

2023-2024

Majestic Meadows Town Homes Rules & Regulations

COMMON AREAS

1. Quiet time is from 10:00 pm to 7:00 am (winter hours), and 11:00 pm to 7:00 am (summer hours)
2. Parents need to supervise their children while playing in the common area. Anyone who is found damaging or destroying property (this includes flower beds, trees, fences, back behind garages or anywhere on Majestic Meadows property) will be responsible for the repair and subject to a warning and any applicable fines. Any children not living in the complex or playing (visiting) with someone who does, will be asked to leave the premises.
3. Any toys that are left outside are considered okay for all children to play with. If you do not want other children using them, please take them inside. Encourage your children to be respectful of others property. (If your child is too big to be playing on a toy, don't let them). All toys need to be taken in by 9:00 pm. Left out they may be collected and donated to DI.
4. It is everyone's responsibility to keep the common areas and the surrounding grounds "Trash Free" (i.e... if your child goes out with a treat, make sure they bring the wrapper back).
5. The Pavilion may be used by residents for parties or gatherings, but please keep in mind that prompt cleanup of the pavilion is the responsibility of the household using it.
6. Garbage cans need to be put out and brought in on the same day as pick up. This will also help with the snow plowing issues.
7. All Cigarette Butts SHOULD be picked up and thrown away in a garbage can after use. With the Second Hand Smoke Law we are asking that you refrain from smoking within 50 ft from another unit's garage or front door.
8. The flower areas in front of each unit will be the owner's responsibility to maintain, plant, and weed. Be respectful of others A/C units and keep them clear of debris.
9. Access on the roof is NOT allowed. Being on the roof poses safety and security risks that the HOA is not willing to take.
10. Holiday decorations are great, and we love to see them. But they need to be taken down ASAP following the holiday. Christmas lights need to be down no later than March 1st.
11. No climbing on the surrounding fences.
12. Each unit is responsible for removing snow and ice in front of their home. Please do it in a timely manner. Its removal is for the safety of our visitors and us.
13. Fireworks are not allowed on the premises.

TENANTS

Owners It is your responsibility to provide a copy of these rules, CCR's & Bylaws to your tenants. Fines imposed for tenants' offenses will be billed to the owners. It will be your responsibility on how these fines are collected/charged to your tenant. Due to communication issues, we are now requiring homeowners to register their tenants with management. **Any unregistered tenant will be considered a violation You have 10 days to get any new tenant registered with management.**

PETS

1. All pets (including but not limited to cats and dogs) will be accompanied into the common area by an adult and on a leash. Pets may only be allowed to defecate long the back fence and southeast corner (back by the apartments). It's the owner's responsibility to have an adult PROMPTLY clean it up. Animal control will be called on those pets not accompanied by owner.
2. Due to the continuing issues with unsupervised pets, we are now requiring homeowners to register their pets with management. Any unregistered pets will be considered a violation. You have 10 days to get any new pet registered with management.

PARKING LOT

1. The speed limit is posted at 10 mph. THIS IS ENFORCED! For safety, the drive is only ONE WAY. Entering from the West and exiting on the East. Signs will be posted.
2. There is NO PARKING behind garages, along the fences (with the exception of the west fence), & in the red zones. If you do the towing company will be contacted and the vehicle towed at the vehicle owner's expense.
3. If you own a vehicle that is broken down or idle (idle meaning: not being used on a regular basis and/or **not** licensed/registered), you will have 7 days after notice to get it mobile or moved off the property or into your garage. After the 7 days the vehicle will be towed at the owner's expense.
4. Parking will only be allowed in personal garages, assigned stalls, and along west fence. 8 stalls will be rented to residents needing additional parking for \$20 per month for an assigned stall. These rented stalls and along the fence are on a first come basis and only 1 per unit. **Rented stalls are a privilege and will be revoked with a 30-day notice if a resident obtains more than 4 parking violations. Any vehicle found parked in another resident's paid stall is a violation and will be towed at the vehicle owner's expense.**
5. Residents are not allowed to use the visitor stalls; they are for visitors on a first come basis. Overnight guests need to email management with dates and vehicle description to avoid towing. Any vehicle found in violation will be towed at the vehicle owner's expense.
6. Due to the continuing issues with parking, we are now limiting it to 3 vehicles on the premises per unit consisting of 2 in the garage and 1 in the common lot. All vehicles need to be registered with management **within 10 days**. Any unregistered vehicle in the common lot will be towed at the vehicle owner's expense.

Consequences of Breaking the Rules

The first violation of a rule, the owner will be issued a warning. The Second violation of that same rule, owner will be issued a \$50 fine and due with next month association payment. The Third Violation of that same rule, owner will be issued a \$100 fine and due with next month association payment. Each additional violation of the rule you where issues 3 violation notices on, owner will be issued a \$200 fine and due within 10 days of notice. If violation fine is not paid on time, you will be issued the late fee every month until paid.

Payment of HOA Dues

HOA dues are due on the 1st of the month and are late after the 10th **at 5:00 pm**. If your HOA dues are not paid on time, a \$30.00 late fee will be assessed. After three consecutive months of non-payment a lien is put on your home. Any time after the fourth consecutive month, foreclosure proceedings may be started against your household.