

# The following is a quick reference guide that includes some, but not all, of the most asked about HOA **RULES**

## Review the Owners Reference manual for more detail and valuable information

**Upper decks** act as roofs for the lower unit's enclosure/patio. Snow should be shoveled regularly from any open deck and deposited on the common area below.

**Garage door openers** are the responsibility of the owners. Also, lubrication of the door springs, cables and track rollers are the responsibility of each owner.

**Garage doors and windows** must also remain completely closed unless the owner is in the immediate area.

**Place Garby, Curby and Yardy** carts on the drive area in summer to facilitate mowing and on the grass area in winter to facilitate snow removal.

**Garbage bins** should be put back in garages as soon after pickup as possible but before the next day.

**Outside water use** is for unit owners only. Outside water will be shut off sometime in October and turned back on sometime in the Spring.

**Propane barbeque grills** are allowed on upper decks and enclosed porches using no more than a 1 lb. LP gas container. UL listed electric grill may also be used on decks and enclosed porches. The ground floor porch is allowed a professionally installed natural gas grill, electric grill, or a LP propane tank grill that uses up to a 20 lb. tank. The propane grill and container need to be at least 20 feet from any building's multi-owner exit door. Do not store a 20-pound container inside any building. Charcoal grills are not allowed.

**Signs may not** be displayed in yards, windows, rock gardens, on drives, or vehicles on the property.

**Personal property is not allowed** at the front of the buildings or around any garage area. **Allowed items** may include a wreath on the entrance door **ONLY IF** all four owners have approved that it can be displayed. A limited number of potted flowers/plants in the front rock garden area is allowed **ONLY IF** all four owners agree to it.

**Bird feeders**, suet feeders, and food must not be placed within 25 feet of the building. Food debris is not to be disposed of in the general and limited common areas.

**Owners of B and D units are each assigned one parking** space at the end of the common driveway, with the B unit's space being next to the building. The **A drive** may be used by non-owners for loading and unloading but this use must be coordinated with the A unit owner. Parking in front of Unit B, C, or D garage doors is prohibited.

Each unit may have a **maximum of two vehicles** on the Lexington East Unit One property. No occupant of any part of the condominium complex shall park or store or allow any person to park or store any boat, trailer, mobile home, camper, large truck (tractors or semis), truck trailer, motor home, bus, derelict automobile, snowmobile, or similar item on condominium property.

**Motorcycles** are not permitted to be parked on asphalt drives unless a kickstand plate is used.

**Guests of owners** should park on the street unless arrangements have been made with the B or D unit owner.

**Banners, laundry, draping, and signs are not permitted** on the deck or patio areas. You **MUST** get Board approval before doing any alteration or landscaping on your patio, deck, or rock beds.

The Association has a **NO PETS POLICY** which has been in effect since May 4, 1992. Fines and liens may result if animals are brought into Association buildings, condo units or onto Association property.

The **Association's Visiting Pet Policy** shall apply to guests of Association members as follows: Guests may bring a dog or cat onto the Association property ONLY UNDER BOTH of the following conditions: 1. PRIOR agreement of ALL other unit owners in the building must be obtained. 2. Duration of visit cannot exceed 3 days which is 72 Hours. One dog OR cat will be allowed to visit once a month. Violation to this policy will result in assessed fines to the homeowner and when applicable, a lien may be placed on the homeowner's property

The **cost to unplug the drainpipes**, regardless of which unit reports a plumbing issue, is the responsibility of both upper- and lower-unit owners. Drains for the A & C unit owners are connected and drains for the B & D units are connected.

The exterior side of all **window treatments shall be white** or near white in color

**All common areas in each building**, specifically the interior corridors and stairways, are designated **smoke-free environments**. Residents who smoke are requested to keep the doors to their units always closed, so second-hand smoke does not invade these common areas.

Except for an owner's personal door, any **decorations placed in the common hallway must be approved by ALL the other owners in the building**, cannot be combustible, and **MUST meet fire codes** which prevent blockage of the entrance way and fire extinguishers.

**When you decide to sell your unit**, notify the HOA board of directors.

Additional information can be found in the Owners Reference Manual that has been provided to every condominium and is also linked on the Reports page of our website: [lexingtoneastone.com](http://lexingtoneastone.com)