

The Villas at Falls Run Condominium
Unit Owners Association
Rules and Regulations

Regulation 01-06: Bird Feeders and Bird Houses

Residents are not to feed wildlife, including ducks and geese. Villas are allowed one bird feeder per unit. Owners are responsible for cleanup of seed or bird-related residue created as a result of a bird feeder or a bird house. A bird feeder or a bird house may be placed on a deck or patio. They are not permitted on the common elements or the limited common elements.

Regulation 02-06: Flags

Only one flag bracket is permitted on each unit. The bracket must be attached to the front of a garage and be firmly fastened into the wood behind the trim.

Regulation 03-06: Flowers and Plants (amended 09/25/08)

The only landscaping allowed by villa owners is the following:

- Flowers may be planted, or pots of flowers may be set, between the sidewalk and the unit foundation on the front and side of the villa providing they do not jeopardize the existing landscaping in any way.
- Plants must not grow higher than **24 inches** or to the window sills, whichever is **higher**.
- Flower boxes are permitted on railings only on a temporary basis and must be removed **not later than November 1 of each year**. Unit owners must not drill into or in any other way cause damage to the railings.

Regulation 04-06: Hose Boxes

A hose box may be placed between the shrubs on the side of the unit.

Regulation 05-06: Lighting

No more than six low-voltage lighting fixtures may be used outside any villa unit. The only area where they may be placed is between the sidewalk and the side of the unit. No lighting is permitted in front of the unit.

Regulation 06-06: Block Parties or Private Gatherings

Villa residents are permitted to hold block parties and private gatherings using the common areas. Residents are responsible for all clean up of affected area.

Regulation 07-06: Washing and maintenance of vehicles

The Board of Directors approves the washing of private vehicles in the Villas by their resident owners, with the following stipulations: The washing process will be confined to the driveways of the individual villas, the washing will not inconvenience other residents in the community, and the washing procedure will be non-polluting.

Regulation 01-07: Edging

Residents are authorized to use as edging any inert material, not to exceed 4" in height and neutral in color. Plastic rolled edging is not authorized. The edging may only be placed around the limited common area between the sidewalk and the building for the purpose of containing the contractor applied mulch. Existing edgings which comply with this regulation are "grandfathered".

Regulation 02-07: Air Conditioning Unit Ground Treatment

Air conditioning units are a home owner responsibility; however, they are located in an area designated as the Common Element of the Condominium. Residents are authorized to install ground treatment around individual A/C units using any inert material, not to exceed 4" in height and neutral in color. Plastic rolled edging is not authorized. The distance between the outside edge of the treatment and the A/C unit pad may not exceed 8" on three sides, but may extend that full width from the A/C unit pad to the building wall. Any of the following options may be selected:

- (1) Edging around the outside perimeter, filled in with 1½ inch stone. Landscape membrane will be used under the stone to preclude weed growth.
- (2) Recessed 1½ inch stone. Landscape membrane will be used under the stone to preclude weed growth.
- (3) Recessed paving stones. Landscape membrane will be used under the stones to preclude weed growth.
- (4) Recessed mulch bed. Landscape membrane will be used under the mulch to preclude weed growth.
- (5) Eliminate turf growth by treatment spray within the perimeter area allowed above. In this case, no additional treatment as defined in options (1) through (4) would be used.