

final revision 8/19/97

Heather Glen at Glen Kernan

Kernan Mill Homeowners Association

Rules & Regulation	Fine
1) Pets must be kept leashed when off Owner's parcel. Owners must immediately collect and properly dispose of waste and litter of their pets	\$50 per occurrence
2) Signs, except those required for legal proceedings and standardized Real Estate For Sale/Rent signs are prohibited	\$50 per occurrence
3) No obstruction to visibility at street intersections or directional traffic signs except those approved by the Board of Directors	No fine. Immediate correction of violation.
4) All garbage and trash containers will be placed and maintained in areas screened from all viewing angles. All trash placed for pick up should be containerized or bagged. Trash shall not be placed for pick-up prior to the evening before the scheduled pick up. Containers shall be removed from the street on the day of pick-up	\$50 per occurrence
5) No window or wall mounted air conditioning units shall be installed in any side of a building which can be seen from the street.	\$50 fine and immediate correction of violation.
6) Except for tents or other temporary structures for use during brief social functions, no temporary structures or outbuildings will be permitted on any parcel at any time.	\$50 fine and immediate correction of violation.
7) All new and replacement fences must be approved by the Architectural Review Board and must meet the "Fence Standards" as adopted on 1/97. (Shadow box fence type with landscaping in front of all street facing fence sections.	\$50 fine and immediate correction of violation
8) Any and all improvements on each Lot must be approved in advance by the Architectural Review Board. No building, fence, wall, driveway, swimming pool or any other structure or improvement, regardless of size or purposes whether attached to or detached from the main residence, shall be commenced, placed, erected or allowed to remain on any Lot nor shall any additions to exterior change or alteration thereto be made until building plans & specifications covering same, showing the nature, kind, shape, heights, size, materials, exterior color schemes, location and orientation on the lot, be submitted to and approved by the Architectural Review Board.	\$50 fine and immediate correction of violation

9) All above ground fuel tanks, cylinders, or containers for the storage of liquified petroleum, gas or other fuel shall be screened from view from adjacent Lots and the street.	\$50 and immediate correction of violation
10) An Owner may store or park a <u>Boat</u> , other watercraft, or boat trailer within his parcel <u>only</u> if completely screened inside a garage or within the rear yard concealed from view from any adjacent Lot or roadway. For the purpose of cleaning and restocking, boats may be parked for several hours, not to exceed 24 hours in any one week, i.e. Monday through Sunday.	\$50 per occurrence and immediate correction of violation.
11) An Owner may store or park a <u>Recreational Vehicle</u> within his parcel <u>only</u> if completely screened inside a garage or within the rear yard concealed from view from any adjacent Lot or roadway. For the purpose of cleaning and restocking such vehicle, the vehicle may be parked for several hours, not to exceed 24 hours in any one week, i.e. Monday through Sunday.	\$50 per occurrence and immediate correction of violation
12) An Owner may store or park any commercial vehicle, camper, tractor, motorcycle, motorized bicycle, motorized go-cart within his parcel <u>only</u> if completely screened inside a garage or within the rear yard concealed from view from any adjacent Lot or roadway.	\$50 per occurrence and immediate correction of violation
13) The repair and or restoration of any vehicle within any parcel or common area, except those made in an enclosed garage or workshop, are not permitted. Repairs of an emergency nature are permitted to the extent necessary to enable movement of the disabled vehicle to a proper repair facility.	\$50 per occurrence
14) Landscaping must be neatly trimmed, weeded, and maintained in an orderly manner, meeting minimal landscape requirements as determined by the Board of Directors. Grass must be kept mowed. Lawn clippings must be removed from sidewalks, driveways, curbside, and street and must be bagged for trash pick up.	\$50 per occurrence and immediate correction of violation
15) No illegal, noxious or offensive activity shall be permitted on any part of the Property, nor shall anything be permitted or done which is or may become a nuisance or a source of embarrassment, discomfort, or annoyance to the neighborhood. No trash, garbage, rubbish or debris shall be deposited or allowed to accumulate or remain outside a receptacle on any part of the Property, including street rights-of-way. No fires for burning trash, leaves, or other debris shall be permitted on any part of the Property.	\$50 per occurrence and immediate correction of violation

16) No owner, guest, or employee of an Owner shall deposit trash, debris, chemical, or other polluting substance into any of the lakes or ponds or upon any other parcel or common area within the property. The Association shall have the sole and absolute right to control the water level of such lakes and to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in and on such lakes. Motorized boats are not permitted.	\$50 per occurrence
17) Lots which are adjacent to or include a portion of the lake (the "lake parcels") shall be maintained by the Owner of such Lot with such grass, planting or other lateral support so as to prevent erosion of the embankment adjacent to the lake, and the height, grade and contour of such embankment shall not be changed without the prior written consent of the Association. No herbicide shall be used within a Lot without the prior written approval of the Association.	\$50 per occurrence and cost of maintenance
17) No clotheslines are permitted except those screened from public view.	\$50 per occurrence and immediate correction of violation
18) No radio or television aerial or antenna or any other exterior electronic or electrical equipment or devices of any kind shall be installed or maintained on the exterior of any structure. (Note: Requests for the newer <u>small satellite</u> dishes will be approved after review by the Architectural Review Board. Whenever possible, these small dishes shall be placed in an area where they are screened from the street and common areas.)	\$50 per occurrence and immediate correction of violation