**Saylor’s Watch HOA, Inc.**

**Community Guidelines**

**As of May 2014**

The following guidelines are based on the Saylor’s Watch Declarations. For full explanations please refer to the Declarations.

1. All units will serve as residential only. No commercial activity is allowed.
2. No other buildings shall be constructed on the lot and used for residential purposes or other reasons.
3. Owners shall maintain their units and lots and not change the appearance of their dwellings.
4. No rubbish shall be stored outside and no clothes lines are allowed.
5. No activity that will annoy the neighborhood shall be carried on and no automotive repairs shall be allowed.
6. No animals except cats, dogs and other typical domestic pets shall be allowed on the property. No livestock or poultry is allowed. No pets may roam without a leash and all animals must be cleaned up after at all times. Owners shall be charged for cleanup if they do not cleanup after their pets.
7. No signs shall be allowed on the common property without the permission of the Board of Directors. One standard real estate sign may be allowed in a downstairs window or directly in front of the unit.
8. No fishing or swimming is allowed in the retention pond.
9. No motor vehicles, boats or trailer may be parked on lawns or any areas that are not paved. No boats, trailers, RV’s, commercial trucks or other such vehicles may be kept on common grounds for more than 10 hours. All such vehicles shall be towed off the property at the owner’s expense if parked on the common ground in violation.
10. No antennae are allowed except those OTARD devices that fall under FCC regulations. Anyone who positions an OTARD dish shall contact the association prior to installation and any damage to the buildings or other property shall be the responsibility of the unit owner. OTARD dishes are not allowed on the common grounds without the expressed permission of the Board of Directors.
11. All holiday decorations and lights shall be removed from the property within a week after the holiday.
12. All window coverings as seen from the outside shall be white or neutral in color and all lights shall be white or clear.
13. All utilities, gas tanks etc. shall be concealed from view and all fencing and screening shall be approved by the Board of Directors or the Architectural Review Committee.
14. All flags and flag poles must be approved by the Board of Directors or the ARC prior to installation. No flag of a serious offense nature to other residents shall be allowed.
15. Any deviations from the rules above must be approved by the Board of Directors.
16. Owners may install flowers and small shrubbery is so desired in front of the units just so long as none shall exceed the eventual height of two feet. Owners may also place exterior furniture such as chairs and settees in the front of their units and pieces of exterior décor such as large planters, statues, etc. but shall not clutter the walkways or cause any issues of safety. The Board of Directors and the ARC shall have final approval of any and all exterior furniture and décor. No interior furniture shall be in front of the units at any time.

Rules and Regulations that are violated by owners, guests, tenant or invitees are subject to monetary assessment fines after the owner has been notified of the violation and given a reasonable period of time to comply. After notification, subsequent violations of the same rule will be subject to the following:

**2**nd Offense…………………………$25.00 Fine

**3**rd Offense…………………….……$50.00 Fine

Subsequent Offenses…………………….$100.00 Fine

Major violations up to $100 per diem

An owner that is in violation of the Rules and Regulations may request in writing, within 15 days of the violation, a hearing before the Board of Directors at their next regularly scheduled meeting. However, a disagreement with the rule, method of enforcement or request for hearing relating to the violation of that rule does not relieve the obligation to abide by it (rule).

The Board of Directors for the Association has the right to make additional Rules and Regulations as may be required from time to time. These additional Rules and Regulations shall be as binding as all other ones previously adopted.

These Rules and Regulations adopted this the May 2014.