

# QUAIL MEADOW HOA GENERAL RULES & REGULATIONS

Duly Adopted by the Board May 1, 2016

The following Rules and Regulations are set forth by the Quail Meadow Subdivision HOA and are taken directly from the Quail Meadow Subdivision CC&R's. The following Rules & Regs are a summary of the Governing Documents and other city ordinances, which are already in place and for which the HOA has chosen to highlight in the list below. Please understand that the Rules and Regs (and thereby the Governing Documents) are set forth and in place in order to **maintain and increase the value of the community**. These Rules & Regs are not new, just outlined below for your convenience. It is our intent to continue to make Quail Meadow a wonderful place to live by maintaining a beautiful and desirable neighborhood. If you have any questions, would like further clarity on any portion of the Governing Documents or would like a full copy of the CC&R's, please download CC&R's button

## I. GENERAL

- A. **DAMAGES:** Homeowners are responsible for any and all damages to Common Areas made by the homeowner, renters, guests, or pets of their unit. All repairs or replacements are at the discretion of the Association and will be billed back to the homeowner.
  - B. **SUPERVISION:** There is no supervision of the common areas including any open grass areas or otherwise. Use these amenities at your own risk.
  - C. **VEHICLES:** No vehicles should be kept in disrepair. All vehicles need to be placed within the appropriate parking areas. Recreational vehicles of any sort must be "screened from street view".
  - D. **GARBAGE CANS:** All garbage cans and refuse, when not on the street for garbage day pickup, must be screened from view. Garbage cans may not be left on the street for extended periods.
  - E. **ANTENNAS:** No exterior radio antenna, television antenna or other antenna of any type shall be erected or maintained on the Property unless it is approved by the Architectural Committee or fully screened from view.
  - F. **PETS:** All dogs must be kept on a leash and otherwise controlled at all times when off the premises of the Owner. Each Owner shall be responsible for the immediate clean up of any animal droppings.
  - G. **OTHER ANIMALS:** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs or cats, not to exceed two (2) in number.
  - H. **LEASING UNITS:** Homeowners are responsible to inform renters of all rules and/or changes in the rules. Homeowners are ultimately responsible for any and all of their tenant's damages and/or fines.
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## II. NOISE & NUISANCES

A. **NOISE:** Please use good judgment when playing stereos and TVs and in regard to pets and children inside and outside of your home. Per the community and city noise ordinance, community quiet hours are between 10:00 P.M. and 7:00 A.M. Residents have the right to call the Caldwell police if they hear excessive noise in the community.

B. **NUISANCES:** No rubbish, debris, noise, odor or item shall be allowed to accumulate or become unsightly, offensive, unsanitary or otherwise detrimental to the Property or its occupants.

## III. ARCHITECTURE CONTROL

A. **TEMPORARY STRUCTURES:** No house trailers, mobile home or other temporary structure may be placed upon any portion of the Property, except as may be required by construction.

B. **LANDSCAPING:** Each lot and front yard shall be completed with grass, sprinkler system and/or other appropriate ground cover as approved by the Architectural Committee. All yards must be fully landscaped.

C. **SIGNS:** No sign of any kind shall be displayed to the public view unless approved by the Architectural Committee. Exceptions are as follows; for sale signs, leasing signs or other “temporary signs of customary and reasonable dimensions not to exceed five (5) square feet and other information signs as approved by the Architectural Committee.

D. **EXCEPTIONS:** The HOA management committee reserves the right to grant exceptions to the rules. Requests for exceptions must be submitted to the HOA management committee in writing. The committee will then rule whether an exception will be granted.

## IV. ASSOCIATION MEMBERSHIP & COLLECTIONS

A. **DUES:** HOA fees are due every year on June 1<sup>st</sup> and become late on the 30<sup>th</sup>. These assessments are recurring expenses and are due even if no invoice is mailed or received. Late fees may be added to your account if dues are not received by the 30<sup>th</sup>.

B. **COLLECTION ACCOUNTS:** Any Owners which have outstanding dues for an excess of six (6) months may be sent to collections. Owners who fail to take corrective actions by remedying violations or by contacting the management committee to make immediate remedies may also be sent to collections for non-compliance.

The Rules and Regulations documents is meant to act as a collective document where expectations and enforcements can be met and delivered in accordance with the Governing Documents of the community. All actions can be appealed by submitting appeals in writing to the Quail Meadow Board of Directors which retains the right to make exceptions where appropriate in governing the community. Please make appeals to [info@quailmeadowhomeowners.com](mailto:info@quailmeadowhomeowners.com)

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