

HARTFORD PARK HOA

RULES AND REGULATIONS & FINE SCHEDULE

Pets:

- Dogs, cats, and other household pets may be kept in units. No livestock, poultry, or other animals shall be raised, bred, or kept in any unit or common area.
- There can be a maximum of 2 cats and 2 dogs per household.
- All pets must be registered with the HOA.
- Pets must be properly licensed and registered with the City.
- All pet feces must be cleaned up immediately.
- The Unit owner shall not allow the Animal to leave the unit unless it is on a leash and accompanied by the unit owner.
- Excessive barking, howling, whining, harassing or threatening passersby is not permitted.
- Failure to adhere to these conditions will result in a fine and/or the removal of the animal from the property.

Signage:

No sign of any kind shall be displayed to the public view on or from any unit or the common area, without the prior consent of the Board of Trustees.

Smoking:

Smoking is prohibited in all common areas, including but not limited to, parking lots, walkways, and shared recreational areas within the Hartford Park HOA community. Additionally, smoking is prohibited within 25 feet of any building or unit, ensuring the health and safety of all residents and visitors.

Garbage:

Trash containers are allowed on the street from the night before collection at 6:00 pm until the evening following collection.

Fireworks:

The use, possession, and discharge of fireworks is strictly prohibited within the community premises at all times. This includes, but is not limited to, aerial fireworks, ground fireworks, sparklers, and any other explosive devices intended for entertainment purposes.

Satellite Systems and Antennas:

Residents are allowed to install satellite dishes according to these rules:

- Must be securely mounted on main structure.
- May not be mounted on garage.
- No wires may be visible from outside.
- Wires must be run inside the structure.

Temporary Structures:

No house trailers or temporary buildings will be allowed on the lots and all storage items must be placed in buildings or storage areas approved by the Architectural Control Committee.

Nuisances and Offensive Activities:

No noxious or offensive activity shall be carried out on or in any unit or in the common area, nor shall anything be done therein which may be or become an annoyance or nuisance to the other owners.

Reserved Parking Stalls:

There are 9 reserved parking stalls available for additional parking within the community. They are allocated on a first-come, first-served basis. Once all reserved stalls are occupied, no additional stalls will be made available for reservation until a vacancy occurs.

Owners who reserve a parking stall must abide by all rules and regulations governing the use of parking facilities within the community. Reserved parking stalls are intended for the exclusive use of the person renting the stall. Parking in a reserved stall without authorization may result in towing at the owner's expense.

Monthly Fee: The monthly fee for a reserved parking stall is \$50 per month, which will be charged to the owner of the unit associated with the person renting the parking stall.

Reservation Process: To reserve a parking stall, owners must submit a request to service@northhoa.com. Upon approval, the owner will sign a parking agreement and be assigned a designated parking stall.

Any violations of any of the Hartford Park HOA governing documents will be subject to the fine schedule.

Fine Schedule:

Physical damage to any common areas, including grounds or structures, caused by any owner, tenant, guest, or their pets will result in a violation fine of \$50 plus any repair costs for the first occurrence. Subsequent damages will follow the escalating violation fine schedule on top of repair costs.

First Violation: Written Notice (for any violations outside of damage to common areas)

Second Violation: \$50 Fine

Third Violation: \$100 Fine

Fourth Violation: \$150 Fine Per Occurrence

Fines will be levied monthly if the issue goes unresolved. Each fine will be increased by \$50 from the previous fine.

Fireworks are strictly prohibited within the community. Anyone lighting them off within the HOA will receive a \$100 fine per occurrence.