

WHITE BARN HOMEOWNERS' ASSOCIATION COMMUNITY RULES AND GUIDELINES

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

- 1) **Patios** – Items that are deemed appropriate to store on the patio are: patio furniture, BBQ, up to four bicycles, nicely potted plants, and a patio storage tote.
- 2) **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.
- 3) **Planters/Grass** – No items are to be stored or placed in the planters and/or grass. Gardens may not be grown in planter beds. Pools, Slip'N Slides, splash pads, lawn sprinklers, etc. are not permitted within the community as their extended use damages the grass. Personal items may not be stored in the common areas including the grass and planters.
- 4) **Trash** – Trash is to be placed within the dumpster. Furniture and large items are **NOT** to be placed in, around or behind the dumpster. Cardboard boxes must be collapsed and placed in the dumpster. Trash may not be stored on balconies, back patios, or front porches.
- 5) **Animals** - The following are the necessary rules to be observed by animal owners residing in the White Barn community 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 pet/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 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. 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.
- 6) **Parking** – Each unit is allowed a maximum of 2 (two) vehicles. Residents may not have more than one guest parked in the lot at a time as parking is at a premium and needs to be reserved for community residents. Oversized vehicles including trailers and recreational vehicles may not be parked within the community. Violators to be booted and/or towed without notice.
- 7) **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 11:00 p.m. to 7:00 a.m. based on the city ordinance.