

# AVALON HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

Revised and Effective 02/02/2021

Based on advice from the Avalon HOA attorney, the Avalon HOA issued rules and regulations in July 2015. This change resulted from recurrent covenant violations and a general lack of appropriate exterior appearance by a few Avalon homeowners. Even after multiple notifications of violations, some homeowners continue to ignore their homes in a manner that detracted from the overall appearance and thus adversely impacted property values of our neighborhood. Violation of these rules will result in a communication of non-compliance to the homeowner who will be given a reasonable time to correct the violation. If the homeowner fails to correct the violation in the time specified in the violations listed below, a special assessment will be levied and if not paid in 45 days the bill will be turned over to a collection agency and/or a lien will be recorded against the property. Once a communication of non-compliance has been issued for a specific violation, future violation(s) of the same rule will not require a notification and a special assessment will be levied immediately.

## VIOLATIONS AND FINES

1. Failure to submit a request to the Avalon ACC for changes or renovations such as fences, garages, storage sheds, pools, decks, arbors, trellises, paint color, or landscaping changes. A change/renovation will be defined as a change in appearance of your home. Until and unless approved by a vote of all homeowners, neither painted brick nor any other fence type than shadowbox (i.e., not flat wood privacy) or metal shall be approved by the Avalon ACC when visible from any street. **Please utilize the ACC submission process to avoid unnecessary mitigation expenses and fines.** (Avalon Covenants Section 2.3 Plan Approval, Sections 2.5.15 and 2.5.16).

**Fine: \$15.00 per day until request approved or item removed.**

2. Lack of proper maintenance of grounds such as: dumping of rubbish or lawn waste, cutting and edging of lawns, trimming of shrubs, flower beds, and removal of weeds & dead trees. (Avalon Covenants Sections 4.1, 4.2, 4.10, 4.12)

**Fine: After 10 days from notification, \$15.00 per day.**

3. Lack of proper maintenance of a home such as: front door paint or stain, windows, shutters, gutters, shingles, fences, sidewalks, and driveways. (Avalon Covenants Sections 4.1 and 4.2)

**Fine: After 20 days from notification, \$15.00 per day.**

4. Unauthorized/unapproved items in driveways or other areas of lot, such as basketball goals that are damaged or not standing upright, trash receptacles, utility trailers, skateboard ramps, or golf carts (Avalon Covenants Section 4.6)

**Fine: After 5 days from notification, \$15.00 per day.**

5. Overnight parking of vehicles on the street in front of or on the side of any home. "Overnight" refers to any vehicle parked after midnight and remains in the street at 5AM the following morning.

**Fine: After 2 days from notification, \$15.00 per day**

6. Parking of unapproved utility trailers, travel trailers, RV's or boats in driveway or anywhere on the lot for longer than 72 hours at any given time. Allow 5 days between each 72-hour parking event. (Avalon Covenants Section 4.11)

**Fine: After 2 days from notification, \$25.00 per day**

7. Driving on or parking on common areas by motorized vehicles excluding golf carts. (Avalon Covenants Section 4.11)

**Fine: \$25 per occurrence**

8. Installing any above-ground pool anywhere on the lot. Kiddy pools less than 13" in depth which are moveable are allowed. (Avalon Covenants Section 4.1)

**Fine: After 10 days from notification, \$15.00 per day.**

9. Signs visible from any street – placing more than one political sign per lot. Political signs posted sooner than 30 days before the election for which the sign appears. Any single sign or single group of signs more than 3 square feet in area. (Avalon Covenants Section 4.7)

**Fine: After 5 days from notification, \$15.00 per day.**

10. Violating any of the restrictions in the "DECLARATION OF CONDITIONS, RESTRICTIONS AND PROTECTIVE COVENANTS for AVALON SUBDIVISION" not previously noted in Rules 1-9 (Avalon Covenants Sections 2, 3, & 4).

**Fine: After 5 days from notification, \$15.00 per day**

11. Flagpoles are not permitted on any lot. Flags may be flown off of the front, rear, or side of any home provided the top of the flag is not higher than the height of the first story of the house. Flags must be non-commercial in nature (e.g., school, sports team, etc. are permitted). The Architectural Control Committee reserves the right to disallow any flag flown at its sole discretion following receipt of two or more complaints from fellow residents. Specifically exempted from the flagpole prohibition are the existing flagpoles on lots 69 and 126; however, these may not be moved to another location and should either be removed for any period of time, it may not be replaced. (Avalon Covenants Sections 2.3 and 2.5.16)

**Fine: After 5 days from notification, \$15.00 per day**