

RULES & REGULATIONS

For HIGHLAND POINTE AT SUMMER GROVE HOMEOWNERS ASSOCIATION

1. A 25 MPH Speed Limit within the community shall be adhered to by residents and guests.
2. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made by letter from time to time.
3. No commercial, noxious, or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. All lots are to be used for residential purposes only. It is prohibited to run any type of business out of your home. Tractor trailer trucks are prohibited to be parked on any street or lot in the community.
4. No pets are to roam freely throughout the neighborhood or in the yard. All pets are to be on a leash at all times when they are outside your home and/or your fenced in back yard. All homeowners are responsible for picking up after their dogs.
5. No automobile and motor vehicle may be dismantled, repaired or stored on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property for over thirty (30) days. Commercial vehicles, camper trailers, recreation vehicles, trailers, and/or boats shall be stored at the rear of the residence.
6. Homeowners are expected to provide ample parking for their vehicles within their garages and driveways. Residence parking on the streets and in the grass is prohibited unless entertaining.

7. Satellite or dish antenna must be placed at the rear of the home or the rear corner of the lot. The dish cannot exceed twenty-two inches (22") in diameter.
8. No signs other than a "For Sale" or "For Rent" sign shall be displayed on any lot.
9. Signs, of any kind, cannot be taped to any painted pole, subdivision sign, or street light.
10. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
11. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.
12. Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds, and shrubbery trimmed. Exterior should be free of mold and mildew and pressure washed as needed and painted exterior surface painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish.
13. Parents are responsible for their children and their actions at the bus stops and anytime throughout the community.
14. Please report stray animals to Animal Control. All animals should be on a leash at all times when outside the home.

15. Every resident shall comply with these rules and regulations and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

Adopted by the Board of Directors on 06/01/2018