

## THE COURTYARDS AT TEN MILE HOMEOWNERS ASSOCIATION

### COMMUNITY RULES AND GUIDELINES

RESIDENTS, PROPERTY MANAGERS AND OWNERS UNDERSTAND AND AGREE THAT THESE COMMUNITY GUIDELINES APPLY AS FOLLOWS:

1. **Patios** – Items that are deemed appropriate to store on the patio are: patio furniture, barbeque, and nice potted plants.
2. **Driveways** – Driveways are for vehicles ONLY. Play equipment such as basketball hoops, tetherball poles and volleyball nets are to be returned to the garage after each use. Driveways are not to be used for storage of toys, benches, barbeques or play equipment.
3. **Carports** – Items deemed appropriate to store in the carport are: vehicles, trash carts and recycling carts.
4. **Park & Community Areas** – Toys and other play equipment are not to be stored at the park/community areas. All play equipment is to be picked up after each use. Pools, Slip’N Slides, splash pads, yard sprinklers, etc. are not permitted within the community.
5. **Blinds** – In order to maintain the visual integrity of the community, it is required that only white window blinds be visible in the windows when viewed from the outside. Broken blinds are unacceptable and will be aggressively addressed.
6. **Trash** – Trash carts are to be taken to the curb on trash day and returned to the carport no later than the following morning. Trash carts are not to be left at the curb. Large items are not to be placed on the curb for trash pickup. It is tenant/owner responsibility to dispose of these items properly.
7. **Animals** - The following are the necessary rules to be observed by animal owners residing in The Courtyards at Ten Mile and apply to all animals including emotional support and/or service animals.
  - a. Animals are always to be leashed and in control of the handler when outside of premises. If the handler is unable because of a disability to use a leash, harness or tether, or a leash would interfere with the service animal’s work or tasks the animal must always otherwise be in the handler’s control, i.e. voice control, signals or other effective measures. No animal is to be outside the premises without the presence of the animal’s owner/handler and are not to be tethered to anything outside the premises.
  - b. Animals are to be taken away from the living areas to eliminate waste as a sanitary precaution to prevent health issues. Resident is responsible for immediate removal of animal waste. The community is equipped with two animal waste disposal stations.
  - c. Patios should be kept clean of all animal droppings. During hot weather, especially, odors from such can be extremely offensive to neighbors. No food is to be left outside.
  - d. Resident’s living in upstairs units with a balcony may not leave the animal on the balcony for extended periods of time.
  - e. The Resident will be asked to remove any animal that regularly bothers residents or becomes a nuisance, whether inside or outside, or constitutes a problem or obstruction to the agents and employees of the Owner from properly performing their functions, duties, and responsibilities.
8. **Quiet Enjoyment** - For the quiet enjoyment of all residents any noise, music or other sounds at any time that disturb or annoy other residents is NOT permitted. Respect the privacy of your neighbors regarding television, radio, stereo and party noise levels. Disorderly conduct annoying or disturbing other residents is NOT permitted. Recommended quiet time is from 10:00 p.m. to 7:00 a.m. based on the city ordinance.

9. **Parking** – Parking is permitted in the garage, in the driveway in front of the garage and the carport. Vehicles may not park three wide across the driveway -OR- in the driveway leading to the carports.