

BAKERTOWN CHOA RULES EFFECTIVE JUNE 20, 2023

Rules:

1. No noxious or offensive trade or conduct may be carried on with the community.
2. No offensive, suggestive, or obscene materials may be displayed on the exterior or anywhere in the interior to be seen from the exterior, or anywhere within the community.
3. US Flags and political signs are legally permitted but must stay within size restrictions. There is a limit of 1 political sign per unit. US Flags, no larger than 3'X4' may be placed on the exterior of the garage using appropriate mounting equipment.
4. No advertisement, artwork or "for sale" signs may be displayed from the interior of a unit to be visible from the exterior of said unit.
5. One "For Sale" sign, not to exceed three feet in height and three feet in width, may be positioned and displayed in the yard of the unit.
6. The overflow parking is available for the use of Residents of the CHOA and their guests. Any vehicle parked in those spaces in excess of 5 days without approval of the CHOA will be subject to towing at the owner's expense.
7. All vehicles owned, leased, or used by an occupant of a unit must be kept or maintained within the interior of the garage or driveway serving the unit. No vehicle will be parked, stored, or maintained on the street. Streets must remain clear for emergency vehicle access.
8. No repairs may be made to vehicles except temporary repairs or for the purpose of enabling the owner of the vehicle to remove said vehicle from the community.
9. No vehicle may be driven within the confines of the CHOA in excess of 15 mph.
10. Units may have door and yard décor but will not infringe on other residents' property and stay within size guidelines.
11. No Boats or any other recreational vehicles will be parked in the community.
12. No antenna, satellite dish, or other type of communication device(s) or apparatus shall be attached or affixed to the exterior of a unit.
13. All exterior modifications, to include landscaping modifications/additions must be submitted for approval to the CHOA prior to the modification. No trees or large bushes will be planted. Owners may place annual flowers throughout flower beds for color. The use of flowerpots is acceptable. Examples of exterior modifications include by not limited to, patio extensions, screening, decking, fencing, garbage blinds, and landscaping.
14. Holiday decorations may be used, except for Inflatables. Holiday lights are not to be attached directly to the unit but may be attached with clips. All holiday decorations must be removed within 30 days after the holiday.

15. All domestic pets will be on a leash or under the control of their owner when exiting their unit property. Pets are permitted in common areas and are not to be on another unit's property without the consent of the unit owner. The pet owner is responsible for immediately cleaning up pet waste from common areas and disposing of it properly.

16. Garbage cans are to be stored within the confines of each unit (not outside) or within a board approved white PVC Blind or appropriate landscaping.

17. Violation(s) of CHOA rules Could result in:

- (a) First offense: Notification by registered mail
- (b) Second repeated offense: \$100 fine
- (c) Third repeated offense: \$200 fine
- (d) Fourth repeated offense: \$300 fine
- (e) Fifth repeated offense: Civil Litigation/Fines
- (f) Failure to pay fines could result in a property lien

CHOA shall notify resident of each offense by certified mail.

Nothing contained in the aforesaid rules and regulations shall limit or preclude the CHOA from altering, amending existing rules or regulations, or from enacting additional rules and regulations.