

Dorchester Pointe Homeowners Association Inc

Rules & Regulations

The Board of Directors ("Board") for the Dorchester Pointe Homeowners Association, Inc. ("Association") hereby adopts the following Rules and Regulations:

1. *Parking and Storage*

a. Service vehicles performing service for a resident may either park in the driveway or street. If they park in the street, it must be in front of residences where work is being done and on the same side of the street.

b. Residents or guests may not park in front of another home or lot for longer than 24 hours without the express permission of the homeowner or resident.

c. During a snowstorm where snow or ice are accumulating on the street, vehicles and items may not be allowed to be parked or stored on the streets.

d. Vehicles in extreme disrepair shall not remain parked on the street or driveway. e. Waste and Recycle Cans

i. May be put out 24 hours prior to and after garbage pick up.

ii. Are not to block mailboxes.

iii. Must be put on the same side of the street and in front of each residence.

f. The Association may cause the vehicle to be towed or otherwise removed from the premises and may assess the expense of such removal to the owner within 24 notice placed on the vehicle. In addition, the owner is subject to a fine.

g. The Board may contact a towing business to remove any vehicle in violation of these Rules and Regulations. Such towing business shall be certified and licensed pursuant to all relevant state and local laws and regulations.

h. The costs of towing and impoundment shall be the personal obligation of the vehicle owner or possessor of the vehicle. If the vehicle owner or possessor of the vehicle is a guest of an owner, such costs shall also be the personal obligation of such owner. If the owner does not reimburse the costs of towing and impoundment upon demand by the Association, such costs shall be an assessment lien on the property.

2. *Exterior Maintenance*

a. Owners are responsible for the upkeep and maintenance of their yards. Owners shall maintain their properties in a reasonable state of appearance and preservation. This includes empty lots keeping vegetation to a maximum of 12 inches.

b. Sidewalks and stairways shall not be obstructed. Bicycles, scooters, strollers or similar items shall not be left out.

c. Owners shall submit an architectural request for any exterior cosmetic changes.

d. Up to one "For Sale" or realtor sign may be displayed per lot.

3. Noise and Nuisances

a. All Association members have the right to the quiet enjoyment of their property. Thus, all Owners, their guests, tenants, invitees, etc. shall not interfere with another lot owner's right to the quiet enjoyment of his/her property.

b. Community quiet hours are 10PM-7AM on weekdays and 11PM-7AM on weekends. c. Construction Regulations:

- i. May only take place during the hours of 7 AM to 7 PM.
- ii. All construction equipment, trailers, and storage containers must vacate the premises everyday and may not be kept overnight on the street.
- iii. A clean up fee will be charged to the homeowner if dirt, mud or material is tracked onto the street.

4. Pets

a. Pet owners shall abide by all city and county rules and ordinances.

5. Miscellaneous Rules

a. All other provisions of the Declaration or Bylaws, or any amendments thereto, shall be complied with. Owners must continue to abide by all city ordinances.

6. Rules Enforcement Process

a. Violation and Notice. Offense must be reported to Property Management Systems. A violation can be emailed to dallina@pmsystems.net

b. Written Appeal. If requested, the Alleged Offending Owner may submit a written testimony or evidence regarding the violation. The Board has the discretion to investigate the complaint and decide if it is valid.

c. Fines. The Board may impose fines if the violation is not remedied or ceased within a reasonable time frame specified in the notice, provided the owner has the opportunity for a hearing.

d. The fining schedule is as follows:

- i. 1st Offense: No Fine, Courtesy Notice via mail or email
- ii. 2nd Offense: \$50 Fine, 2nd Violation Letter
- iii. 3rd Offense: \$100 Fine, 3rd Violation Letter
- iv. 4th Offense: \$200 Fine, 4th Violation Letter
- v. 5th Offense, \$400 Fine, 5th Violation Letter

Fines will be no more than \$500 per month, or as state law permits.

7. Repeat Violations

a. Owners who repeat any violation within a 12-month period of receiving a Notice of Violation are not entitled to an additional notice of appeal, regardless of whether or not the owner participated in a hearing as a result of the first violation. For such repeat violations, the Board may automatically begin fines not exceeding local and state limitations.

8. Other Legal Remedies

a. Board Actions. In addition to levying fines, action by the Board may include, but need not be limited to

b. Seeking injunctive or declaratory relief action against any alleged offending owner and/or tenants, guests, or other occupants of the owner's property; and/or

c. Taking immediate legal action, as the Board finds reasonably necessary, to stop conduct which it determines is in violation of the Declaration, Bylaws, Rules and Regulations or applicable state or federal law.

9. Owner Responsibility for Tenants, Guests, Invitees, etc.

a. Renters and other Non-Owner Occupied Homes and Guests. The owner of any home shall be responsible for the violations of any renter, tenant, guest or family member who violates any portion of the Declaration, Bylaws, or Rules and Regulations.

10. BE IT FURTHER RESOLVED that:

a. The foregoing Rules and Regulations are adopted by the Board of Directors.

b. A copy of these Rules and Regulations will be sent to each owner at the address shown in the records of the Association.

c. Each owner and/or primary occupant of a property shall be responsible for notifying any household member, renter, guest or other visitor of the restrictions, limitations, and prohibitions contained above

For further information, please contact:

Property Management Systems Inc

(801) 262 - 3900