

# ESTATES OF NORTH PARK HOMEOWNERS ASSOCIATION, INC.

## RULES AND REGULATIONS

Established May, 2020

Revised 2/21/24

The following rules and regulations were established to govern the Estates of Northpark Homeowners Association and its facilities and to define standards for all members of the Association. These Rules and Regulations compliment and find basis in the Association's Restatement and Consolidation of Servitudes and Easements and Restrictive Covenants (hereinafter referred to as Restrictive Covenants) and Amendments thereto, 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 Estates of Northpark Homeowners Association, Inc. (hereinafter referred to as ENPHOA).

### Homeowner Responsibilities:

- Each homeowner is responsible for the actions of all their family members, as well as their contractors, 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 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.
- 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.
- The management of the common areas and amenities is facilitated by Renaissance Property Management under the direction of the Board of Directors. Any and all requests concerning the common areas must be reviewed by the Board of Directors and submitted to Renaissance Property Management.

### SPECIFIC RULES AND REGULATIONS

- 1. Website:** A website for ENPHOA was established to provide its residents with information pertaining to the subdivision. Governing documents for ENPHOA such as the Restrictive Covenants and Amendments to the Restrictive Covenants are located on the site. Website address is [www.estatesofnorthpark.com](http://www.estatesofnorthpark.com). If you are an owner and do not know the Resident password for the website, please contact Renaissance Property Management at [susan@renrs.com](mailto:susan@renrs.com).

2. **Traffic Safety:** The speed limit in the subdivision is 15 mph posted and residents, their tenants, their contractors and guests are expected to comply with this speed limit.
3. **Advertisement Signs:** No signs of any kind are permitted anywhere on any lot or improvement on a lot, at any time, except ONE real estate sign listing a property for sale or for lease. Open house and directional signs can be placed at the front entrance and in front of the home on the day of the open house only and must be removed the same day.
4. **Entrance Gate:** A 5-digit entry code is assigned to all residents (one per household) and should be kept PRIVATE with the intent of your personal use. Your 4-digit directory code (which can be found in the data access system at the front entry call box next to your name) should be used for ALL guests, delivery services, landscapers and other contractors or vendors accessing our neighborhood. This code when entered will ring to the phone number provided by the resident and linked to their entry code. No tailgating is allowed when entering the gate. Please contact Susan with Renaissance Property Management with any changes to the access system data.
5. **Pets:** Dogs must be on a leash at all times when not confined to a homeowner's 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 at all times. Owners should NOT place a bag of excrement in a garbage can at the street belonging to a neighbor.
6. **Trash & Recyclables:** Trash containers and recycle bins should be stored OUT OF SIGHT! Trash and yard debris should be brought to the street no sooner than 24 hours prior to scheduled trash pickup. Use caution when disposing of paint, cooking oil or any liquid chemicals to insure there is no potential of leakage.
7. **Pool & Cabana:** Pool hours are 7:00am to 9:00pm. Anyone entering the pool area during CLOSED hours will be considered trespassing. Pool area is for residents and their guests ONLY. Commercial activity such as swim lessons is prohibited. Guests may only use the pool and cabana with the resident present. Residents are responsible for any damages caused by their guests. The pool is cleaned weekly and chemical levels are checked weekly and added if needed. Janitorial services are 2 times a week during the spring/summer season and once a week during fall and winter. Exclusive use of the pool area for parties is not allowed. If you host a party at the pool, the area must be thoroughly cleaned and all trash removed from the premises. Residents are limited to 10 guests at one time. Swim at your own risk.
8. **Parking Lot:** Parking is limited to short term pool use, tennis court and walking path for residents and their guests. Regular parking, guest parking and contractor parking in this lot is prohibited. Unauthorized vehicles parked in this lot will be reported for towing. The parking lot may not be used for any event organized by any member

without the expressed consent of the Board of Directors. The parking lot may not be used for any commercial activity such as, but not limited to, Food Truck, Snowball Stand, Caterer, Cookout, Bar-B-Q, Smoker, etc.

- 9. Tennis Court:** The tennis courts are for residents and their guests. Owner **MUST** be present with guest. Tennis courts are on a first come first serve basis. Please limit use of the court to no longer than 1.5 hours at a time. The courts **MAY NOT** be used for private or group tennis lessons. The tennis courts **MAY NOT** be used for any commercial purposes such as providing tennis lessons for a fee. Courts may not be used for any purpose other than tennis or using the basketball hoops. Play at your own risk.
- 10. Playground:** Playground is for residents and their guests only. Owners must accompany guests at all times when using the playground. Playset is designed for children and use by adults is prohibited. Play at your own risk.
- 11. Common Areas, Green Spaces and Walking Path:** These areas are for the enjoyment of the Estates of Northpark community. Residents and their guests should use caution at all times when using these common areas. Snakes and other wildlife may be present at any time. Owners must accompany their guest at all times.
- 12. Golf Carts:** Any and all drivers of a golf cart **MUST** be a state licensed driver. A golf cart driven by an unlicensed driver not only poses a risk to the underage driver but also to all other vehicles and pedestrians on the street. Golf carts are prohibited on any green space, common area, tennis court, playground, sidewalk, walkway, pond banks, lawns, etc. and must follow posted traffic signs in the subdivision. Golf carts must be stored in the garage out of public view.
- 13. Motorized Vehicles:** Dirt bikes, 4-wheelers, go karts, ATVs, or any such recreational vehicles, are not allowed on any common space, green space, or sidewalk. These types of vehicles are strictly prohibited in the neighborhood.
- 14. Security Cameras:** Security cameras are installed at the front entrance and pool area. These cameras are in place to deter criminal activity and to prevent vandalism to the front entrance or pool area. **The security cameras do not assure the security to any owner, resident, property or guests. Property owners are solely responsible for the security of their families, pets, property, vehicles, etc.**
- 15. Architectural Control Committee Exterior Alteration Approval:** Any exterior alteration to a property must be submitted in advance for review by the Architectural Control Committee and written approval must be received by the owner prior to commencement of a project. All requests **MUST** be submitted by an **OWNER** not a contractor. Architectural Control Committee exterior alteration forms are available on the ENPHOA website.

**16. Pods, Storage Containers, Dumpsters:** Any containers such as a pod, dumpster, moving trailer, etc., on a property for moving or renovations for longer than 48 hours, must be approved by the Board of Directors. A request stating the dates and duration must be submitted using the Architectural Control Committee Exterior Alteration form and submitted to the property management company for review and approval by the Board of Directors.