

Laurel Ridge Community Rules & Regulations

These Rules & Regulations are designed to help ensure the enjoyment and safety of all property and home owners and guests within the Laurel Ridge community. All owners and guests have the right to enjoy their property and the community in a peaceful and tranquil atmosphere. We collectively as owners share the obligation to follow these Rules & Regulations in order to maintain this atmosphere. Prepared by Committee of Members at Large in 2013.

Lessors

- 1) Are required to inform your guests of the Rules & Regulations by giving them a copy and/or posting in a prominent location in the premises and should post emergency numbers for fire, police, medics, etc.
- 2) Have the responsibility to provide the POA Board a contact number at the premises should the Board or a neighbor need to contact them during their stay. This contact number could be the telephone number of the rented house and/or a cell phone number of the renter and/or the Lessor. The Lessor cell number is required to be in the POA Directory. The rental agency, if used, should collect the information about renters. If an agent is not used, the property owner must collect and hold the information in case a problem arises.
- 3) Have the full legal and financial responsibility for the actions and conduct of guests/renters using their property in Laurel Ridge. The Board will address issues of concern directly with the Lessor not the Lessor's guest and/or agent.

Section 1: Noise

- A) Noise from any source must not exceed reasonable levels (ex.: music, vehicles).
- B) Fireworks of any variety are not to be ignited and/or set off within the Laurel Ridge community.
- C) Discharge or use of weapons (including but not limited to handguns, rifles, and crossbows) for recreation is not permitted. Hunting on or from any property within the community is prohibited.

Section 2: Outdoor Lighting

- A) Laurel Ridge is a "Dark Sky" community. The purpose is to:
 1. Curtail any degradation of the nighttime visual environment and the night sky;
 2. Minimize glare and obtrusive light by limiting lighting that is misdirected, excessive, or unnecessary;
 3. Help protect the natural environment from the damaging effects of night lighting.
- B) Outdoor lighting should be installed and aimed properly to control light trespass on neighboring properties.
- C) Outdoor lighting should be used sparingly. Whenever possible, turn off lights.
- D) After 11:00 PM to sunrise, special consideration should be given to outdoor lights.

Section 3: Recreational Vehicles/Mechanical Equipment

- A) Motorcycles, ATVs, dirt bikes, golf carts and other similar vehicles are limited to on road use only and must follow the posted speed limit. They must be stored inside when not in use.
- B) Recreational vehicles are limited to a maximum of 3 nights. The POA Board must be notified of any stay exceeding 3 days and such planned stay must be pre-approved by the Board.
- C) Mechanical equipment (lawn, garden, log splitter, etc.) must be stored inside when not in use.

Section 4: Outdoor Burning

Outdoor burning and fires except for grills, outdoor fireplaces/fire pits are prohibited.

Section 5: Speed Limit

All vehicles must obey the posted speed limit.

Section 6: Pets

- A) Domesticated pets should be under control (leashed or under verbal command). Neighbors should not be disturbed by dogs barking excessively.
- B) Exotic pets of any kind are not permitted.

Section 7: Signs

- A) Owners' parcels listed for sale are allowed to have one (1) directional sign to locate the property and one (1) For Sale sign on the property.
- B) Political signs are not permitted on common property. One political sign is allowed on private property and must be removed the day after an election.

Section 8: Littering

Littering, whether direct or indirect by not properly containing items, is not allowed.

Section 9: Private Property

Any use of another owner's private property for the purpose of recreational activities must have the owner's permission.

Section 10: Common Areas

Safe and reasonable use of the common areas within the community is the responsibility of property/home owners and guests.