

# **TPHA**

# **Rules & Regulations**

## Homeowner Copy

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**Trotters Pointe Homeowners Association  
Rules & Regulations  
September 2014**

Below are Rules and Regulations that have been created by the Architectural Committee and Board of Directors, allowed under Section 10 in the Bi-laws. (stated below) They are guidelines for Co-owners for proposed modifications. These Rules & Regulations have been revised and drafted together with the 2013-14 Board of Directors and the Architectural Committee. These Rules & Regulations are put in place to ensure that Trotters Pointe remains a first-class residential site condominium project and that it shall be maintained at all times in accordance with high standards consistent with such use.

Section 10. Rules and Regulations. It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-owners in the Condominium. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to all Co-owners.

**Vehicles      Added to Section 8**

Any of the above vehicles owned by the resident may be parked in the resident's drive way for a period of no more than 48 hours on two separate occasions within a one week period for the reason of preparation. At no time during that time period should the sidewalk be blocked.

**Swimming Pools      Added Section 19**

The Architectural Committee and Board must approve pools prior to installation. Pools are to be in-ground style only and be located in the back yard of the property, not protruding beyond the side of the house or garage so to be visible from the street. The outside of a pool wall shall not be located less than six (6) feet from any rear or side lot line. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot. No swimming pool shall be located less than thirty five (35) feet from any front lot line or any existing dwelling unit on abutting property. No swimming pool shall be located in an easement.

**Hot Tubs**

Hot Tubs, Saunas, Jacuzzi's, must be approved by the Architectural Committee and Board prior to installation. Permitted units shall be located in the rear of the residence only, be incorporated with the landscaping and shall extend no more than 12' from the residence. Hot tubs must include a cover that can be locked when the hot tub is not in use.

## **Fences**

Fences must be approved by the Architectural Committee and Board prior to installation. No boundary fences or walls shall be permitted of any kind except along the northern and western perimeter of the condominium. All such fences shall be uniform in design and shall be of the design and style originally established by the developer.

Fences or walls to be used in connection with gardens, patios, privacy areas, pools or dog runs shall be permitted only with approval of the architectural committee in accordance with the rules and regulations listed below which are set forth by the association.

1. **Dog runs** - Fencing for dog runs shall be no wider than five feet at any given point. It shall run along no more than twenty-five (25) percent of your home, and shall be constructed of "shadow box" style fencing, and shall be painted or stained in a color to conform to the general aesthetics of the home and surrounding area. The fence shall be set back at least five feet from the front of the house. Use of the slatted shadow fencing allows light and air in for your pet and conceals the inside of the run. It is our intent to keep dog runs as inconspicuous as possible.
2. **Pool fencing** - All areas containing swimming pools so used and capable of holding water to a depth of 24 inches or more when filled to capacity shall be completely enclosed by a fence not less than four feet or more than six feet in height. The gates shall be of a self-closing and latching type, with the latch not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Pool fence shall be wrought iron style and in a color to conform to the general aesthetics of the home and surrounding area. Location of fencing shall be no closer than six (6) feet to the property line and no further than twelve (12) feet from the pool wall. No fence may extend on the lot forward toward the street beyond the rear of the house or garage.
3. **Privacy fences** - Fences or walls to be used in connection with gardens, patios and privacy areas, must be fully incorporated into the landscape plan. Fences and walls either of natural or man made material used for the sole purpose of adding privacy to a patio or deck must not extend any further than two (2) feet from any point of said patio or deck and should not extend past either side of the house or garage.

## **Sheds and Outbuildings**

Storage sheds and outbuildings of any kind are not permitted in Trotters Point.

## **Outside Activity Equipment**

Outside activity equipment such as children's play structures, swing sets, trampolines, etc, must be maintained in the rear yard of the homeowner's site.

### **Children's Play Structures**

Approval from TPHA Board is not required for children's play structures provided they comply with the following restrictions. Many of these structures contain raised platforms in addition to play features like swings, slides, sand boxes, etc. No portion of the play structure shall have any side enclosed by more than 60% of the surface area and may not contain glass or plexi-glass windows and must be painted or stained in a color to conform to the general aesthetics of the home and surrounding area. The enclosed portion of the structure should be raised from the ground by at least 36". The appearance of the structure and surrounding area must be maintained (stained, repairs, etc.) to the highest standards. They must be in excellent working condition at all times. These structures may not be used for storage of any kind.

### **Firewood Holders**

Approval from TPHA Board is **not** required for firewood holders.

According to the TPHA by-laws, out buildings of any kind are not permitted. However, TPHA understands that many homes have wood burning fireplaces, which require the storage of firewood. Therefore TPHA will allow firewood holders under the following criteria.

Firewood holder must be at the back yard with at least one wall common with the house or garage. The dimensions are to be no greater than to accommodate one (1) face cord of wood (2' deep x 4' high x 8' wide). The structure must be at least 4" off the ground. The top of the structure may be no more than 6' high and must use materials to conform in style with the exterior design and cosmetics appearance of the house. It must be enclosed at the top and both ends and remain exposed in the front.

### **Antennas and Dishes**

Antennas that are to be installed for the reception of terrestrial over the air signals must be installed on the rear of the home above the lower roofline with no mast extending more than one foot above the roof's most upper ridgeline. These types of antennas shall have as low a profile as possible so that the impact to your surrounding neighbors will be at a minimum. The installation of any antenna shall meet all governmental codes and regulations. With the advent of newer low profile high gain antennas for over the air high definition television signal this could be accomplished with an antenna as small as three feet long and six inches wide.

Dish antennas that are to be installed for the reception of non-terrestrial signals that are directional dependent must be installed on the home in a manner that will be safe to any and all types of personal contact. The dish should be eight (8) feet from the ground at a minimum and shall meet all governmental codes and regulations.

Due to the directional nature of dish antennas it is sometimes necessary to remotely mount them from the home due to line of site problems if this is the case the home owner will need to submit a plan in writing to the architecture committee for approval. This plan shall include location, materials, height and landscaping that will be used to soften the installation from neighboring sites.

**At no time shall any antenna of any kind be permitted to be installed on any part of any commons grounds**

### **Common Areas**

The commons areas within the subdivision are there for the enhancement and enjoyment of all residence. Some of these elements are utilitarian in nature, some are not, however all of these areas are there for the use and enjoyment of all. Lots do not extend into these elements and the restriction of use of these elements is strictly prohibited.

### **Driveway Extensions**

Driveway extensions must be approved by the Architectural Committee and Board prior to installation. It is permissible for a homeowner to extend the driveway to the left or right as long as it does not extend past the face of the garage. Concrete, brick pavers or similar material may be used with suitable sub base support.

### **Three & Four Season Rooms**

Must be approved by the Architectural Committee and Board

Three & Four Season rooms must be constructed to blend with the home and to maintain the harmony of the subdivision.

All materials, but not limited to, shingles, siding, brick, windows, doors & trim, must be similar in color and style as the home.

All windows, screens & doors must be framed and trimmed similar to the home.

All window and screen sills must be at least 12" from the floor.

All structures shall be erected upon a foundation (which may be exposed up to fifteen (15 inches above grade) constructed on suitably permanent material extending below the frost line.

Sloping roof pitches are to be a minimum of 6/12 for functional and aesthetic reasons.

Only new materials and no used materials shall be used in the construction of a residential structure. No aluminum siding shall be installed on a residential structure.

### **Exterior Alterations within Sites**

Exterior Alterations to home sites MUST be approved by the Board prior to work done.

1. Trim color must match color of siding or be white when it pertains. Approval is only required if homeowner is changing colors.
2. Wood replacement on home must be approved if changing to a different material. No approval necessary for replacing rotted wood with new wood. Color of replaced wood must match siding or be white where it pertains.
3. All color changes to siding and brick must be approved.
4. Front door and shutter changes must be approved. Color changes must comply with TPHA Color scheme. (Color samples are available with the Board).
5. All roof replacements must be submitted to Board prior to install. No approval necessary if replacing with same color/style as existing roof.
6. Window replacement must remain the same style and design as builder installed with mutton bars on all windows. No etched designs allowed.
7. Garage Doors may be of same style as builder installed door. No windows or hardware allowed. Color of garage doors must be the same color as trim or siding.