

# FARMERS GROVE HOME OWNERS ASSOCIATION RULES AND REGULATIONS

April 2011

## 1. Parking

Parking of vehicles on the property or any portion thereof is permitted with respect to a lot only within parking spaces constructed with the prior approval of the design review committee and such parking shall be used only by the owner or lessee of such lot or their guests for the parking of personal vehicles. No overnight parking on street from 2:00 am to 6:00am. Overflow parking is located across from mailboxes. No parking in mailbox parking lot.

## 2. Pets

Dogs, cats or customary household pets, not to exceed two pets per dwelling unit, may be kept on property. All pets must be kept on a leash or within an electric invisible fence when outside an owner's residence. No pets allowed to run free at Farmers Grove. No pets may enter or walk through neighbor's yards. Owners must pick up after their pets with no exception. Pets must not be noisy or obnoxious. If an owner fails to clean up after a pet or if an owner allows a pet to run free, or if a pet is noisy or obnoxious, the Board of Directors can order removal of such pet or pets on a permanent basis.

## 3. Exterior Maintenance

All structures must make all appropriate repairs and replacements as often as the same shall become necessary. Annually in the spring, each homeowner is asked to do an inspection on their homes to check for paint, trim, deck stain, weed control and debris in yard. If improvements are necessary, please make them. The board will inform homeowners on an "as needed" basis if maintenance is needed.

## 4. Outside Storage

All boats, snowmobiles, campers and other recreational equipment and vehicles must be stored in garage. Motorhomes, travel trailers, construction equipment, commercial vehicles, unlicensed vehicles, inoperative vehicles and other oversized machinery and equipment shall not be stored or parked within property.

## 5. No Grow

No growing of marijuana (medical or otherwise) is allowed within the subdivision of Farmers Grove. Violators will be fined according to the schedule below.

## FINE SCHEDULE

Initial Notice	Written Warning [10 days for compliance]
Second Notice	\$50
Third Notice	\$100
Subsequent	Pursuit of Legal Action