

FOX RUN HOMEOWNERS ASSOCIATION COMMUNITY RULES AND REGULATIONS

Updated September 2021

Authority and Intent

These rules are set forth pursuant to the authority conferred to the Fox Run Homeowners Association. It is the intent of these rules and regulations to augment the recorded Covenants of Fox Run Homeowners Association to the end of protecting the value and desirability of the homes within the Fox Run Community and protecting the natural beauty of the common areas, which is the purpose of the Association.

1) Good Citizenship:

- a) Quiet hours will be between the hours of 10:00 pm and 8:00 am.
- b) No noxious or offensive activities shall be carried on, in or upon and the Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Lot Owners.
- c) Common areas are the responsibility of all homeowners, please do your part to keep our community looking the best that it can.
- d) No item shall be left in front or side yard (unless behind a fence) that is unsightly for neighbors or passer byers. i.e. children seasonal items (pools, toys) recreational items (bikes, roller blades, strollers, scooters, basketball hoops.
- e) No littering i.e.: cigarette butts, trash in any area shall be permitted.
- f) No distribution of political or other literature permitted.

2) Park/Sports Court/Playground Area:

- a) Park shall be open between the hours of 7:00 am and 10:00 pm.
- b) In order to be considerate of the neighbors living around the park, the basketball court nor the soccer fields shall not be used before or after these hours of operation.
- c) Basketball should not be played in the streets and no personally owned basketball hoops should be kept on the streets and sidewalks.
- d) Children allowed to go to the community park by themselves are responsible to pick up after themselves. If a child is found littering or destroying property the parents will be held responsible.

3) Garbage and Recycling:

- a) Garbage containers of any kind shall only be stored on the side of a home or in the garage.
- b) Containers cannot be put out for pick-up any earlier than the night prior to scheduled pick-up.
- c) Containers shall be removed from street by the end of the day on the scheduled pick-up day. If a homeowner is out of town arrangements should be made with a neighbor.

4) Vehicles/Parking:

- a) Speed limit inside the community is 10 miles per hour.
- b) No major repairs or overhauls of vehicles will be allowed outside of a homeowner's garage. Minor maintenance such as oil changes is allowed.
- c) No motor vehicles exceeding one ton, recreational vehicles, mobile homes, travel trailers, tent trailers, utility trailers, campers, boats, boat trailers, detached campers, camper shells or other similar vehicles or equipment may be parked on any lot, common area, or street within the Property (except within garage). This does not apply to cleaning, loading, and short term parking 24 hours.

- d) No motor vehicles which are illegal to operate due to licensing or physical conditions shall be parked or stored on any lot or in the street for more than 48 hours. Motor vehicles, inoperable for reasons of mechanical failure, shall not be parked and/or stored on any lot or street for more than 48 hours.
- e) Non-complying vehicles will be subject to possible towing and/or other fines.
- f) No motor vehicle may be parked on any surface not originally designated for parking by the builder/developer. Surfaces designated for parking include garages, driveways aprons, and streets. Vehicles not parked in accordance with these restrictions shall be subject to fines.
- g) When parking on the apron the vehicle must be fully inside the concrete slab.
- h) All homeowners must make use of their garage and driveway prior to any street parking.
- i) No parking within 5 feet from a driveway.
- j) Parking will be limited to the North or the east side of all streets with exceptions – See Parking Map
- k) Alleyways are for egress of vehicles. They are NOT designated play areas for children. Alleyways must be kept clear of children's play equipment & toys.
- l) Parking violation sticker placed on vehicle for FIRST and SECOND violations. If the vehicle is found committing the same violation a THIRD time, it is grounds for immediate tow at owner's expense.
- m) Vehicles that appear to be abandoned/inoperative/stored will be stickered and given three (3) days to move. If not moved within the three (3) days, the vehicle will be towed at owner's expense.
- n) Parking in a fire lane or against a red curb will result in towing, at the owner's expense, without issuance of a parking violation sticker.

5) Pets/Animals:

- a) A lot owner may keep dogs, cats and other indoor household pets.
- b) All animals shall be kept solely as domestic pets.
- c) No animals shall be kept in number and bred or maintained for commercial purposes.
- d) When not restricted to the Owners Lot, pets within the Community of Fox Run shall be leashed and accompanied by a person responsible for cleaning up animal waste.
- e) No animal shall be allowed to make an unreasonable amount of noise or become a nuisance inside or outside of the dwelling. Pursuant to city code.
- f) No animal shall be left unattended in any common area, and must be on a leash when not in a fenced yard.
- g) All pet owners must have in their possession at all times a means of removing pet waste and disposing of it properly when not in the owner's yard. Fines will be imposed if this is not done.
- h) Animals must not be allowed to excessively bark when outside of the home, even in own backyard. Consideration to neighbors must be given.
- i) No aggressive breeds are permitted due to the children in the neighborhood.

6) Holiday Displays and Other Exterior Adornments:

- a) All holiday displays and decorations must be removed within two weeks of the end of the pertinent holiday. No displays or decorations may be installed earlier than six weeks before the pertinent holiday.

7) Fine Schedule for House Violations:

- a) The first violation of the Rules and Regulations will result in a written warning.
- b) The second violation of the Rules and Regulations will result in a \$50 fine.
- c) The third violation of the Rules and Regulations will result in a \$100 fine.
- d) The fourth violation of the Rules and Regulations will result in a \$200 fine.
- e) Each subsequent violation will result in a \$200 fine.

Fox Run Homeowners Association Architectural Control Guidelines and rules

All requests must be routed through the property management company for presentation to the Fox Run Board of Directors or the Board's representative.

Failure to submit in advance may result in the Association having to require removal or changes, the costs of which must be paid by the Lot Owner.

The committee shall approve or disapprove such plans within 60 days of said submittal.

1) Lawn/Patio Ornaments:

- a) Homeowners should have respect for neighbors in choosing publicly viewable ornaments or statues. The board has the authority to request removal.

2) Water features:

- a) Backyard water features that are under five feet tall and do not disturb proper drainage or grading are acceptable.
- b) Front yard water features must be submitted to the Board or ACC for review prior to any installation.

3) Flag Poles:

- a) Stand flag poles (front or back yard) are not permitted.

4) Paint Colors:

- a) Paint color changes from the original color must be done in earth tones.

5) Air conditioning:

- a) Window air conditioning units must be removed at the end of the summer season.
- b) Central air conditioning units shall be located only on rear or side yards and not visible from the street. Consideration to the adjacent properties should be given when selecting location for the unit, if necessary screening or landscaping is required to minimize noise or visual effects.

6) Signs:

- a) Signs for solicitation are not allowed on mail boxes or any public common area. Real Estate signage is restricted to the following; one yard arm sign per listed home, one directional sign within Fox Run as per listed home, and no window signs are allowed.

7) Basketball Poles:

- a) Backboards may not be attached to the house. Fixed freestanding backboards will not be allowed. Freestanding portable backboards are allowed but must remain on owner's property and shall not prevent owner from parking in the driveway, others from parking on the street, or pedestrians from walking on the sidewalks.

8) Roofing:

- a) All re-roofing projects are to be done with similar material as original.

9) Awning:

- a) Awnings are allowed only if they are attached to a home, only in the back yard and must remain in good condition and not left unsightly for neighbors.

10) Structures/Sheds/Fences/Decks:

- a) Decks/Patios: the addition of a backyard deck needs ACC and Board approval. The addition of concrete needs ACC and Board approval. Consideration to neighbors must be given.
- b) No storage, buildings or sheds, whether prefabricated metal or any other construction whatsoever, whether permanent or temporary, shall be moved, placed, assembled, constructed or otherwise maintained on any lot unless approved by the Architectural Control Committee.
- c) No structure shall be constructed or caused to be constructed on any lot unless the plans for the structure have been approved in writing by the Architectural Control Committee.
- d) This includes any building, fence, wall, or other structure or exterior addition, change, or alteration to it that is to be commenced or erected upon a lot; including parking bays, new roofs or siding materials, sheds, garages, play structures, decks, and any other item that would be visible from the street.

11) Landscaping/Front Yard/Back Yard

- a) All trees that will have a fully grown, mature growth of over six feet must be approved by the ACC and Board.
- b) Planting between properties: shrubs under three feet in height and two feet in width are acceptable. Plantings may not encroach on neighbor's property. Planting of any trees needs approval from the ACC and Board. Between property tree requests need to originate from both properties.
- c) Creating new planting beds: when removing grass, approval from the ACC and Board is required. 'Rounding off corners' applications will be expedited when submitted and when project is less than nine square feet. Creating raised planting beds around existing beds is acceptable when planting bed is not higher than front patio height.
- d) Planting in existing beds: the addition of flowers is permitted without ACC approval. Planting beds must be maintained and proper containing of invasive plants must be considered.
- e) Trees of any kind need approval from the ACC and Board when planted in the front yard.
- f) Widening of Driveway: Driveways may be widened with pavers, stones, or matching aggregate by no more than 18 inches on each side. Concrete must be approved by the ACC and Board.
- g) Walkways to side of property: the addition of walkways must not interfere with proper grading or obstruct proper drainage. Concrete must be approved by the ACC and Board.
- h) All exterior modifications to a yard require approval by the ACC prior to starting any work.
- i) Backyards are not to be used as a storage area (unless items are located within ACC approved shed) i.e. lawn mowers, freezers, coolers, anything unsightly for the neighbors to look at.
- j) Back yards are to be maintained and not become unsightly.

12) Fine Schedule for Architectural Violations:

- a) The first violation any architectural rule will result in a written warning.
- b) Unresolved architectural violations after 30 days from the first warning - \$50 fine.
- c) Unresolved architectural violations after 60 days from the first warning - \$100 fine.
- d) Unresolved architectural violations after 90 days from the first warning - \$200 fine.
- e) Subsequent violation every 30 days after the 90 days from the first warning will result in a \$200 fine.