other nights.
- Q. Please be certain the large advertising sign provided for events is **NOT** placed at the front entrance of Glenstone. You may use the sign to place in front of the clubhouse only and it must be brought back into the clubhouse and cleared of letters at the end of your reservation.
- R. No resident can make advance reservation for the Clubhouse on a weekend (Friday, Saturday, Sunday) more than three (3) times during a calendar year. There is no limit to the number of times a resident may

make advanced reservation for use of the Clubhouse on weekdays (Monday - Thursday).

- S. The HOA shall not be responsible for any articles, personal or otherwise which are lost, stolen or missed by resident or guest.
- T. When decorating for your party please follow these rules:
 - Do not move pictures off of clubhouse walls.
 - Table decorations are only allowed. NO taping or streamers hanging from the walls, doors, blinds, or fans.
- U. Reservation Form is available in the Clubhouse Kitchen or on our Website, <https://3305glenstone.com>
- V. Check list is provided on Clubhouse refrigerator for cleanup after event by Homeowner.

XII. TRASH COLLECTION

Trash collection regulations require that trash containers and recycle bins not be set out prior to 5:00 p.m. the day preceding collection, and the containers must be picked up and put away by 9:00 p.m. the day of collection. Only trash containers provided by the trash collection company are permitted for trash disposal.

All trash for collection must be set out at the main street, next to the curb at the end of the driveway. Please leave the sidewalk area clear of bins. Trash containers, when not set out for collection, must be kept inside the garage. Residents will be responsible for clean-up of trash spillage from the containers.

XIII. SOLICITATION AND GARAGE SALES

Solicitation by commercial enterprises is not authorized within the community. In a similar manner and due to restricted parking availability, garage sales and tag sales are specifically prohibited, unless approved by the HOA Board of Directors ahead of time. (1 week prior noticed preferred.)

XIII. UTILITIES

Residents are responsible for maintenance and payment of their own gas, electric, cable, television, telephone, internet, and for calling to initiate service on the date of possession. Water, garbage and recycle, and sewage utilities are paid for by the Home Owners Association.

XV. CONDOMINIUM SALES

Any owner who sells his or her condominium is responsible for:

- A. Making certain the Association management company is aware of ownership changes at the time a closing date is established.
- B. Making certain all condominium dues are current.
- C. Making certain new owners receive the Condominium Declaration, Bylaws and Community Policies & Rules and Regulations.

XIV. FIREWORKS

Lighting of fireworks within the Glenstone Village community is strictly prohibited.

XV. AMENDMENTS

These Rules and Regulations may be subject to change from time to time at the discretion and by a majority vote of the Board of Trustees.