

ARBOR WALK PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS FOR GARDEN HOMES

Updated February 11, 2019

The following rules and regulations were established to govern the Garden Home Common Areas of Arbor Walk Property Owners Association and to define standards for all owners of garden homes. These Rules and Regulations for Garden Homes compliment and find basis in the Association's Restrictive Covenants and Dedication of Servitudes and Easements and all Amendments thereto, Rules and Regulations, By-Laws and Articles of Incorporation and are not intended to violate, supersede or replace them. These Rules and Regulations may be amended from time to time by the presiding Board of Directors for Arbor Walk Property Owners Association. Garden home owners must also comply with the Rules and Regulations promulgated for all residents in Arbor Walk Subdivision.

Homeowner Responsibilities:

- Each homeowner is responsible for the actions of all their family members, as well as their guests, tenants and guests of tenants. Furthermore, the owner is responsible for informing their tenants of all Rules and Regulations and Restrictive Covenants of the Association.
- Common areas and parks are for use by all members and their guests and should not be used in any manner that will detract from the neat appearance or aesthetics of the area.
- Common areas considered as the "front yard" and "rear yard" are presumed to be the private space of the garden home owner. While these spaces are technically owned by the Association, they are for the private use of the owners of the garden home. Employees of the Association are granted the right to enter these spaces for the maintenance of the grounds.
- All residents have the right to peaceful enjoyment of their respective property as well as the common areas. Consideration and moderation of excessive noise are in order.

SPECIFIC RULES AND REGULATIONS

1. **Yard Maintenance:** The front, side and rear yards must be kept neat and free of any junk, storage containers, toys, empty planting pots, etc.
2. **Website:** A website for AWPOA was established to provide its residents with information pertaining to the subdivision. Governing documents for AWPOA such as the Restrictive Covenants and Dedication of Servitudes and Easements, and Amendments to the Restrictive Covenants are located on the site. All garden home

owners should be registered on the website to receive email blasts. The website is located at www.gnoproperty.com. AWPOA will send an email to all garden home residents pertaining to AWPOA information. If you are an owner and have not registered for emails, please contact Renaissance Property Management at dwayne@gnoproperty.com for the password to sign up.

3. **Pets:** Dogs must be on a leash at all times when not confined to a yard. It is the pet owner's responsibility to insure their pet is not a nuisance to their neighbors. Excessive barking, cat yowling or other animal noise is considered a nuisance. Pet owners are responsible for picking up and discarding their pet's excrement. Owners should not walk their dog in the front or rear yards of other garden home owners' property.
4. **Parking:** Street parking is prohibited and may be used for short periods only and may not be used for any regular parking. Parking spaces on Cormaic are for overflow and guest parking. These parking spaces are not to be used for a vehicle that is sparingly used or is not in working order.
5. **Longue Vue Park:** This park area is for all residents to enjoy. The area should be left clean and all personal items such as chairs, cups, etc. should be removed upon leaving.
6. **Architectural Exterior Alteration Approval:** Any exterior alteration to a property or yard **MUST BE SUBMITTED** in advance for review by the Architectural Review Committee and written approval must be received by the owner prior to commencement of a project. This includes, but not limited to, adding sod, replacing plants, creating a bed, driveway extension, pergola, patio, etc. All requests **MUST** be submitted by an OWNER not a contractor. Architectural exterior alteration forms are available on the AWPOA website.
7. **Basketball Goal:** A basketball goal may not be placed upon any grassy area and may only be placed in the driveway, with written approval by the Architectural Review Committee as to the design and location. A request, photo and plot plan showing the desired location of the goal in conjunction to the home and street must accompany the request.
8. **Mailboxes:** Mailboxes are the responsibility of the garden home owner and must be maintained in good condition. The numbers must be clearly visible on both sides of the rider. Approved vendor for mailboxes is Magnificent Mailboxes, Paul, Phone: 504-250-2396.
9. **Garbage Cans:** Garbage container must be stored in the garage or other enclosure not visible for any neighbor or from the street. Any enclosure to hide the garbage can **MUST** be submitted and approved by the Architectural Review Committee prior to installation.