THE VILLAS AT FIELDSTONE ASSOCIATION, INC.

RULES AND REGULATIONS

FALL, 2021

Enclosed, please find the following Board Approved Documents:

A. **Rules and Regulations for Landscaping, Grounds and Plantings**

B. **Holiday Decoration Guidelines (Except Christmas)**

C. **Christmas Decorating Guidelines**

A. Rules and Regulations for Landscaping, Grounds and Planting

Landscaping

- It is mandatory to keep to the original landscaping plantings and design. Absolutely no original plantings in the landscape can be removed or changed by residents without board approval.
- Changes already made by the resident must be declared and submitted by a variance.
- If the resident does not restore the unapproved landscaping in a timely fashion the contracted Fieldstone landscaper will restore the landscape at the homeowner's expense.
- Any dead, sick, diseased or overgrown original plantings should be communicated to the property management company.

Ornamental Grass Bed

- 3 to 4 ornamental grasses are located in every mulch bed area near the garages where the driveway and sidewalk meet.
- Any other plantings in this area by the current or former homeowners are to be removed including any perennials and annuals.
- If a resident modifies the grass bed, the Fieldstone landscape contractor will restore the bed at the homeowner's expense.

Flower Pots and Hanging Baskets

- A front door wreath is permitted.
- A combination of up to 3 flower pots/hanging baskets is permitted. For example, there can be 3 flower pots or 2 flower pots and 1 hanging basket.
- The flower pots are to be a maximum diameter of 22" and a maximum height of 28"
- Total height of flower pots with the plants in them must be less than 4 ft. high.
- Herbs such as basil, mint, parsley, etc., are permitted in the pots.
- No artificial plants or flowers are permitted in the pots or baskets or in the ground.
- All pots, baskets and poles are to be removed by November 1st.
- No empty pots, shepherd hooks (poles), or containers are to be stored outside.
- Any pots or plants within a fence enclosed patio are not subject to these restrictions.
- Nothing within a fence enclosed patio including plants can be taller than the height of the fence except for 1 patio umbrella which must be removed by November 1st.

Annuals

- 24 individual flowering plants are allowed to be planted in the mulch beds only, not in the ornamental grass beds or lawn.
- The mature plant height cannot exceed 12".
- Acceptable varieties are begonias, marigolds, petunias, pansies, impatiens and geraniums.
- Planting by the homeowner may begin on May 1st.
- All plantings must be removed by November 1st by the homeowner.
- Mulch beds size and shape cannot be altered in any way.
- Homeowner must remove dead or diseased annual plants.

Perennials

- Perennials are flowering plants that blossom year after year.
- No new or additional perennials are permitted.
- Perennials planted before 2013 may be kept if they are in the mulch beds (not in ornamental grass beds) and do not exceed 12" in height.
- Any perennials over 12" in height must be removed.
- Existing perennials less than 12" in height in the ornamental grass beds may be moved to the mulch beds.
- Homeowner must remove dead or diseased perennial plants.

Fruits and Vegetables

- Absolutely no fruits or vegetables are permitted.

Birdhouses, Bird Feeders, Birdbaths and Wildlife

- Rodents spread disease, eat plants and cause other issues. Bird droppings are unsightly, cause discoloration and spread disease.
- No birdhouses, bird feeders or birdbaths are permitted.
- No feeding of wildlife is permitted in our community.

Lawn Ornaments

- No outside decorations are permitted. This includes but is not limited to decorative signs, boulders, pet rocks, figurines, wishing wells, fountains, stepping stones, wind chimes, gazing balls, bend-over cutouts or garden flags.

Signs

- One homeowner supplied house number sign is permitted. It must be maintained (cleaned and painted) and properly installed (upright and in a mulch shrub bed).

- One security alarm sign is permitted. It must be in good condition and properly installed (upright and in a shrub bed).

Flags

- One American flag (approximately 3 ft. x 5 ft.) may be displayed outside.
- Flag etiquette rules and regulations are to be practiced at all times.
- No decorative or garden flags of any kind are permitted.

Hoses and Watering Cans

- Hoses on sidewalks are a dangerous hazard to residents and guests. They also interfere with lawn care.
- No hoses are to be stored on sidewalks, on the side of driveways, in the mulch beds or on the lawn when not in immediate use.
- Hoses and watering cans are to be stored inside at all times.
- No soaker hoses are permitted.

Mowing, Maintenance and Other Services

- Services such as mowing, lawn care, and snow removal are provided by approved contractors with insurance. These services are included in our monthly association fee. The homeowner should not enhance these services.
- No personal mowing is permitted by any resident.
- No fertilization or other lawn treatments are to be done by any individual with the exception of spot treatment.
- No personal snow blowers are permitted.
- No snow plowing is permitted by any resident.

Reminder regarding Satellite Dishes from the Villas at Fieldstone Offering Plan

- "General Covenants and Restrictions" Section 10.08 states ….satellite dishes measuring one meter in diameter or less, shall be erected on any Lot or other portion of the Property except with the consent of the Association's Board of Directors.
- A variance stating size and location must be submitted and approved by the Board before installation.

Pets

- Pets are the sole responsibility of the resident.
- One dog (maximum weight of 35 pounds) and one cat or two cats are permitted.
- Dogs are to be on a leash at all times.
- Dogs are not to be left outside unattended.

- All pet feces are to be removed immediately. It is unhealthy and unsightly. Contamination of the grasses, shrubs or contractor's maintenance equipment is unacceptable. Violators will be fined.
- Any visual damage or clean-up will be professionally repaired or cleaned and charged to the homeowner.

Outdoor Lighting

- The common area lighting is for community security and safety. It is not to be tampered with in any way.
- Garage and pole lights needing replacement bulbs, photo sensors or other repairs are to be communicated to the property management company.
- Front door lights are the responsibility of the homeowner. Homeowners are responsible for replacing their own front door lights with a clear or white (no colored) bulbs, not to exceed a 75-watt incandescent bulb or equivalent CFL or LED bulb.
- Outdoor landscape lighting is not allowed
- "Greenlight a Vet" may be observed with a green light bulb in a resident's outdoor front light fixture for one week before and one week after Veterans Day.

Garbage Totes and Recycle Bins

- These are to be placed outside after 5:00 PM the evening before the scheduled pick-up day.
- These are to be returned into your garage on the pick-up day in a timely fashion.
- They are not to be stored outside.
- Secure the contents to prevent the spread of litter.

Parking

- Parking in driveway turn-arounds is not allowed by homeowners or guests.
- Homeowner parking in overflow parking areas is not permitted.

Fines

- Fines will be imposed for violations of the Rules and Regulations.

B. Holiday Decoration Guidelines (Except Christmas)

ALL holiday decorations (except Christmas) should be displayed on your patio. If you have a fenced patio, you may display your decorations on the sidewalk area next to the patio.

- No decorations shall be placed on your front lawn or any other area surrounding your residence.
- Decorations can be displayed up to one week before the holiday and must be removed no later than one week after the holiday with the exception of Halloween pumpkins which may remain out until Thanksgiving Day.

C. Christmas Decorating Guidelines

The Board of Directors has decided to waive the requirement for a variance each year for lights/decorations provided the Villas at Fieldstone homeowners abide by the following guidelines:

1. All exterior lights/decorations can be installed on your property after November 15th of each year.
2. All exterior lights/decorations can be turned on beginning Thanksgiving week.
3. All exterior lights/decorations should be turned off by midnight each night as a courtesy to your fellow neighbors.
4. All exterior lights/decorations should be turned off permanently by January 8th each year.
5. All exterior lights/decorations should be removed from your property by February 1st each year.
6. ABSOLUTELY NO BLOW-UP DECORATIONS are allowed on your property.

If **ALL** the above conditions are not followed, the Board of Directors reserves the right to rescind your approval for Christmas lights/decorations.

If the board of Directors deems that your lights/decorations are not in good taste, the Board reserves the right to request that these lights/decorations be removed.

Please keep these documents with other important Association information for your future reference.

If you sell your Townhome, these documents along with the Declaration and By-Laws must be passed on to the new homeowner.