

INFORMATION FOR HOMEOWNERS OF COVINGTON HOMESTEADS

Part A: Rules and Regulations

I Purpose

This information is provided as a convenient reference for Homeowners regarding the governance, regulations, operations, finance and amenities of Covington Homesteads Condominiums and the Covington Homesteads Condominiums Association. In the event of conflict between this information and the Condominiums' or Association's governing documents, THE TEXT OF THE GOVERNING DOCUMENTS WILL CONTROL.

II Governance

All Homeowners are members of the Covington Homesteads Condominiums Association. The Association is governed by a Board of Directors elected by the members. The annual meeting of Homeowners is scheduled in September of each year. Directors are elected and the annual budget for following year is adopted at that meeting.

The Board and its Committee meet periodically, most often in the summer months. All Homeowners are welcome to attend Board or Committee meetings.

III Association Dues

All Homeowners are required to pay annual Association dues in an amount adopted each year at the annual meeting of Homeowners. Dues are payable in quarterly installments in advance on the first of January, April, July and October of each year. Unpaid dues become a lien on a Homeowner's residence; late payment penalties may be assessed against a Homeowner if dues are not paid by applicable payment dates.

The Board may impose special assessments up to \$500 per Homeowner for unanticipated expenses. The members of the Association may authorize larger assessments.

The Association provides the benefits for Homeowners which are described in part B of this information. In general, the Association is responsible for maintenance, taxes and insurance for all of the common facilities. Homeowners are responsible for maintenance, taxes and insurance for their own residence.

IV Regulations for Use of the Property

All homes will be used exclusively for residential purposes of a single family.

Nothing may be kept or done in any home which violates any law or ordinance or causes an increase in insurance rates.

No additional buildings may be erected on the property without the consent of the Board.

No structural changes may be made to any residence or to any other property without the consent of the Board.

No trees, plants or shrubs may be altered, added or removed from the property without the consent of the Board (except within the immediate perimeter of a home).

Nothing may be done or permitted in any residence which will impair its structural integrity.

Nothing may be done or kept in a residence or on the property which is a nuisance to other homeowners.

No clothes, sheets, blankets, rugs, laundry, etc. may be hung and/or exposed on the property; and the property will be kept free of rubbish, debris and other unsightly debris.

No industry, trade or other commercial activity may be conducted in a residence or on the property without the consent of the Board.

No "For Sale," "For Rent," or similar sign is permitted in windows, or elsewhere on or attached to a residence, or otherwise on the property without the consent of the Board.

No animals may be kept in a residence or on a property except small pet dogs, cats or customary household pets. When outdoors, pets must be attended and under leash. Owners are responsible for cleaning up after their pets while outdoors.

No boats, campers, trailers, buses, mobile homes, motorcycles, minibikes or other unconventional vehicles may be parked or stored anywhere on the property except in an enclosed garage.

Homeowners are encouraged to park their personal vehicles in their garage and not in their driveway or at the curb. Garage doors are to be closed when the area is not in immediate use.

Homeowners are also encouraged to instruct their guests or service providers to part in the Homeowner's driveway. If a Homeowner expects a large number of guests or service providers at one time or for an extended time, they should be instructed to park in the special parking facility located near the pool.

V. Regulations for use of the Recreational Facilities

1. General

- (a) Only Homeowners, their families and guests are permitted to use the facilities.
- (b) Family members are defined as children, grandchildren and in-laws.
- (c) Guests must be accompanied by a Homeowner.
- (d) Homeowners are responsible for the actions of family members and guests.
- (e) Homeowners may use the facilities for adult parties, subject to advance notification and approval of the Present or Vice President of the Association.
- (f) ALL PERSONS USING ANY OF THE FACILITIES DO SO AT THEIR OWN RISK.

2. Swimming Pool

- (a) Pool hours are from 6:00 a.m. to 11:00 p.m.
- (b) All persons using this pool do so at their own risk.
- (c) Only residents, their family members, and guests of residents are permitted to use the pool.
- (d) Residents are defined as persons age 18 or over who reside in a home in Covington Homesteads as their principal residence. Family members are defined as children, grandchildren and in-laws who are residing with or visiting a resident.
- (e) Whenever possible, a resident should accompany family members using the pool. Guests must always be accompanied by a resident. Two guests are permitted per resident.
- (f) Keys are the responsibility of the resident and must never be shared with guests or non-resident family members.
- (g) Residents are responsible for actions of family members and guests.
- (h) Only toilet trained children are permitted in the pool. No swim diapers permitted.
- (j) No children under the age of 18 unless accompanied by an adult.
- (j) No food or glass is permitted in the pool area. The pool area should be kept clean and free of trash at all times.
- (k) No running or roughhousing is permitted. Any resident as well as the Property Manager has the right to dismiss an unruly child.
- (l) No devices that play music are allowed.
- (m) Restrooms are to be kept clean and must be locked after use.
- (n) Umbrellas should always be closed and the gate locked before leaving the pool.
- (o) Residents may use the pool for adult parties provided that permission is obtained in advance from the Board of Directors.

3. Tennis Courts/Pickleball Courts

- (a) Only three guests of a family member are permitted at one time.
- (b) The wearing of tennis shoes is required.

- (c) The courts are to be used for tennis or pickleball only. No running or horseplay is permitted.
 - (d) Food and glass are not permitted without the express permission of the Board. The area is to be kept clean and free of debris.
 - (e) If people are waiting to use the courts, those using the courts are limited to one hour for singles play and one and a half hours for doubles play.
4. Fishing Pond
- (a) Children under 12 in the immediate vicinity of the pond must be accompanied by an adult.
 - (b) No swimming, boating, wading or ice skating is permitted.
 - (c) No license is required for fishing and there is no limit on the number of fish caught or kept.

Part B: Responsibility for Facilities and Services

I What Are The Responsibilities of The Association?

1. Provide and Maintain Recreational Facilities.

- (a) Heating swimming pool.
- (b) Swimming pool furniture and equipment.
- (c) Two tennis courts.
- (d) Fishing pond.

2. Provide and Maintain Other Physical Facilities.

- (a) Privacy wall.
- (b) Guard house.
- (c) Entrance sign.
- (d) Entrance garden.
- (e) Pool house.
- (f) Storage building.
- (g) Streets.
- (h) Curbs.
- (i) Street lights.
- (j) Lawns.
- (k) Plants, trees and shrubs (except within the immediate perimeter of a home).
- (l) Pump and irrigation system.
- (m) Waterfall.
- (n) Rock Stream.
- (o) Collecting ponds.
- (p) Extensive common areas and beautifications.

3. Provide Other Services.

- (a) Irrigation of lawns and grounds.
- (b) Lawn mowing.
- (c) Lawn fertilization and weed control.
- (d) Trees, plant and shrub care, pruning and disease control (except within the immediate perimeter of a home).
- (e) Snow removal for streets.
- (f) Snow removal for driveways.
- (g) Snow removal for walkways.
- (h) Trash pickup (except as provided by City).
- (i) Accounting services for the Association.
- (k) Printing and distribution of Board and Committee minutes and reports.
- (l) Printing and distribution of the annual Association directory.
- (m) Arrange social events and Association meetings.

4. Pay Taxes.

- (a) Real estate taxes on the recreational facilities.
- (b) Real estate taxes on the other physical facilities (except individual homes).
- (c) Real estate taxes on all other common ground.
- (d) The Association's state and federal income tax.

5. Provide for Insurance.

- (a) Casualty insurance for the recreational facilities and all other physical facilities (except individual homes).
- (b) Liability insurance for the Association.

II What Are the Responsibilities of a Homeowner?

1. Maintenance of Their Residence.

- (a) Upkeep, cleaning and maintenance of their individual residence. The term "residence" includes the interior, exterior and roof of the structure, contents and fixtures, sidewalks, driveways, retaining walls associated with a residence, other fences, walls or screens associated with a residence, patios, decks, porches, porticos, pools (swimming or fish) associated with a residence, grills, outside or decorative lighting, interior or exterior air conditioning and heating units, utilities within the confines of a residence and trees, plants and shrubs within the immediate perimeter of a residence.

NOTE: If the residence is not maintained and repaired satisfactorily by the Homeowner, then, at the discretion of the Board, the residence may be maintained or repaired by the Association, the cost assessed against the Homeowner and the ability of a lien to be placed by the Association against the residence.

- (b) The Association will provide exterior house paint.

2. Pay Taxes on Their Residence.

- (a) Real estate taxes assessed against the Homeowner's individual residence.

3. Provide Insurance For Their Residence.

- (a) Homeowner's residential and individual liability insurance and casualty insurance for Homeowner's residence and contents.