

## **Old Moultrie Village**

### **Rules And Regulations**

In an effort to simplify and condense and in accordance with Article III, Paragraph 3.2(c) of the Declaration of Covenants & Restrictions for Old Moultrie Townhomes Homeowners Association, Inc. (OMTHA) these Rules and Regulation have been established as of September 23, 2015. To request a variance you must submit your request in writing to the Architectural Review Committee (ARC.)

1. All Units are for single family residential purposes only and may not be used for commercial purposes.
2. Owners who rent their Unit must notify OMTHA in writing within ten (10) days of the commencement of the lease of the name(s) of the tenant, the term of the lease, which is not to be for less than 6 months, and the forwarding address of the Owner. Rental of rooms is prohibited.
3. No livestock or poultry shall be raised, bred or kept within the Property, except for caged birds and other common household pets, providing that such pets are neither dangerous nor a nuisance to others. No commercial use or breeding of animals will be allowed. Owners are responsible for the removal of their pet's waste.
4. All garbage, trash, refuse or other waste material must be kept in closed sanitary containers and shall not be kept, stored or permitted anywhere except within the Unit or in refuse containers concealed from view. Containers can be placed on the curb the day of pickup and must be removed immediately after pickup.
5. No sign of any kind shall be displayed within the Property except for address signs approved by the ARC. One approved lawn sign of not more than four (4) square feet in size advertising a Unit for sale or rent may be maintained on the Lot.
6. No aluminum foil, tinted glass or other reflective material shall be installed or maintained on any window.
7. No noxious, destructive or offensive activities is permitted within the Property.
8. No activity is permitted, nor shall any object or substance be kept, stored or emitted within the Property in violation of law.
9. No tents, sheds, trailers, tanks, storage buildings, clothes lines, arbors, gazebos or structures of any type, may be erected on a Lot without the prior approval of the ARC.
10. No fence or wall may exceed six feet in height. No type of wire fences are permitted except decorative wrought iron or other metal fences may be approved by the ARC.

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11. No commercial vehicles, trucks larger than  $\frac{3}{4}$  ton, boats, campers or trailers, of any type shall be permitted to be placed on any Lot. All vehicles must be in operable condition.
12. No automobiles, trailers or boats shall be parked in the roadway or blocking a sidewalk, on the right of ways of adjoining the Lots or in the grassed areas of any Lot.
13. The exterior of a Unit cannot be changed without prior approval of the ARC. This includes windows and exterior doors as well as the color and material of the exterior surfaces.
14. No alterations can be made to the roof.
15. The Owner is responsible for keeping the exterior of the Unit in a clean condition to include the removal of debris and mold/mildew as necessary to keep the Unit in a clean condition and to maintain the integrity of the exterior surfaces.
16. Garage doors shall be kept closed at all times except for entry and exit. Any alteration or modification to a garage must receive approval of the ARC.
17. No swimming, bathing or similar activity is permitted in any lake or wetland.

These Rules and Regulations can be amended at any time by a majority vote of the Board of Directors of Old Moultrie Townhomes Homeowners Association, Inc

By signing this form I acknowledge that I have read and understood the rules and regulations for Old Moultrie Townhomes Homeowners Association, Inc.

Homeowner Print Name: \_\_\_\_\_

Homeowners Address: \_\_\_\_\_

Homeowners Signature: \_\_\_\_\_

Date: \_\_\_\_\_