

LEDBRIDGE VISTA
INITIAL COMMUNITY RULES

THESE INITIAL COMMUNITY RULES are hereby adopted pursuant to the terms of the Declaration of Covenants, Conditions, and Restrictions and Association Bylaws for Ledbridge Vista Subdivision, and shall be binding and remain in full force and effect until such time as they are modified or amended in accordance with the procedures established in said Declaration and Bylaws.

RULE I
PUBLIC AREAS

Public Areas shall include all Common Elements as defined in Article I.4 of the Declaration of Covenants, Conditions, and Restrictions and Association for Ledbridge Vista Subdivision.

I.A No bicycles, scooters, or similar vehicles, or other personal property of Owners or tenants, shall be parked, stored, allowed to stand, or remain in the public areas,

I.B Pets shall be carried or leashed at all times in the public areas, and shall not be permitted to excrete anywhere in the public areas (Owners shall be responsible for immediate clean up of any pet excrement).

I.C No smoking, cooking, or barbecuing, nor shall solvents, petroleum-based products or other chemicals of similar nature, be permitted in or upon the public areas.

RULE II
WINDOWS

II.A Awnings and/or window boxes may be installed upon the exterior of improvements to Lots only with the advance written consent of the Architectural Review committee, and the type, color and method of attachment must be pre-approved in writing by the Architectural Review Committee.

II.B No signs, notice, advertisement, or illumination shall be inscribed or exposed on or out any window or other part of any improvement upon any Lot, except such that has been approved in writing by the Architectural Review Committee.

RULE III
TRASH AND RECYCLING

III.A Garbage and refuse from all Lots shall be disposed of regularly but only at such times and in such manner as the Association may direct.

III.B All Garbage and refuse shall be contained within sanitary trash receptacles designed for temporary storage of garbage and refuse with the lid thereof closed. In no event may trash bags nor cardboard boxes alone be used to store or hold garbage and refuse. In the case of recycling containers, closing lids shall not be required.

III.C All Trash receptacles shall be kept within an area screened from public view, except when placed near the right of way margin for collection, and shall not be permitted to remain near the right of way margin for more than twenty-four(24) hours after scheduled collection times.

RULE IV
NUISANCES

IV.A No Owner or tenant shall make, permit, or cause disturbing noises, smells or lights to be emanated from their Lot or do or permit anything to be done thereupon which unreasonably interferes with the right, comfort, or convenience of other Owners.

IV.B No construction or repair work or other installation involving the broadcast of noise, smell, or light shall be conducted upon any Lot except on weekdays and Saturdays(not including legal holidays) and only between the hours of 8:00 a.m. and 7:30 p.m.

RULE V
PETS

V.A Owners or their tenants may keep up to a total of two (2) pets on their Lot, and then only so long as the keeping of such pets does not interfere with the rights or convenience of other Owners. In no event shall any pets be kept or maintained for commercial purposes. No horses, pigs, llamas, alpacas, poultry, hoofed animals or other animal typically considered livestock may be kept on any lot.

V.B No wild, dangerous or excessively aggressive animals may be kept on any Lot, within any dwelling or within the Ledbridge Vista Subdivision. The Association shall have the exclusive right to determine "reasonableness" and "excessively aggressive" as it applies in this section. Owners are hereby advised that the Association shall consider whether a mixed or pure breed, the following animals to be excessively aggressive: Poisonous reptiles and insects; alligators and crocodiles; lions, tigers, leopards, bobcats, cougars, pumas and other predatory cats; coyotes, wolves, dingos and other "wild" breeds of dogs; Akitas, Alaskan Malamutes, American Staffordshire Terriers, Pit Bull Terriers, Chow Chows, Doberman Pinschers, German Shepherds, Great Danes, Presna Canarios, Rottweiler, Siberian Huskies, Mastiffs, Saint Bernard, Rhodesian Ridgebacks or any mixes thereof; and any other animal generally considered as wild or not intended for captivity as a pet.

V.C all pets must be kept under the control of their owner when they are outside the occupant's premises and must not become a nuisance to other residents at any time. All pets must be kept on a leash when outside the bounds of their Lot. Each Owner shall be responsible for the disposal of their pet's waste, and shall promptly remove the same from any Lot, right of way, easement or common area.

V.D All Pets must be registered, licensed, and vaccinated as required by law. Dogs shall not be permitted to bark or howl causing a nuisance to other Owners. No other livestock or poultry of any kind are allowed.

V.E Owners shall not permit pet excrement to accumulate upon their Lot.

RULE VI
FIREARMS AND FIREWORKS

VI.A No discharge of firearms or fireworks shall be permitted anywhere on, in or from Lots or Common Areas within Ledbridge Vista Subdivision.

RULE VII
COMPLAINTS

VII.A Complaints regarding compliance with these Rules, maintenance of common Areas, or administration of the Association shall be made in writing to the Board of Directors.

RULE VIII

PARKING

VIII.A Owners, tenants and guests shall park only within garages, and upon driveways upon the Owner's Lot. Vehicles may not be permitted to park upon the margins of rights of way.

RULE IX

STRUCTURAL CARE

IX.A No cars, trucks, scooters, motorcycles, or similar vehicles shall be washed inside of a unit's garage.

RULE X

USE OF PROPERTY

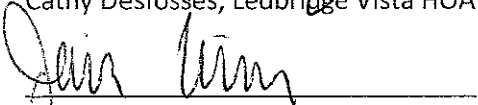
X.A There shall be no more than 20% of homes being used for rental purposes at any one time.

The foregoing Rules and Regulations were approved and adopted by the Board of Directors for the Ledbridge Vista Home Owner's Association, Inc., amending and replacing all prior rules and regulations, and are effective hereafter on this the 16th day of July, 2012.

By:



Cathy Desfosses, Ledbridge Vista HOA President



Jamie Niver, Ledbridge Vista HOA Secretary



Nancy Wedelstaedt, Ledbridge Vista HOA Treasurer