

**HUNTINGTON HORIZONTAL PROPERTY REGIME
BY-LAWS RULES AND REGULATIONS
AMENDMENTS
JULY 25, 2019**

1. All owners who are using their unit(s) for rental property must submit their tenants contact information to the Board for emergency purposes;
2. Maximum of (2) pets allowed per unit and weight limit is 35 pounds. Current owners and current renters will be grandfathered in, but can not add any additional pets to their unit;
3. All dogs must be on a leash when walked and pet owners must pick up their pet's waste using a bag and dispose of it in a trash can. This includes the areas in front of and behind your units and all common areas;
4. Egress and Ingress areas cannot have any lawn décor that interferes with the landscapers performing their duties or your area will not be maintained. Owners will be then be responsible for maintaining the exterior appearance at their own expense;
5. Owners may put up (1) lawn flag, not a wall flag on the façade of their unit, and may have planters on their entrance walkway to their door, just not on grassy areas;
6. Window treatments for all units must either be white mini blinds or white wooden blinds. Sheets are not acceptable as curtains and curtains should not be visible from the street. Any torn or worn blinds must be replaced immediately;
7. Any assessments or voting on issues from the board will no longer require a two-thirds majority to pass. Assessments or any other issues that require a vote from the owners will be decided based on the majority of eligible owners who submit their votes to the board;
8. Tractor trailers, RV's, boats, etc. cannot be kept on the premises. Large dumpsters used for the sole purpose of fixing major issues may be placed in the parking areas with Board approval;
9. Vehicles that do not bare a legal license plate or appear to be broken down will be towed from the complex after 3 days at the owners' expense;
10. No dumping or disposing of furniture, tables, mattresses, bed frames, children toys, paint, oil, vacuum cleaners, etc. Those items must be removed from the property at owner's expense. The company who picks up our trash only collects regular household garbage (Food, paper products, etc.) All trash must be placed in a trash bag that is securely fastened and placed in the garbage cans at the end of your buildings;
11. No loud parties or shooting off of fireworks after 11:00pm;
12. No screen doors are permitted at the entrance of your unit. Only glass storm doors are permitted;
13. Units are to be maintained by the owner so as not to cause damage to adjacent neighboring units. If damage occurs, repairs to the affected unit(s) will be paid for by the owner of the offending unit. This includes covered porches;
14. Units with enclosed back porches are not permitted to use a grill inside the porch. Take the grills outside to the back area to cook. Cooking inside an enclosed porch is a violation of Fire Code.
15. No speeding on the property. The speed limit inside the complex is 10 miles and hour. We have too may children and neighbors out walking and playing and someone is going to get hurt;
16. Do not flush feminine hygiene products, oil, grease, baby wipes, etc. down the sinks or toilets.

In an effort to change the appearance of Huntington and increase property values, a fee of \$100 will be assessed for non-compliance of the rules. A letter from the Property Management Company giving thirty (30) days to rectify the issue. If after (30) days the correction has not been made, then you will be assessed the \$100 a month fee for every month that issue is not resolved. Owners can charge their tenants for any fees caused by tenants, but owners are responsible for paying the fee to the HOA.