

**RULES AND REGULATIONS**  
**ASHWOOD BLUFF HOMEOWNERS' ASSOCIATION, INC.**  
**2023**

1. Units shall only be used for single family residential housing and for no other purpose. There shall be no renting or leasing of any unit, and cannot be used for business, trade or occupation of any kind.
2. Each owner must maintain general liability insurance and fire and casualty insurance upon the Unit and the Owner's Unit furnishings, improvements, and personal property. Owner shall not keep anything in the Unit's garage or in the Common or Limited Common Elements which would result in cancellation of insurance on the building or contents.
3. Owner must keep Unit, its windows and doors, and patio in good, clean order and repair in accordance with Board's prior written approval. Any change to exterior windows, doors and exterior lighting must be submitted to the Board of Directors for approval. (Forms are available from Management Company.)
4. Any change in landscaping or planting, including trees and shrubbery, must be submitted to the Board of Directors for approval. (Forms are available from Management Company.)
5. Signage, advertising or other display is not permitted, except a For Sale sign directly in front of the Unit which is being sold.
6. No fence, awning, storm window, storm door, canopy, shutter or lighting fixture may be affixed to or placed upon the exterior of any improvements or within Ashwood Bluff without the prior written consent of the Board of Directors. (Landscape/Exterior Change Forms are available from Management Company).
7. Proposed fencing must have prior written consent from the Board of Directors. Fencing shall be restricted to areas which enclose patios and must be of black aluminum or wrought iron with finished side facing outside the perimeter. Original wooden fences may be replaced with a similar fence, pending Board approval.
8. Owners shall not hang or display anything on the outside of windows or placed on the outside walls that is visible from any of the Common Elements. Signage, awnings, shutters, antennas or transmitting or receiving devices are not allowed. One black wrought iron wall hanging is allowed. Seasonal displays, such as Christmas wreaths and lights are allowed if in good taste and good working order and must be removed and put away no later than 30 days after the specific occasion.

9. Statuary and planters must not interfere with grounds maintenance or placed in Common Elements and must be kept to a minimum. Decorative signs, decorative flags, yard art, decorations or décor of any kind are prohibited.
10. No clothes, sheets, blankets, laundry of any kind are allowed to be hung outside or exposed. Common Elements and Limited Common Elements must be kept free and clear of rubbish, debris and unsightly materials.
11. Household pets may be kept subject to the Master Deed. A permitted pet when outside the confines of the owner's unit must be kept on a leash and accompanied by a responsible person. Dogs and cats must be walked in designated areas for relief purposes and pet owners are required to pick up and properly dispose of its feces.
12. Nothing shall be done in any Unit or to the exterior of any Unit that would impair the structural integrity of the building or structurally change the building.
13. Drapery backing in a unit which is visible from the outside shall be of a white or off-white color.
14. All garbage must be placed in plastic bags and securely fastened before placing in garbage containers. All garbage containers must be concealed from neighboring Units and Common Areas, except for the 24-hours prior to scheduled trash pickup.
15. Owners' cars must be parked in the garage. Driveways (area in front of the garage) are not for continuous owner parking. Other vehicles, including motorcycles, boats, boat trailers or movable unit of any type is allowed for only 24 hours.
16. Dumpsters or POD-related storage units parked in the owner's driveway are allowed for no more than 14 days.
17. Spaces in the driveway areas in front of each garage are for guest parking. Additional parking is provided after resident driveway spaces are used. Parking along the streets within Ashwood Bluff is prohibited.
18. If an owner is away from their unit longer than two (2) weeks, it is the owner's responsibility to have someone check the property, both inside and outside. If the owner's representative finds any damage, it is the representative's responsibility to immediately notify the Management Company.
19. Auctions, garage and estate sales are not allowed.
20. All regular monthly dues/management fees are payable the first of every month. If not paid by the tenth of the month, the owner shall be assessed 50% of the total monthly

amount. In the event it remains unpaid 30 days from the due date, the entire amount for the following 12 months shall immediately become due and payable in full.

21. In the event of a sale of the Unit, the owner is responsible for providing the new owner with a current copy of the governing documents. Copies of the governing documents are available from the Management Company.
22. Any unit owner in violation or breach of any restriction, condition, or regulation adopted by the Board, or noted in the Master Deed shall be notified in writing. Should the violation not be corrected in 10 days, a fine of \$100 shall be incurred for the first offense which is payable in 30 days. If unpaid within 30 days, the fine will incur a monthly 25% late fee of the outstanding balance. Any recurring violation shall be considered a separate violation with a separate fine.
23. **These Rules & Regulations supersede all prior listings. Please refer to the Master Deed for more detailed information.**