

**LANESEND HOMEOWNERS ASSOCIATION
RULES & REGULATIONS
REVISED & ADOPTED - February 2003**

1. Noise and Nuisance

No noxious or offensive activity shall be carried on upon any part of the properties, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood or which shall in any way interfere with the quiet enjoyment of each of the owners of his respective dwelling.

2. Pet Control

- A. No person shall allow their dog(s) on common area turf (grass) within the LanesEnd community.
- B. All persons exercising pets in common areas are required to remove pet waste immediately.
- C. All dogs being exercised within the LanesEnd common area and streets must be kept on a leash or other hand held device capable of controlling the animal.
- D. No other animals, reptiles or fowl that violate state and local law shall be kept on any lot within the LanesEnd community.
- E. Breeding or raising of animals for sale is not permitted within the LanesEnd community.

3. Signs

No sign, poster, billboards, balloon advertising device or other display of any kind may be displayed within the Residential Area except (a) such signs (regardless of size or configurations) as may be used by Declarant or a Merchant Builder in connection with the development of the Properties and the sale, lease or other disposition of Lots and Condominiums. (b) Entry monuments and similar community identification signs maintained by the Maintenance Association. (c) Subject to the Architectural Committee Rules governing the location, size, materials and other such criteria, one (1) nameplate or similar Owner name identification, and a reasonable number of signs advising of the existence of security services protecting a Lot. (d) One (1) sign which may be displayed on each Lot advertising the Lot for sale or lease; provided that such for sale or lease sign may not be larger than thirty inches (30") in size; may not be attached to the ground by means other than a conventional single vertical stake which may not exceed 2 inches (2") by three inches (3") in diameter (i.e., posts, pillars, frames, or similar arrangements are prohibited); and may not extend more than three feet (3') above the ground level.

4. Storage

- A. No entryway or front porch shall be used to store magazines, newspapers, flyers, disrepaired furnishings or other materials or objects that would be considered unsightly.
- B. All trash containers shall be stored in the garage, backyard or behind gated area. Trash containers shall not be placed outside more than twenty-four (24) hours prior to scheduled trash pickup, and returned to the garage, backyard or gated area not more than twenty-four (24) hours after trash pickup.
- C. No association common area shall be used as storage. Garden hoses, lighting equipment, children's toys or potted plants may not be maintained or stored in any courtyard or common area.

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D. Plant material placed in decorative pots or planter boxes must be maintained. Empty pots or planter boxes should be removed or stored away.

5. Maintenance

A. Homeowners shall maintain their landscaping with pride of ownership (i.e. mowing of the lawn, edging of the lawn, tree trimming as needed and replacement and or removal of dead plant material). Additionally, trees or shrubs should be pruned periodically.

B. Residents with driveways are to keep them swept clean and free of oil/rust stains. No oil pans, cardboard, or carpet may be placed on the driveway.

6. Parking

A. Residents parked in their driveways shall not allow their vehicles to extend across the sidewalk as to block pedestrian travel or use of sidewalk.

B. The following vehicles may not be parked, stored or kept on any street within the LanesEnd community: any commercial vehicle (including, but not limited to any dump truck, cement mixer, oil or gas truck or delivery truck); any recreational vehicle (including, but not limited to, any camper unit, house/car or motor home); any bus, trailer coach, camper trailer, boat, aircraft, or mobile home; any vehicle not in operating condition or any other similar vehicle; any with a width in excess of eighty-four (84) inches; or any vehicle or equipment, mobile or otherwise, deemed to be a nuisance by the Board. No prohibited vehicle may be parked, stored or kept on any lot, Common Area within the LanesEnd community, except wholly within an enclosed garage, and then only if the garage door is capable of being fully closed. Prohibited vehicles are not allowed in any driveway or other exposed areas or Maintenance Property, except for the purpose of loading, unloading, making deliveries or emergency repairs.

C. Vehicles owned, operated, or within the control of an Owner, or resident of such Owners Lot, must be parked in the garage to the extent of the maximum designed capacity of such garage. Garage doors shall be kept closed at all times, except as reasonably required for ingress and egress from the interiors of the garage. Parking on the driveway is permissible however; Homeowners will still be required to maintain the driveway mow strips in an acceptable condition. **Street parking is only permitted when the vehicle is displaying a street parking permit or has been safe listed with the patrol company.**

D. Maximum parking on all streets within the LanesEnd community is ninety-six (96) hours. There is no parking in alleys. There is no parking in any posted areas or Fire Lane. No parking of vehicles in any manner that would obstruct free flow of traffic or otherwise create a safety hazard.

E. Speed limit on all streets within the LanesEnd community is FIFTEEN (15) MPH.

F. Street Parking will be limited as outlined below:

- (1) **Each homeowner / resident must park at least one vehicle in the garage.**

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- (2) **Additional street parking permits will be distributed once the homeowner has proven to the Association that they own more than two vehicles by providing to the Association a copy of a valid vehicle registration(s) with a LanesEnd address. Vehicles that cannot physically fit in an empty garage will receive an additional street parking permit for an additional inspection fee of \$25.00.**
- (3) **Residents' guests may park in the street during daylight hours. If a guest vehicle will remain past midnight it must be safe listed if they are parked on the street.**
- (4) **Unless preauthorization is obtained from the Association, Guest Parking is limited to five consecutive days and no more than 30 days out of any 180 day period. Longer staying guests may park on the street if prior approval is obtained from the Association.**
- (5) **Vehicles parked on the street without the appropriate parking permit shall be towed at the vehicle owner's expense, without notice.**
- (6) Turnbury, Sconset, and Essex Lanes –Parking will be limited to the west side.
- (7) Gardengate- From Hedge to Turnbury parking will be limited to the north side only. Parking will be prohibited between the two arbors in front of Hedge Lane.
- (8) Winslow – From Middlebury Lane to Turnbury parking will be limited to the north side only. From Trellis Lane to Middlebury parking will be permitted on both sides of the street.
- (9) Vehicles must be parked within 18" of curb
- (10) No parking within **fifteen (15) feet** of fire hydrants or in front of fire hydrants.
- (11) **No parking within three feet of any sidewalk access ramp constructed at, or adjacent to a crosswalk or at any other location on a sidewalk so as to be accessible to and usable by the physically disabled.**
- (12) Middlebury Lane – Parking is allowed on both sides of the street.

All local and State Vehicle Code Laws will be enforced within the LanesEnd community. Unauthorized vehicles and vehicles parked in alleys, Fire Lanes or posted areas, will be cited or towed at the vehicle owner expense.

The Board may determine, in its discretion, whether there is non-compliance with parking and vehicular restrictions contained herein.

7. Decorations

Decorations are permitted from Thanksgiving until January 15. Holiday lights are permitted as long as they are UL approved outdoor lights. Decorations for other holidays are permitted 14 days before and 14 days after the holiday.

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8. Safety

- A. The walkways are for pedestrians. Pedestrians shall have the right of way. Bicycles, motorcycles, or similar vehicles are not allowed to be ridden on the Association walkways or landscaped areas.
- B. The climbing on common area fences or trees is strictly prohibited. Should the fence or tree be damaged by such activity, the homeowner responsible will be billed for the repair or replacement cost.

9. Dishes

A. Satellite dishes and antennae designed to receive video programming services via multi-point distribution services may be installed on the owners' property so long as such antennae and satellite dishes are:

- (i) one meter or less in diameter,
- (ii) installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive, and either screened from view or painted to match the surrounding area so as to blend in with the surrounding area, so long as such screening or painting is not unreasonably expensive.

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