

ESSEX SOUTH (SINGLE FAMILY) HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

1. GENERAL: The following rules and regulations are designed to make living at Essex Place pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital.

2. DUES: Annual Homeowner dues are due and payable between the first and last day of January of each year. Any homeowner who is in arrears will be subject to a judgment and lien against them in Franklin County Court. A late fee of Twenty Dollars (\$20.00) will be assessed for each delinquent month.

3. ALTERATIONS: Prior to any exterior alterations, additions, or house color changes (such as fences, landscaping, room additions, or storage buildings) an architectural request for approval form must be submitted to the Architectural Committee for approval. The Architectural Committee, at its sole discretion, may or may not approve of any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.

4. PARKING: Every effort should be made to park all vehicles in the garage or driveway instead of on the street. All vehicles parked within Essex Place must be in operating condition both legally and mechanically, i.e. current license plates & inspection sticker, no flat tires, etc. Any vehicle not in operating condition may be towed and stored at the owner's expense after Ten (10) days written notification if it is not placed in operating condition or removed from the property. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Parking on the grass/in the yard is not allowed. Any form of trailers, recreational vehicles, boats or other equipment are not allowed to be seen from street view or neighboring properties.

5. AUTOMOBILE REPAIRS: Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear-end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.

6. INSURANCE: The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.

7. NOISE: Being thoughtful of one's neighbors is especially important in a community such as Essex Place. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11 pm and 8 am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted. The management office or a member of the Board of Directors should be contacted the next business day.

8. RENTERS: All renters must comply with the Rules & Regulations, Covenants and By-Laws of the Association and should be properly informed of these responsibilities by the owner of the unit.

9. SIGNS: Only standard size “For Sale” or “For Rent” signs are allowed on the property and only one sign per house is permitted. Signs are not allowed to be placed in the Common areas. Political signs are not allowed.

10. PETS: Dogs, cats, and other domestic pets are allowed, provided they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement, or unpleasantness caused by any pet shall be the sole responsibility of the owner. All dogs and cats shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. These requirements are in accord with the Franklinton Leash Ordinance. If problems persist contact the Town of Franklinton Animal Control. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.

11. MAILBOXES: Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. Mailboxes should be uniform in shape and color.

12. HAZARDS: The discharge of firearms is not permitted at any time within the boundaries of Essex Place.

13. MAINTENANCE OF LOTS: Yards, lawns, natural areas, shrubs and trees should be maintained in a neat and orderly manner. Grass should not be allowed to exceed six (6) inches in height. If a homeowner fails to maintain their property in a neat and orderly condition or otherwise neglects his property and allows unsightly conditions to develop, the Board, after ten (10) days written notice to the owner, may, but is not obligated to, take steps to remedy the problem at the owner’s expense.

14. COMMON AREAS: Every Homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. i.e.: Please do not curb your pets in the common areas.

15. TRASH CONTAINERS: Trash and recycling containers and any other debris or trash should be kept in the garage, behind the house or in an enclosed utility shed and not visible from the street or adjacent lot. All trash must be in the garbage cart and yard waste must be bundled or bagged. Trash and containers should not be put out ahead of the regular schedule and should be returned the same day trash is collected.

16. APPEARANCE: Air conditioning window units are not allowed. Clothes lines are not allowed and clothes should not be hung out to dry within street view. No above ground swimming pools are allowed. Basketball goals, sport equipment or other items are not allowed in the street, nor is playing of any activity allowed within the street. All equipment or personal items should be kept or stored out of sight when not in use. Houses should be painted or pressure washed regularly to prevent unsightly mildew or weathered appearances.

17. FENCES: While submitting an architectural change request form for a backyard fence, please note that only black aluminum fencing is permitted. No wooden fences, chicken wire fencing, chain link fencing, or any like thereof is permitted under any circumstance. The fence must not surpass the halfway point while connecting to the sides of the home. All fences and/or exterior changes must be approved by the board of directors.