

Hearthside Grove Condominium I

RULES AND REGULATIONS FOR OWNERS AND GUESTS

A. GENERAL RULES

1. Owners shall be responsible for the acts and omissions of all Guests, Renters and other persons on the property with their permission.
2. The speed limit within Hearthside Grove is 15 mph at all times.
3. No fishing, swimming, pets, toys or inflatable devices are allowed in any pond or lake.
4. Quiet Hours are in effect between 8:00 PM and 8:00 AM. Noise from TVs, radios, musical instruments, etc., must be minimized in consideration of neighboring occupants.
5. No contractors are permitted to perform work such as landscaping and coach cleaning on holidays or Sundays.
6. Fire pits shall use only natural gas for fuel.
7. Smoking is not permitted in the North Clubhouse or pool area or wherever No Smoking signs are posted.
8. Food and drink are permitted within the North Clubhouse. Alcohol consumption is permitted inside the North Clubhouse, pool deck, and patio areas by persons of legal age only.
9. Shoes and shirts shall be worn in the North Clubhouse at all times. Swim suits are only permitted in the North Clubhouse shower and bathroom changing area.
10. The discharge of any firearm, bow and arrow, slingshot, air gun, or any type of weapon that shoots any type of projectile with force is prohibited within the project. Fireworks are prohibited. Open fires outside of approved fire pits are prohibited.

B. NORTH CLUBHOUSE AND POOL USE

1. Pool hours are: 8:00 AM to 10:00 PM.
2. Children under the age of 16 must be accompanied by their parents, grandparents, or adult guardian at all times when in the North Clubhouse and swimming pool areas.

3. No glass containers are allowed in the gated pool area at any time. Food preparation in the pool area shall only occur when there is a scheduled social event and no bathers are in the swimming pool or whirlpool.
4. Reservations for private party use of the function room in the North Clubhouse must be made in advance. Contact Birchwood Property Management about availability and scheduling. Permission for special use of other portions of the North Clubhouse or the pool area must be obtained from the Board of Directors.

C. LEASING AND RENTAL

1. Units may be rented by the Owner, third party agent of the owner, or the Management Agent approved by the Association. Renters shall have a Class A RV that meets the type and standard required in the Bylaws.
2. Bungalows and other improvements on a Unit shall not be rented separately from the Unit. Bungalows may be used for overnight guests up to 14 nights in any calendar month with an approved RV present on the Unit.
3. The Owner or their agent shall provide renters with a copy of Hearthside Rules and Regulations (this document).
4. An Owner or its agent shall provide to the Association's Management Agent a copy of the signed rental agreement that states renter has received, read, and is responsible for compliance with the Rules and Regulations of the Association at least 10 days prior to leasing their Unit. The rental shall include the name, address, and phone number of the renter and the number of persons that will be occupying the Unit.
5. There is a \$50.00 document review and processing charge for rentals that are not administered through the Association's Management Agent.

D. PETS AND ANIMALS

1. Household pets (cats and dogs) are limited to a combination of two per RV/Unit and must be registered and licensed. Temporary pet fences are prohibited.
2. All animals shall be leashed and attended while outside of the RV or on Common Elements. No pets may be tied up on general Common Elements.
3. An Owner, renter, or guest shall be responsible for the immediate collection and disposal of waste. A dog run and pet station are provided for Owner use near the tennis court.

4. An Owner, renter or guest shall be responsible for any damage done by a pet and must prevent frequent or continuous barking.
5. No feeding of wildlife is permitted on the Common Elements. Owners are asked to refrain from feeding wildlife on their Unit.
6. Pets are not allowed in the North Clubhouse, fenced Pool Area, or any adjoining deck or patio.

E. PARKING AND VEHICLES

1. RVs must be parked within the confines of the hard-surfaced pavement.
2. A total of no more than 5 vehicles which may include up to 2 licensed passenger vehicles, 2 golf carts, or 2 motorcycles are permitted. Vehicle parking on the street is prohibited.
3. Non-permitted and commercial vehicles may not be parked or stored upon Condominium I premises unless they are making a delivery or pick up. Large commercial trucks shall not be parked on a Unit or on any Common Element.
4. Gas powered golf carts, four wheelers, etc., are not allowed to be operated within the resort.
5. Only licensed drivers of the age of 16 years or older may operate a motorized vehicle within HSG.

F. ARCHITECTURAL – CONSTRUCTION AND LANDSCAPING

1. Any landscaping and construction plans or alterations shall be reviewed and approved by the “Architectural Review Committee” or Board. Approval shall be subject to specifications, standards and restrictions in the Hearthside Condominium I By-Laws. Requests for landscaping, construction, and alterations shall be submitted along with a complete design, and materials specifications. Approved work may only be done by a licensed contractor that has provided a Certificate of Insurance to the Association prior to starting work.
2. Fencing is not permitted on any Unit.
3. The Owner is to maintain landscaping in a neat and attractive condition.

G. REFUSE AND OUTSIDE STORAGE

1. Owners, renters, and guests should not have unsightly storage areas on their Units. Trash, equipment, tools, and clothing should be stored out of sight. Storage under or around an RV, anywhere on a unit, or on a Common Element is prohibited.
2. No storage of boats, boat trailers, utility trailers, or automobile trailers is permitted on any Unit.
3. Clotheslines are prohibited. Towels, rugs, apparel, bathing suits, or other forms of laundry may not be hung outside.

H. FINES AND PENALTIES

Association Assessment payments are due on the 1st day of each quarter (January 1st, April 1st, July 1st, October 1st). Dues payments postmarked after the due date are subject to a 1.5% late payment penalty. Unpaid Assessments shall be charged 1.5% per month on the amount in default until paid in full.