

***Kensington Courts Community Association, Inc.***

# **Association Rules**

(Rules Expressly Subject to Fines and/or Other Direct Enforcement Action)

**Notice:** In Service to Improved Community Communication, the Following List of Association Rules *simplifies, summarizes* and *clarifies* the intent of the KCCA, Inc., Covenants, Bylaws, & Articles of Incorporation, in terms of those actions or inactions that can result in “violation conditions”, which can result in the imposition of immediate fines and/or other legal consequences.

This list is *not* an exhaustive list of *all* covenanted obligations & restrictions, but represents only those things, which are expressly subject to immediate “fines” or other legal “corrective actions”. More complete detail can be found within KCCA Policy Statements and the text of the Governing Documents, themselves.

In accordance with the Maryland Homeowners Association Act, this list of Rules is on File with the Cecil County Homeowners Association Depository, which is maintained by the Clerk of the Cecil County Circuit Court, and although this List is subject to revision at any time, the most current version can always be viewed & obtained *at* the Cecil County Homeowners Association Depository or at our website ([www.kccaelkton.com](http://www.kccaelkton.com)). Please contact the Board of Directors for any questions or clarifications by email at [directors@kccaelkton.com](mailto:directors@kccaelkton.com).

The first digit of the Rule Number designates the KCCA Policy Number which provides the reasoning, context, & guidelines for the rule.

## **Association Rules- Table of Contents**

<b>General Authorization.....</b>	<b>4</b>
<b>Animals .....</b>	<b>4</b>
<b>Number of Animals Allowed .....</b>	<b>4</b>
<b>Animal Threats and/or Damage .....</b>	<b>4</b>
<b>Dogs Running Loose .....</b>	<b>4</b>
<b>Animal Waste.....</b>	<b>5</b>
<b>Nuisance Animal .....</b>	<b>5</b>
<b>Notice of Fine .....</b>	<b>5</b>
<b>Pit Bulls .....</b>	<b>6</b>
<b>Dogs Houses.....</b>	<b>6</b>
<b>Dog Size.....</b>	<b>6</b>

Leasing of Property ..... 6

**Architectural Control..... 7**

Architectural Changes & Approvals..... 7

Fences & Gates..... 7

Structures and/or Other Buildings ..... 8

Shed Approvals ..... 8

Deck Installations..... 9

Storm Doors ..... 9

Flags & Flag Poles ..... 10

Painting of Concrete Structures..... 10

Driveways ..... 10

Day Care Provider Registration ..... 15

Modifications to Swales or Ditches ..... 16

Reversal of Non-compliant Architectural Changes ..... 17

Removal of Non-compliant Signs ..... 17

Removal of Non-compliant Radio or Television Antennas ..... 17

Removal of Non-compliant Vegetation or Landscaping..... 17

Removal of Non-compliant Basketball Backboards..... 17

Removal of Non-compliant Window Air Conditioners..... 18

Removal of Unapproved Yard Ornaments..... 19

Improper Window Treatments..... 19

Removal of Unapproved Exterior Lighting..... 19

**Vehicles..... 10**

Derelict or Unlicensed Vehicles ..... 11

Commercial Vehicles & Large Trucks ..... 11

Trailers, RV's , Campers, Buses ..... 11

Machinery & Equipment ..... 12

Boats & Boating Season ..... 12

Off Road Vehicles/ATV's ..... 12

Reckless Driving ..... 13

<b>Use Restrictions</b> .....	13
Destruction of Property.....	13
Dangerous or Prohibited Activity .....	13
Dumping of any Materials.....	13
Encroachment upon Common Grounds .....	14
Planting or Installing Items on Common Grounds .....	14
Moderate Litter or Debris on Common or Public Property.....	14
Minor Littering .....	14
Publicly Posted Common Area Rules.....	14
Burning of Trash, Leaves, Brush, or Wood.....	15
Discharge of Firearms.....	15
Interference with Official Association Business.....	15
Interference with Easement Rights .....	15
Noxious Trade or Activity .....	16
Human Habitation in Garages or Outbuildings.....	16
Reasonable Property Maintenance .....	16
Excessive Noise .....	16
Prohibited Business Activities .....	16
Unfenced or Unapproved Pools .....	17
Removal of Accumulated Lumber, Scrap Materials, Junk, etc. ....	18
Accumulation of Litter or Minor Debris upon Lot.....	18
Failure to Keep Grass of Lot Cut .....	18
Dirty or Moldy Siding or Other Lack of Property Cleanliness.....	18
Removal of Toys and/or Clutter .....	18
Improper Storage of Trash & Recycling Containers .....	19
Improper Hose Storage .....	19
Improper Drying or Airing of Clothes.....	19
Unauthorized Removal of Trees from Member’s Lot.....	19
Cease & Desist Order.....	20
Miscellaneous Violations.....	20
General Rules .....	20

## **General Authorization**

COVENANT ENFORCEMENT RULE 1-1: This Rule “incorporates by reference” all of the Fines and other Penalty provisions Documented in the “KCCA Violation Fine Table” as part of the body of this Rule, and extends the effect of those Fines and Penalty Provisions to the various other relevant Rules as documented within the remainder of all Community Policy Statements and this Community Rules Summary (below), itself.

## **Number of Animals Allowed**

COVENANT COMPLIANCE RULE 2-1: The keeping of more than Two Dogs or Two Cats, or Any Other Covenant Prohibited Animal shall constitute a violation, subject to fines & other enforcement measures, pursuant to Ref. #3.1 of the KCCA Violations Fine Table, as last published.

## **Animal Threats and/or Damage**

COVENANT COMPLIANCE RULE 2-2: Pursuant to Association Covenants & Published Policies, no member shall permit any animal owned or kept by them, their family, visitors, leasees, etc. to cause material damage to the personal property of others, to community property, or to public property, or to behave so as to cause others to reasonably fear for their safety. Any failure to prevent such occurrence shall constitute a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.1 of the KCCA Violations Fine Table, as last published., and has the potential to result in an animal being declared to be a Nuisance Animal and Removed from the Community pursuant to Ref. #2.1 of that same Fine Table. **Note:** Severe instances may result in an animal being immediately declared an nuisance animal, resulting in the issuance of a notice for immediate removal.

## **Dogs Running Loose**

COVENANT COMPLIANCE RULE 2-3: Pursuant to the covenants & ordinances revered above, no member shall permit any animal owned or kept by them, their family, visitors, leasees, etc. to be present anywhere within the community, outside of a home or fenced-in back yard, without being accompanied by a responsible person, either carried or on a leash, and at all times registered, licensed, & inoculated as required by law. Any failure to prevent such occurrence shall constitute a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.2 of the KCCA Violations Fine Table, as last published., and has the potential to lead towards an animal being declared to be a Nuisance Animal and Removed from the Community pursuant to Ref. #2.1 of that same Fine Table.

## **Animal Waste**

COVENANT COMPLIANCE RULE 2-4: Pursuant to the covenants & ordinances revered above, no member shall permit any animal owned or kept by them, their family, visitors, leasees, etc. to defecate on any community or public lands, or on any other property that is not that of the member. Any failure to prevent such occurrence shall constitute a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.3 of the KCCA Violations Fine Table, as last published., and has the potential to lead towards an animal being declared to be a Nuisance Animal and Removed from the Community pursuant to Ref. #2.1 of that same Fine Table.

## **Nuisance Animal**

COVENANT COMPLIANCE RULE 2-5: Pursuant to the covenants revered above, an animal may be declared to be a nuisance animal for any of three reasons: (1) it meets the definition of a “Pit Bull” as defined by association Policy; (2) it has demonstrated itself to be a clear and present danger to the community; or (3) there has been a pattern of covenant violations, regarding the presence of this animal within the community, and the owner has been insufficiently responsive to multiple written notifications, regarding those violations.

In the event that an animal is found by the covenants committee or Board of KCCA to be a “nuisance animal” a Formal Notice Requiring Immediate Removal will be issued to the resident (and Lot owner, if the residence is a leased property). Failure to comply with this Notice will constitute a Violation, subject to fines & other enforcement measures, pursuant to Ref. #2.1, of the KCCA Violations Fine Table, as last published.

**Note:** “Offense Recognition”, for purposes of computing and assessing fine amounts, and for purposes of supporting the finding an animal to be a “nuisance animal” will be counted, assessed and tracked against the individual animal, meaning that offenses involving multiple animals may result in multiple fines.

## **Notice of Fine**

COVENANT COMPLIANCE RULE 2-6: Pursuant to Association covenants & policies revered above, any and all fines assessed for any of the above infractions must be paid within 30 days of the receipt of a Notice of Fine. If Fines are not paid within this timeframe, the animal may immediately be declared a nuisance animal and legal action initiated to (1) remove the animal from the community, and (2) to collect the past due fine assessments, along with any and all collection costs, including attorneys fees and court costs. Requests for Hearing will result in this 30 day fine period, being extended & reinitiated as of the date of the Notice of Final Determination.

## **Pit Bulls**

COVENANT COMPLIANCE RULE 2-7: For purposes of enforcement of the community prohibition against the keeping of Pit Bulls, the term “Pit Bull” is hereby defined to include the following: All breeds that are determined by the Board to be concentrated derivatives of the cross-breeding between Old English Bulldogs, and Early English Terriers. These expressly include (1) Staffordshire Terrier; (2) Staffordshire Bull Terrier; (3) American Staffordshire Terrier; (4) American Bull Terrier; (5) American Pit Bull Terrier; (6) any mixed breed that includes any of these breeds- which, by definition, must include all Bull Terrier mixes; and (because the association does not intend to accept the obligation to do DNA testing on dogs) (7) any animal that appears (in the reasonable judgment of the board) to exhibit the physical appearance of one of these breeds or mixed breeds. The determination of the Board, as to a dog’s “Reasonable Pit Bullness”, is final, except in the case of compelling evidence to the contrary, that a dog is not of a breed that is generally in this line of descent. In that case, the Board has a duty to act in a non-capricious manner, and respond reasonably.

## **Dog Houses**

COVENANT COMPLIANCE RULE 2-8: Dog Houses are permitted, provided that they are the same color and materials of the primary dwelling on a member lot. Dog Runs are permitted throughout the development EXCEPT for Block 11 (including Heather Court and the 100 block of Highland Drive), which is expressly prohibited by Covenant from having Dog Runs. For those areas permitted to have Dog Runs, they must be rectangular or square, and may not exceed a length of 10 feet on any side. Any violations of this rule constitute an architectural violation, subject to fines & other enforcement measures, pursuant to Ref. #3.4 of the KCCA Violations Fine Table, as last published.

## **Dog Size**

COVENANT COMPLIANCE RULE 2-9: Pursuant to an Amendment to the Covenants, Conditions and Restrictions, which was passed by community referendum, there are no longer any size restrictions, on dogs within this development.

## **Leasing of Lots**

COVENANT COMPLIANCE RULE 3-1: Property owners are required to submit copies of any proposed lease use forms to the Association Board for review and approval, prior to the actual use of those documents. No lease agreement may be executed unless it is by way of a form that is compliant to covenant requirements and has been approved by the Board.

Failure of a Member to comply with these requirements shall constitute a violation, subject to fines & other enforcement measures, up to and including termination of lease, pursuant to Ref. # 2.4 & 2.5 of the KCCA Violations Fine Table, as last published.

## **Architectural Changes & Approvals**

COVENANT COMPLIANCE RULE 4-1: Homeowners are required to refrain from making any physical alterations or additions to the exterior of their property, which are material in nature or are otherwise identified by association covenants, policies, or rules, until such time as they have received written authorization from the Board of Directors or its designated Covenants Committee

Any Failure of a Member to comply with this requirement shall constitute a violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.2 of the KCCA Violations Fine Table, as last published.

## **Fences & Gates**

COVENANT COMPLIANCE RULE 4-2: Any metal or wire fencing, including chain-link, is expressly prohibited, except for thin wiring fencing, used inside of (and in conjunction with approved wooden or synthetic material fences), when used for the purpose of increasing the ability of that fence to confine animals to a member's yard. "Stockade" or "Panel" fencing is expressly prohibited, but "Split Rail" or "similar" fencing (as determined by the Board of the Association) is permitted.

In all cases, proposed fence installations must be submitted to the Association for Architectural Review, and written approval received, before installation activities are initiated.

No Fence (incl continuous shrub plantings creating the effect of a fence or a wall) may extend forward of the rear building line of the dwelling on any lot. This does not prohibit (1)the planting of rows of shrubs along the exterior wall of a building, or (2)individual shrubs, which do not give the effect of a fence or wall.

Fences & gates may not be painted, but may be stained in "earth tones" only. In particular, wood fences may be treated with "neutral color wood preservatives". In this context, this means that transparent or semi-transparent wood treatments (which may include wood toned stains) are permitted. *Note: The uncertain use of the term "neutral colors" within Article IX, Section 2(s) of the Declaration of Covenants, is clarified, within Article IX, Section 2(b), to refer to wood stains only.*

Fence height limitation is dependent upon one's address. In parts of the development fences may not exceed 48" in height, while in other parts they may exceed 48", as long as they do not exceed 60". It is the responsibility of the homeowner to determine which limit applies, by checking the website disclosure (by address) on that subject, or by verifying with the Board. Fences may not extend forward of the rear line of a house.

The failure of a Member to comply with any of these constraints, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.3 of the KCCA Violations Fine Table, as last published, and may indicate a failure to secure an Architectural Approval for that Change, thereby constituting a second violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.2 of that same Fine Table.

## **Structures and/or Other Buildings**

COVENANT COMPLIANCE RULE 4-3: No Shack, Barn, Stable or any other Building or Structure may be erected on any Lot at Any Time, with the exception of certain sheds and/or garages, which have been architecturally approved in writing by the association. Garage conversions (which convert garages to living space) are expressly prohibited.

Attached garages may be added onto houses that do not presently have them, or may be modified, so long as they are architecturally & structurally consistent with the existing house, and the community overall, and so long as they result in an aesthetically acceptable end product, including the size and location of such projects, relative to the residential lot they are to be constructed upon.

Detached garages may be constructed upon lots (or modified) consistent with the same conditions placed upon Attached Garages, and provided (1) they do not exceed 24 feet in length, 22 feet in width, or walls of 9 feet in height above the pad; (2) they are sided and roofed with the same materials and colors as the house on that lot; (3) they include concrete or block foundations and concrete floors; (4) they include a blacktop driveway from their entrance to the existing driveway; (5) they are not used for anything other than primarily as a parking area for residential vehicles; and (6) they are not constructed to provide for human habitation, nor are actually used for human habitation, consistent with Article IX, Sections 2(x) and 2(z) of our Covenants. In addition, no side wall may exceed 10 feet in height, from the natural ground level to the top edge. The total height of the roof peak may not exceed 18 feet, and the pitch of the roof may not be less than 5/12 nor more than 10/12.

The failure of a Member to comply with any of these constraints, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.4 of the KCCA Violations Fine Table, as last published, and may indicate a failure to secure an Architectural Approval for that Change, thereby constituting a second violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.2 of that same Fine Table.

## **Sheds**

COVENANT COMPLIANCE RULE 4-4: Shed installations or alterations must be approved in writing, in advance, with respect to color, materials, style, design, size and location. Some of the fundamental architectural guidelines for Shed Approval are: (a) it cannot exceed 144 total square feet and it cannot exceed 8 feet in height from the top surface of the inner floor; (b) it must be constructed primarily of wood and wood products; and (c) it cannot be located (in whole or part) in front of the rear foundation line of a primary dwelling. In no case are metal sheds permitted.



The failure of a Member to comply with any of these constraints, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.4 of the KCCA Violations Fine Table, as last published, and may indicate a failure to secure an Architectural Approval for that Change, thereby constituting a second violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.2 of that same Fine Table.

## **Decks**

COVENANT COMPLIANCE RULE 4-5: Deck installations or alterations must be approved in advance, with respect to color, materials, style, design, size and location.

If a Deck is to be constructed of wood it cannot be painted, but may be stained in wood or earth tones only (this means various tones of ‘brown’, not ‘green’). In addition to wooden decks (which remain controlled as described above), composite material decks are also permissible. However, they may not be painted, and “color” embedded within the material itself, must also be of an earth tone (brown) color. No other colors are considered to consistent with the theme of the development. These color restrictions apply to all elements of a deck, the substructure, floor, railings, and all associated steps.

White paint (or white composite material) may be used ONLY for the vertical posts, railings, and spindles, installed in connection with concrete porches associated with front entryways (in addition to the house trim elements typically installed as white by the original builders).

The failure of a Member to comply with any of these constraints, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.4 of the KCCA Violations Fine Table, as last published, and may indicate a failure to secure an Architectural Approval for that Change, thereby constituting a second violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.2 of that same Fine Table.

## **Storm Doors**

COVENANT COMPLIANCE RULE 4-6: Storm doors must be of “traditional design and must be full view clear glass”. Architectural compliance of a proposed storm door is determined according to published policy by the Board of the Association. Accordingly, Storm Doors must be approved by Architectural Review, before they are installed.

The failure of a Member to comply with any of these constraints, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. # 3.4 of the KCCA Violations Fine Table, as last published, and may indicate a failure to secure an Architectural Approval for that Change, thereby constituting a second violation, subject to fines & other enforcement measures, pursuant to Ref. #3.2 of that same Fine Table.

## **Flags and Flag Poles**

COVENANT COMPLIANCE RULE 4-7: The placement of ground-based flag poles is not permitted. However, *small* flag poles (not exceeding 1” in diameter or 6 feet in length), which mount directly to the wooden frames of homes, are permitted, provided that the flags being flown are (in the view of the Association) of a reasonable size, not of an offensive nature, and do not detract from the general aesthetics of the community. Small “garden flags” are also permitted, provided that the poles do not exceed 6 feet in length and the flags do not exceed 4 square feet in area. In the case of the flying by members of United States Flags, they must not be flown in a disrespectful or offensive manner as defined by Federal Statutory Law.

The installation of an unauthorized Flag Pole constitutes a violation, subject to fines & other enforcement measures, pursuant to this Rule, Rule 4-1 & Ref. #3.2 of the KCCA Violations Fine Table, as last published, and a failure to correct such violation by Notification Due Date may thereby constitute a second violation pursuant to this Rule, Rule 8-12, and Ref. #3.4 of that same Fine Table.

The flying of flags, other than as approved or permitted above, constitutes a violation, subject to fines & other enforcement measures, pursuant to this Rule, Rule 8-30 & Ref. #4.16 of the KCCA Violations Fine Table, as last published.

## **Painting of Concrete Structures**

COVENANT COMPLIANCE RULE 4-8: CONCRETE APPURTENANTS-

Concrete porches, sidewalks, foundations, and other similar structures may not be painted or embedded with color. It has been concluded that the intent of the principles embedded in the express covenanted prohibition against the painting of wooden structures is properly extended to proposals to paint concrete structures. It has been concluded that such treatments would materially detract from the aesthetic quality of our community, even when such paint is fresh, and substantially *more* when they become worn, faded, or begin to peel.

The painting of concrete structures constitutes a violation, subject to fines & other enforcement measures, pursuant to this Rule, Rule 4-1 & Ref. #3.2 of the KCCA Violations Fine Table, as last published, and a failure to correct such violation by Notification Due Date may thereby constitute a second violation pursuant to this Rule, Rule 8-12, and Ref. #3.4 of that same Fine Table.

## **Driveways**

COVENANT COMPLIANCE RULE 4-9: DRIVEWAYS-

Driveways must be Asphalt, must be reasonably maintained, and may not be expanded without a written approval, received through the Architectural Review Process.

The installation or modification of Driveways contrary to this provision constitutes a violation, subject to fines & other enforcement measures, pursuant to this Rule, Rule 4-1 & Ref. #3.2 of the KCCA Violations Fine Table, as last published, and a failure to correct such violation by Notification Due Date may thereby constitute a

second violation pursuant to this Rule, Rule 8-12, and Ref. #3.4 of that same Fine Table.

### **Derelict or Unlicensed Vehicles**

COVENANT COMPLIANCE RULE 5-1: No derelict or unlicensed vehicles (as determined by the Board of the Association) may be kept upon the Common Areas or on Private Lots, anywhere within the development, including the public and/or private streets adjacent to these areas. No automotive maintenance activities can be conducted in any of these areas, other than minor maintenance of a very short term and occasional nature. Exception: Junk Vehicles may be stored in closed garages, and longer term, personal mechanical work (not as a business) may be performed in garages, provided that it is kept out of the public view by garage doors being kept closed, except for brief periods when it is not necessary for moving things in and out of that garage.

Failure of a member to refrain from these impermissible uses constitutes a violation, subject to fines & other enforcement measures, pursuant to Refs. #2.6 and/or #2.7 of the KCCA Violations Fine Table, as last published.

### **Commercial Vehicles & Large Trucks**

COVENANT COMPLIANCE RULE 5-2: Unless it can be, and IS, stored within a closed garage, no Commercial Vehicles or Trucks exceeding  $\frac{3}{4}$  Ton may be kept anywhere within the development, including the Common Areas, Private Lots, Private Streets, and Public Streets. Vehicles under  $\frac{3}{4}$  ton may be kept on property, pursuant to the other requirements of these covenants.

Failure of a member to refrain from these impermissible uses constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.8 of the KCCA Violations Fine Table, as last published.

### **Trailers, RVs, Campers, & Buses**

COVENANT COMPLIANCE RULE 5-3: Unless they can be, and ARE, stored within a closed garage, no Trailers, Recreational Vehicles (including motor homes), Campers, Buses, or similar vehicles, may be kept anywhere within the development, including the Common Areas, Private Lots, Private Streets, and Public Streets. Exception: R.V.s or campers may be parked on a private driveway for short term periods if it is an infrequent event. For example: (1) for loading and unloading for occasional, personal trips; or (2) short term periods (2 weeks or less) if family members are visiting from distant areas, not more than once per year. Permanent or recurring “storage” of these vehicles on property is expressly prohibited.

Failure of a member to refrain from these impermissible uses constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.9 and/or #2.10 of the KCCA Violations Fine Table, as last published.

## **Machinery & Equipment**

COVENANT COMPLIANCE RULE 5-4: Unless they can be, and ARE, stored within a closed garage, no Machinery or Equipment of any kind or character may be kept anywhere within the development, including the Common Areas, Private Lots, Private Streets, and Public Streets. Exception: (1) Machinery that is “reasonable and customary” in the use and maintenance of a home (such as lawn mowers, trimmers, water pumps, emergency generators, small compressors, etc.) may be kept in garages or sheds; and (2) equipment and machinery required by the Association in connection with maintenance and operation of the Common Area may be stored on the property, as the Board Determines. Failure of a member to refrain from these impermissible uses constitutes a violation, subject to fines & other enforcement measures, pursuant to Refs. #2.11 or #4.1 of the KCCA Violations Fine Table, as last published.

## **Boats & Boat Storage**

COVENANT COMPLIANCE RULE 5-5: As a matter of current Board Policy, for purposes of enabling reasonable enforcement of the boat storage covenant, “Boating Season” shall be defined as running from May 1st to October 31st of each year. During “Boating Season”, boats on side yards or side driveway shall be presumed to be “in transit” from or to backyard storage, and from or to recreational use, and will not be deemed to be in violation of this covenant.

However, boats parked or stored in driveways (except on sides of houses), in front yards, on common areas, or on streets, at any time of the year, constitute a violation, subject to fines & other enforcement measures, pursuant to Ref. # 2.12 of the KCCA Violations Fine Table, and if that violation condition is not corrected by deadline of an issued Correction Notice, constitutes an additional violation, subject to additional fines & enforcement measures, pursuant to Ref. #2.13 of that same Fine Table.

Notwithstanding this qualification, beginning November 1st of each year, and through April 30th of each year, any boat sitting at any location other than “properly stored” (as defined within association covenants) within a back yard of a residential lot, shall be deemed in violation, and shall be subject to a fines under both of those same Fine Table Refs.

## **Off Road Vehicles / ATVs**

COVENANT COMPLIANCE RULE 5-6: Except for the lawful operation of Registered and Tagged Motor Vehicles on the streets of the development, the operation of “All Terrain Vehicles (ATVs)” and motorcycles (together referred to as “off road vehicles”) within our development is expressly and strictly prohibited.

Failure of a Member, including family members, guests, leasees, etc., to refrain from engaging in these prohibited acts constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.2 of the KCCA Violations Fine Table, as last published.

It should be noted that upon a 4<sup>th</sup> violation of this prohibition, the member's privilege to keep off-road vehicles anywhere within the development (including owner's own lot) will be forfeit for a period of 10 years.

In addition to this, repeated violations may result in civil and/or criminal prosecution.

### **Reckless Driving**

COVENANT COMPLIANCE RULE 5-7: Reckless or otherwise Dangerous Driving within the Development, which could reasonably be expected to put community residents or visitors at risk, including speeding, running stop signs, or other traffic violations, and including the dangerous operation of any vehicle, anywhere within the development, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.3 of the KCCA Violations Fine Table, as last published.

### **Destruction of Property**

COVENANT COMPLIANCE RULE 6-1: The Intentional or Negligent Destruction of personal or real property, whether community property, private property, or public property is prohibited, and any such act constitutes a violation of Community Rules, subject to fines & other enforcement measures, pursuant to Ref. #1.4 of the KCCA Violations Fine Table, as last published. This includes the unauthorized removal of trees on the Common Areas or other property not belonging to member.

### **Dangerous or Prohibited Activity**

COVENANT COMPLIANCE RULE 6-2: Engaging in any Dangerous or Prohibited Activities on the Common Areas, is prohibited, and any such act constitutes a violation of Community Rules, subject to fines & other enforcement measures, pursuant to Ref. #1.5 of the KCCA Violations Fine Table, as last published. These Activities Include:

- (a). Throwing Horseshoes from or onto Community owned lands..
- (b). Placing a trampoline anywhere on Community owned lands.
- (c). Any activity which threatens the safety of any other person or pet.
- (d). Any activity which is illegal.

### **Dumping of any Materials**

COVENANT COMPLIANCE RULE 6-3: Dumping of Any Materials without the Express Permission of the Board of Directors of the Association or their designee, anywhere within the community, which equates to more than simple littering or improper storage, constitutes a violation of Community Rules, subject to fines & other enforcement measures, pursuant to Ref. #1.6 of the KCCA Violations Fine Table, as last published.

### **Encroaching upon Common Grounds**

COVENANT COMPLIANCE RULE 6-4: Encroaching upon or taking control of Common Grounds so as to deny use by other members, constitutes a violation of Community Rules, subject to fines & other enforcement measures, pursuant to Ref. #2.14 of the KCCA Violations Fine Table, as last published.

### **Planting or Installing Items on Common Grounds**

COVENANT COMPLIANCE RULE 6-5: Any act to plant vegetation or erect or install any item, equipment, or treatment, upon Community Common Lands without written Association approval, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.15 of the KCCA Violations Fine Table, as last published.

### **Moderate Litter or Debris on Common or Public Property**

COVENANT COMPLIANCE RULE 6-6: The depositing (by any person (or visitor) of Member's household) of any Moderate Amounts of Litter, Debris, or other Unauthorized Refuse (Including Sticks, Branches, Grass, or other Vegetable Matter), upon Community or Public Property, Constitutes a violation of Community Rules, subject to fines & other enforcement measures, pursuant to Ref. #2.16 of the KCCA Violations Fine Table, as last published. The Failure of Any Member to Remove (by Notice Deadline) such Litter, Debris, or other Unauthorized Refuse Constitutes a violation of Community Rules, subject to fines & other enforcement measures, pursuant to Ref. #2.17 of the KCCA Violations Fine Table, as last published.

### **Minor Littering**

COVENANT COMPLIANCE RULE 6-7: Any act of littering within the development constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.2 of the KCCA Violations Fine Table, as last published.

The Failure of a Member to prevent family members, guests, leasees, etc., from Littering, constitutes a violation by that Member, which subject to fines & other enforcement measures, pursuant to that same Ref.

### **Publicly Posted Common Area Rules**

COVENANT COMPLIANCE RULE 6-8: Failure of Any Member (or their family members, guests, leasees, etc.) to Obey any other Publicly Posted Common Ground Rules, constitutes a violation by that Member, subject to fines & other enforcement measures, pursuant to Ref. #4.3 of the KCCA Violations Fine Table, as last published.

### **Day Care Provider Registration**

COVENANT COMPLIANCE RULE 7-1: Failure of a Home Day Care Provider to Register with the Association (and receive written approval) as required constitutes a Violation of Community Rules, and is subject to fines & other enforcement measures, pursuant to Ref. #2.18 of the KCCA Violations Fine Table, as last published.

### **Day Care Provider Registration Revocation**

COVENANT COMPLIANCE RULE 7-2: Failure of a Home Day Care Provider to ensure that patrons (including children) respect community property, the rules of the community, and the rights of neighbors, can result in Fines and/or other action depending upon the nature of the violation, and may result in registration / authorization for continuation of that Day Care Service being revoked.

### **Burning of Trash, Leaves, Brush, or Wood**

COVENANT COMPLIANCE RULE 8-1: No Burning of Trash, Leaves, Brush, or Wood, or open fires of any kind other than enclosed barbeque grills are permitted within the development. Any such act constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.7 of the KCCA Violations Fine Table, as last published.

### **Discharge of Firearms**

COVENANT COMPLIANCE RULE 8-2: Discharge of Firearms within the Community for any reason other than Lawful Defense or Law Enforcement Purposes constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.8 of the KCCA Violations Fine Table, as last published.

### **Interference with Official Association Business**

COVENANT COMPLIANCE RULE 8-3: Intentional interference by any Member, family member, guest, leasee, etc. with Association representatives in the execution of official duties constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.9 of the KCCA Violations Fine Table, as last published.

### **Interference with Easement Rights**

COVENANT COMPLIANCE RULE 8-4: Interference (intentional or otherwise) with any easement rights held within the development by any party constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.10 of the KCCA Violations Fine Table, as last published.

### **Noxious Trade or Activity**

COVENANT COMPLIANCE RULE 8-5: Any Trade or other Activity Deemed by the Association to be Noxious in Nature, and Harmful to the Best Interests of the Community, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.11 of the KCCA Violations Fine Table, as last published.

### **Human Habitation in Garages or Outbuildings**

COVENANT COMPLIANCE RULE 8-6: Any Failure to prevent Human Habitation within a Garage or Outbuilding that is in the Development and under the control of a Member Constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #1.12 of the KCCA Violations Fine Table, as last published.

### **Reasonable Property Maintenance**

COVENANT COMPLIANCE RULE 8-7: Any Failure to properly and reasonably maintain a personal property within the development, so as to (within the judgment of the Covenants Committee or Board of the Association) detrimentally impact the aesthetics of the Community, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.19 of the KCCA Violations Fine Table, as last published.

### **Excessive Noise**

COVENANT COMPLIANCE RULE 8-8: The creation or encouragement of any circumstances resulting in excessive noise or disturbance within the Community (as determined by the Covenants Committee or Board of the Association) constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.20 of the KCCA Violations Fine Table, as last published.

### **Modifications to Swales or Ditches**

COVENANT COMPLIANCE RULE 8-9: Any modifications to swales or ditches, anywhere within the community requires advanced approval in writing from the Architectural Committee or Board of the Association. Any modifications applied to swales or ditches without that written architectural approval constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.21 of the KCCA Violations Fine Table, as last published.

### **Prohibited Business Activities**

COVENANT COMPLIANCE RULE 8-10: Any business activities conducted within the development that are inconsistent with the intent of our covenants constitute a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.22 of the KCCA Violations Fine Table, as last published.



### **Unfenced or Unapproved Pools**

COVENANT COMPLIANCE RULE 8-11: Failure of a Member to Remove an Unfenced or Unapproved Pool by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #2.23 of the KCCA Violations Fine Table, as last published.

### **Reversal of Non-compliant Architectural Change**

COVENANT COMPLIANCE RULE 8-12: Failure of a Member to Remove an Unauthorized Architectural Addition by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #3.4 of the KCCA Violations Fine Table, as last published.

### **Removal of Non-compliant Signs**

COVENANT COMPLIANCE RULE 8-13: Failure of a Member to Remove an Unauthorized Sign by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #3.5 of the KCCA Violations Fine Table, as last published.

### **Removal of Non-compliant Radio or Television Antennas**

COVENANT COMPLIANCE RULE 8-14: Failure of a Member to Remove an Unauthorized Radio or Television Antenna by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #3.6 of the KCCA Violations Fine Table, as last published.

### **Removal of Non-compliant Vegetation or Landscaping**

COVENANT COMPLIANCE RULE 8-15: Failure of a Member to Remove Unauthorized Vegetation or Landscaping Additions by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #3.7 of the KCCA Violations Fine Table, as last published.

### **Removal of Non-compliant Basketball Backboards**

COVENANT COMPLIANCE RULE 8-16: Failure of a Member to Remove an Unauthorized Basketball Backboard Installation by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #3.8 of the KCCA Violations Fine Table, as last published.

### **Removal of Non-compliant Window Air Conditioners**

COVENANT COMPLIANCE RULE 8-17: Failure of a Member to Remove an Unauthorized Window Air Conditioner by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #3.9 of the KCCA Violations Fine Table, as last published.

### **Removal of Accumulated Lumber, Scrap Materials, Junk, etc.**

COVENANT COMPLIANCE RULE 8-18: Failure of a Member to Remove an Accumulation of Lumber, Scrap Materials, Trash, Junk etc., by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.4 of the KCCA Violations Fine Table, as last published.

### **Accumulation of Litter or Minor Debris Upon Lot**

COVENANT COMPLIANCE RULE 8-19: Failure of a Member to Prevent an Accumulation of Litter or other Minor Debris upon Lot, including area immediately surrounding lot, including the adjacent ditches and gravel shoulders, and including any adjacent common areas out to 20 feet beyond Member's property lines, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.5 of the KCCA Violations Fine Table, as last published.

### **Failure to Keep Grass of Lot Cut**

COVENANT COMPLIANCE RULE 8-20: Failure of a Member to keep grass cut to required lengths or otherwise maintain appearance of lawn, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.6 of the KCCA Violations Fine Table, as last published.

### **Dirty or Moldy Siding or Other Lack of Property Cleanliness**

COVENANT COMPLIANCE RULE 8-21: Failure of a Member to Correct Dirty / Moldy Siding or other Lack of Property Cleanliness by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.7 of the KCCA Violations Fine Table, as last published.

### **Removal of Toys and/or Clutter**

COVENANT COMPLIANCE RULE 8-22: Failure of a Member to Remove Toys & other Clutter from Public, Nightly, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.8 of the KCCA Violations Fine Table, as last published.

### **Removal of Unapproved Yard Ornaments**

COVENANT COMPLIANCE RULE 8-23: Failure of a Member to Remove Unapproved Yard Ornaments by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.9 of the KCCA Violations Fine Table, as last published.

### **Improper Storage of Trash & Recycling Containers**

COVENANT COMPLIANCE RULE 8-24: Failure of a Member to Properly Store Trash & Recycling Containers, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.10 of the KCCA Violations Fine Table, as last published.

### **Improper Hose Storage**

COVENANT COMPLIANCE RULE 8-25: Failure of a Member to Properly Store Water Hoses constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.11 of the KCCA Violations Fine Table, as last published.

### **Improper Window Treatments**

COVENANT COMPLIANCE RULE 8-26: The Use of Sheets or other unconventional or (within the judgment of the Covenants Committee) aesthetically detracting Window Treatments constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.12 of the KCCA Violations Fine Table, as last published.

### **Removal of Unapproved Exterior Lighting**

COVENANT COMPLIANCE RULE 8-27: Failure of a Member to Remove Unapproved Exterior Lighting by Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.13 of the KCCA Violations Fine Table, as last published.

### **Improper Drying or Airing of Clothes**

COVENANT COMPLIANCE RULE 8-28: Improper Drying or Airing of Clothes constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.14 of the KCCA Violations Fine Table, as last published.

### **Unauthorized Removal of Trees from Member's Lot**

COVENANT COMPLIANCE RULE 8-29: TREE REMOVAL- Unauthorized Removal of Trees from Member's Lot, which are within the zones where such removals are restricted by State Law, constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.15 of the KCCA Violations Fine Table, as last published.

## **Cease & Desist Order**

COVENANT COMPLIANCE RULE 8-30: DEFIANCE OF CEASE & DESIST ORDER- In ANY Situation, where a Member or member of Member's household is engaged in an activity that is Deemed by an Officer of the Association Administration as constituting (a) a Material Threat to Public Safety, (b) a Material Legal or Liability Threat to the Association, (c) an Act of Damage to the Property of Others, or (d) a Material Disturbance of Community Peace &/or Security, AND an Officer of the Association Administration Instructs the Offending Person to Discontinue such activity, AND that Offending Person fails to Discontinue that Activity Immediately or as Instructed, the Member Shall be Deemed to be in Violation of this Rule, Requiring Compliance to Cease & Desist Orders of the Association, and shall be subject to fines & other enforcement measures, pursuant to Ref. #1.13 of the KCCA Violations Fine Table, as last published.

## **Miscellaneous Violations**

COVENANT COMPLIANCE RULE 8-31: OTHER PROPERTY USE VIOLATIONS- Any other Violations of Covenants, relating to Architectural or Property Use provisions, are subject to fines & other enforcement measures, pursuant to Ref. #4.16 of the KCCA Violations Fine Table, as last published.

## **Miscellaneous Violations**

COVENANT COMPLIANCE RULE 8-32: OTHER CORRECTION NOTICES- Failure of a Member to correct any other Architectural or Property Use Covenant Violation by the Notice Deadline constitutes a violation, subject to fines & other enforcement measures, pursuant to Ref. #4.17 of the KCCA Violations Fine Table, as last published.

## **General Rule**

COVENANT COMPLIANCE RULE 8-33: In any case where (a) a member has been issued any form of Notice to correct a covenant and/or rule violation, which would subject that Member to a daily fine if that violation condition is not corrected by a given deadline date; where (b) that Member does correct that condition, thereby avoiding an imposition of some portion of that daily fine amount; and where (c) that same violation condition subsequently **reoccurs within 30 days of that correction**; the "re-issuance" of that Violation Notice is not subject to the same courtesy "fine avoidance" period, and the daily fine assessment until correction may be resumed as of the date of the re-issuance of that notice.

## **General Rule**

COVENANT COMPLIANCE RULE 8-34: In any case where (a) a member has been issued any form of Notice to correct a covenant and/or rule violation, which would subject that Member to a daily fine if that violation condition is not corrected by a given deadline date; where (b) that Member does correct that condition, thereby avoiding an imposition of some portion of that daily fine amount; and where (c) that same violation condition subsequently **reoccurs within a period greater than 30 days, but less than 6 months**, that *renewed* violation shall be deemed a “willful 2<sup>nd</sup> (or subsequent) violation”, subject to an immediate fine, pursuant to Ref. #4.16 of the KCCA Violations Fine Table, as last published, in *addition* to the issuance of a 2<sup>nd</sup> (or subsequent) Notice to Correct Violation Condition, under the guidelines of the original topical violation (which *will* include the courtesy fine avoidance period), and a Failure to ensure corrective action by that deadline will result in a 2<sup>nd</sup> round of daily fines until correction under the 2<sup>nd</sup> (& subsequent) violation guidelines.