

The Park at Tanglewood Lakes Homeowners Association Handbook

**Third Edition
2018**

This Handbook Addresses the following items:

**Definitions
General Obligations of Owners and Lessees
Motor Vehicles, Trailers, etc.
Pets
Swimming Pool
Solicitation
Signs
Resale
Rules and Regulations**

The Rules and Regulations outlined in this booklet explain the policies and guidelines established by the Board of Directors to help protect and provide a peaceful environment for our community. It is the responsibility of the Board of Directors to administer and enforce the rules. However, it is the responsibility of each resident to cooperate and adhere to the rules of the Home Owners Association and residents are encouraged to report any violation of these rules to the management company. The contents of this edition does not replace the 2nd edition HOA Handbook, it's combined with same. Second Edition attached.

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SECTION 1 - DEFINITIONS

For purposes of these Rules and Regulations, the following definitions shall apply:

"Owner": A person or entity owning a home in any of the 38 Units which have been delegated to the Home Owners Association ("HOA") authority to maintain, operate and manage all property owned by such HOA.

"Member": An Owner.

"Lessee": A person leasing or renting a Unit from an Owner, in accordance with the provisions in The Park at Tanglewood Lakes HOA Declaration.

"Guest": A person who is invited by an Owner or Lessee either to use his or her Unit without payment of rent, or to use any of the common areas.

"Motor Vehicle": Any vehicle powered by electricity, gasoline or diesel fuel used to transport people or tangible personal property.

"Board of Directors": The duly elected Board of Directors of the Home Owners Association.

SECTION 2 - GENERAL OBLIGATIONS OF OWNERS AND LESSEES

Nuisances: No activity or use shall be permitted in any unit which creates or causes a nuisance to any person occupying any other unit. Any use or practice which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residence is prohibited.

Noise: No Owner or Lessee shall permit any noise in his or her unit which shall disturb, annoy, or interfere with the peaceful enjoyment of any other person occupying any other unit. Without limiting the generality of the foregoing, no Owner or Lessee shall permit to be played in his or her unit any musical instruments or operate any stereo, television or radio equipment which shall disturb or annoy any person occupying any other unit.

Illegal Activity: No Owner or Lessee shall permit in his or her unit any activity or conduct which is in violation of any applicable law.

Fireworks: Fireworks and projectiles used as noise-makers or to illuminate the sky or nearby areas may not be stored, lighted exploded or launched in or from any unit, the common area.

Business Activity: No unit shall be used at any time for any business activity or commercial enterprise or for the promotion or sale of any property.

Use of Unit/Home: A unit shall only be used as a single-family residence and shall be used for overnight lodging for no more than 4 persons in two bedroom home and no more than 6 persons in a three bedroom home.

Sale or Transfer or Lease of Unit/Home:

Exterior Alterations: The Owner of a Unit shall neither cause nor permit any addition, improvement or alteration to any portion of his or her Unit which is visible from the exterior or that changes the outside appearance of any portion of the Unit, including, without limitation, the installation of storm shutters or tinted glass without first obtaining the written consent of the HOA.

SECTION 3 - MOTOR VEHICLES, TRAILERS, ETC.

Mobile homes, house trailers and unlicensed motor vehicles are not permitted within the property.

Owners must have The Park at Tanglewood Lakes HOA decal on their motor vehicle. Decals are available at the HOA Management office.

All vehicles must have current license plates and be in operating condition.

All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association. Vehicles parked in violation of any such regulations will be towed away at the Unit Owner's sole risk and expense.

Unnecessary sounding vehicle horns and playing at excessive volume of radios, tape/CD players, or other sound pounding devices is prohibited.

Motor Vehicles, except commercial motor vehicles, shall be parked in Unit Owner's garage or driveway area, including motor vehicle of guests and business invitees of Unit Owners.

No unregistered or inoperable vehicles shall be moved onto or kept on Association property.

No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, oil changes, exhaust system repairs, brake lining repairs and body work. Under no circumstances may cars be left unattended while on jacks or blocks.

No vehicles shall be parked in such a manner as to impede or prevent ready access to fire lanes, garages, driveway, or other common or private areas.

Vehicles, including but not limited to moving vans, may not be driven onto Association lawn areas without prior consent of the HOA Management company. The Unit owner shall be responsible for the expense of restoring the landscaping or common area to its original condition if any damage occurs.

The speed limit on the Association property shall conform to state regulations and all vehicles shall be operated in a safe manner.

No commercial vehicles shall be kept upon or in front of Unit or HOA property except in connection with the servicing and maintenance of said premises; however, such commercial vehicle may be stored in an enclosed garage.

Except for service vehicles, motor vehicles, trailers and boats shall not be parked on any road within the HOA and must be parked in a garage. No overnight parking is permitted outside of an enclosed garage for any motor vehicle, motorcycles and mopeds or they will be towed at the Owner's expense.

Vehicle rules apply to all vehicles, whether those of the resident, resident's contractors, or any guest. The resident is responsible for violations by their contractors and guests. This includes any vehicles owned or used by resident's friends or family members and parked on the property.

Vehicles may not be parked on the property with "For Sale" signs displayed.

The screeching of tires and revving of vehicle engines is prohibited.

Any resident Owner's vehicle parked in a HOA Guest spot is subject to being towed and stored off the property at the vehicle owner's expense and risk.

Any vehicle parked in "no parking" will be towed at the owner's expense.

Any vehicle not properly parked in front of Owner's garage and/or is partially in the roadway, will be towed at the Owner's expense.

Any vehicle parked without regard to handicapped parking sign will be towed at the owner's expense.

Any vehicle impeding the movement of emergency vehicles shall be towed at the owner's expense.

Any vehicle in violation of this section will be towed at the owner's expense.

First Violation – sticker car with a warning decal and/or towing.

Second Violation – up to a \$500.00 fine and/or towing.

Third Violation – up to a \$1000.00 fine and/or towing.

More than three (3) violations the Association will go to court for compliance.

SECTION 4 - PETS

The Board of Directors may in its discretion permit an Owner to keep one (1) dog, (1) cat, and birds in his or her home only if the Board determines that the dog, cat or birds are domesticated household pets and are not likely to be annoying or threatening to neighbors of the Owner.

Any permitted pets must, at all times, be accompanied and under the full control of their owners in any portion of the common areas.

Any permitted dogs must be leashed at all times.

Dogs and cats are not allowed in the swimming pool.

Owners are responsible for collecting and disposing of all leavings and droppings from their dog and/or cat.

Owners shall be responsible for all damages to Association property caused by their pets, their children, tenants, or guest own, keep or bring onto Association property.

The maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, shall be and is prohibited within any unit or upon the Association property.

Keeping or maintaining of pets for commercial purposes or for breeding is prohibited.

SECTION 5 - SWIMMING POOL

Only access to The Park at Tanglewood Lakes HOA's pool is with a key.

Persons under 12 years of age are not permitted to use the swimming pools unless accompanied, at all times, by an adult.

All floats and toys must be removed from the swimming pool area by the owners each day.

Safety equipment shall not be played with or otherwise used except in an emergency.

Pool furniture shall not be moved from pool area at any time.

No animals or pets are allowed in the swimming pool.

No nude swimming or nude sunbathing is allowed at the swimming pool area.

Private pool parties may be held at the pool. Owners or Lessees may reserve the pool by notifying the HOA management office. The Owner or Lessee making the reservation shall be responsible for cleaning the pool area after the party.

Running, pushing, ducking, rough play, standing or sitting on another's shoulders, loud, abusive, or profane language, spouting of water and similar unhygienic actions are prohibited.

SECTION 6 - SOLICIATION

Solicitors are not permitted on the Association property. Door to door solicitation of any type are prohibited.

SECTION 7 - SIGNS / FOR SALE / FOR RENT / OTHER

No "For Sale/For Lease" signs shall be placed in the windows or an Owner's home. No signs of any type shall be placed on the common area, or so as to be visible from the common area.

SECTION 8 - RESALE RESTRICTIONS

Owners may not lease their unit during the first year of ownership.

SECTION 9 - VIOLATION OF RULES AND REGULATIONS

Each Owner and each Lessee shall be responsible for the actions of themselves and their Guests which violate any of the HOA Rules and Regulations. Any person violating any of these Rules and Regulations, or who is responsible for such violation, will be liable to the HOA for any damage or loss incurred by the HOA as a result of such violation.

The Board of Directors may assess fines against Owners who violate these Rules and Regulations and those Owners who condone such violations by their Guests or Lessees.

Violations of these Rules and Regulations, which are a hazard to public health or safety, may be corrected by the HOA and the cost charged to the Owner.