

Montgomery Meadows Rules and Regulations

1. **Garages** - Each resident is assigned one space in a garage. The Association will maintain and repair the exterior of the garage. The homeowner is responsible for the general upkeep of the garage. The garage may be used to park an automobile or for storage, but in a limited way. If the homeowner uses the garage exclusively for storage, and uses the allotted parking space, the owner may not use a visitor space in the case of a two or more car household. Accumulation of trash or litter in the garage is prohibited. Garage doors are to remain closed at all times, except when washing a car, cleaning the garage, minor car maintenance inside the garage or during personal yard maintenance. See page 10, 11 and 13 of the Declaration.
2. **Parking** - Each homeowner is provided with a garage and one additional parking space. Some units have parking spaces assigned and numbered, while others are assigned to park tandem (space directly in front of garage door). Homeowners having more than two automobiles should make arrangements to park the third or fourth vehicles at a location other than Montgomery Meadows, or make arrangements with a one-automobile homeowner to use the latter's remaining/available space. Spaces marked as "visitor" are intended for that purpose only. Temporary guest or visitor parking for a special function is permitted, but keep in mind that a fire or emergency lane must be kept open at all times. The speed limit in Montgomery Meadows is twelve (12) miles per hour. Speeding on Montgomery Meadows property is prohibited.
3. **Garbage** - Garbage and trash collection day is Wednesday of every week. The proper garbage receptacle is a plastic or metal can. All cans must be stored in the owner's garage space. Plastic or paper bags or cardboard containers are not permitted for the storage of garbage as they may cause odor when stored in a common location. Garbage cans may be placed at curbside no earlier than sunset the day prior to trash collection. Garbage cans should be removed from common areas the same day trash is picked up.

4. **Lighting** - Street lighting in our community is owned and paid for monthly by the Association, from the Association funds. The Board of Trustees has asked that the homeowners voluntarily use their unit's front and rear lights to supplement the lighting provided by the Association. The lighting of the common area is controlled by sensors, which should turn the lighting on at dusk and off at dawn. If the lighting system is not operating properly, please contact the Managing Agent.

5. **Pets** - Montgomery Meadows Association does not restrict the keeping of pets by a homeowner as long as they are reasonable in number and size, and are not kept for commercial use. The Board of Trustees has passed the following regulations, in an attempt to keep pets from becoming a community nuisance:
 - a. All pets must be leashed and under control when out of doors. Pets shall be controlled so as not to create a nuisance.
 - b. Pet owners are responsible for the removal of animal droppings. The Board suggests that pets be exercised along Shakerdale Road, to the south of our community.
 - c. No doghouses are permitted.
 - d. Pet owners are responsible for any property damage, injury and disturbances their pets may cause or inflict.
 - e. Cats are not permitted to roam freely.

6. **Obstruction of Common Areas** - There shall be no obstruction of the common areas, nor shall anything be stored in the common areas without prior consent of the Board of Trustees. Each owner shall be obligated to maintain and keep, in good order and repair, his own unit.

7. **Hazardous Uses and Wastes** - Nothing shall be done or kept in any unit, or in the common grounds or common areas, which will increase the rate of insurance of the building or contents thereof, applicable for residential use, without prior written consent of the Board of Trustees. No unit owner shall permit anything to be done or kept in the unit or in the common area which will result in cancellation of insurance on the building or

contents thereof, or which would be in violation of any law. No waste will be permitted in the common areas.

8. **Exterior Surfaces of Buildings** - Owners shall not cause or permit anything to be hung or displayed on the windows or placed on the outside walls of a building and no sign, awning, canopy, shutter, shall be attached to or placed upon the exterior walls or roof or any part thereof, without prior consent of the Board of Trustees.
9. **Signs** - No signs, of any kind, shall be displayed to the public view of the properties except:
 - a. Those on the common areas and approved in advance by the Board of Trustees.
 - b. Those regarding and regulating the use of the common areas, and approved in advance by the Board of Trustees.
 - c. Those used by an owner to advertise a unit for sale, or lease, or to identify the real estate agent during the sales period. The total area of this sign must not exceed six (6) square feet.
 - d. Real estate "SOLD" signs may not remain for more than five (5) days.
 - e. Garage, yard or other sales signs and activity are not permitted.
10. **Nuisances** - No noxious or offensive activity shall be carried on in any unit or in the common areas, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to other owners or occupants. This will include the use of basketball hoops or other sports related equipment, unless approval of neighbors and the Board of Trustees has been obtained. Any approved equipment may, in any case, be used only from April 1 through October 31.
11. **Impairment of Structural Integrity of Building** - Nothing shall be done in any unit or in the common areas which would impair the structural integrity of any building or which would structurally change any building.
12. **Laundry or Rubbish in Common Areas** - No clothes, sheets, blankets, laundry of any kind, or other articles shall be hung

out, or exposed, on any part of the common areas. These areas shall be kept free and clear of rubbish, debris, and other, unsightly materials. Storage of trash containers shall be strictly in accordance with the Rules and Regulations.

13. **Alteration of Common Areas** - Nothing shall be altered or constructed on, or removed from the common areas except as otherwise provided in the Declaration and except upon the written consent of the Board of Trustees.
14. **Fencing** - The Board of Trustees must approve all fences. Any approved fence must be completely surrounded by shrubbery, so as not to be visible to any neighbor.
15. **Storm Doors** - The style and color should be in keeping with the character of the unit and the development. The doors must have a finish or be painted to match the exterior color scheme of the building. Maintenance and replacement of this improvement will be the responsibility of the unit owner.
16. **Landscape** - No trees of any size may be removed without approval of the Board. Minor flower plantings are encouraged and shall be left to the Homeowner's discretion and maintenance. Starting four feet from the unit an independent contractor performs lawn and shrub maintenance, fertilization, weed control, insect and disease applications etc. Unit owners are responsible for the area within four feet of their unit. The Association maintains all hemlock plantings.
17. **General** –
 - a. No doghouses, clotheslines, storage sheds, etc. will be permitted.
 - b. No burning of any trash and any accumulation or storage of litter, building materials or debris of any kind shall be permitted on any lot.
18. **Rules and Regulations** - The listing of the specific use restrictions above shall not bar the Board of Trustees from making any other reasonable rules and regulations, which place additional or different, use restrictions on the property.

19. Compliance with Covenants, Conditions and Restrictions –

Every unit owner shall comply strictly:

- c. With the Covenants, Conditions and Restrictions set forth in the Declaration.
- d. With the By-Laws of the Association.
With the Rules and Regulations, in relation to the use and operation of the property.

Montgomery Meadows Parking Policies and Procedures

1. All motor vehicles, and any other transportation device of any kind, shall display current licenses and be maintained in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust, emissions, or appearance.
2. No owners or residents shall repair or restore any vehicle of any kind upon the common area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.
3. No commercial vehicle or commercial truck of a one-half ton size or greater, tractor, mobile home, trailer, camper, camper trailer, boat or other watercraft shall be stored or parked in the common area. No trailer, of any kind, may be stored or parked in the common area.
4. No "junk vehicle" shall be stored or parked in the common area. "Junk vehicles" shall be defined as a vehicle without current or proper tags, or an inoperable condition, such as, no windshield, no seats, flat tire, etc. Any vehicle stored or parked in the common area must be road worthy, have current tags, have current insurance and be in a good, operable condition.
5. Vehicles violating these rules or any other parking regulations can be towed at the vehicle owner's expense.
6. All licensed motor vehicles are restricted to the streets, and designated parking areas.