

The Villages
ATM
TRADITIONS

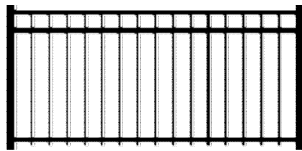
Courtyard Rules & Regulations

Common Areas, Easements and Limited Use Areas maintained by Villages at Traditions ARB.

Fencing:

Must be Black, Powder Coated Aluminum

5 ft. in height



Approved Areas to be determined by original placement from Developer

All Fencing areas will be approved per plan during construction to assure the proper spacing.

Exterior Paint Colors:

Sherwin Williams

7534 – Outerbanks

7543 – Avenue Tan

7512 – Pavilion Beige

7527 – Nantucket Dune

7531- Canvas Tan

6072- Versatile Gray

7038 – Tony Taupe

6073 – Perfect Greige

Trim Color

Whisper Bluff

Roof Color

Weathered Wood Color – Owens Corning 30 year Shingles

I. Outdoor Living Space

1. Outdoor patio furniture must be neutral in color beige, brown, white or black, decorative pillows allowed for coloring
2. Limited use areas (outdoor kitchen areas, fenced areas, etc.) - Must be kept neat in appearance or COA has the authority to remove items at owner's expense.
3. NO grills on front porches
4. NO firewood on front porches
5. Open fires are prohibited
6. Use of fireworks in the City of Bryan is prohibited

II. Exterior

1. Exterior Solar or Sun Shades must be neutral in color and installed behind the eave fur down on back patios only as to not be visible when not in use.
2. Seasonal decorations to follow the CCR's.
3. Clear or white lighting only for seasonal use as according to CCR's timeline.
4. No inflatable decorations allowed.
5. No swing sets, toys, basketball goals, bicycles, or recreational equipment allowed outside.
6. No gates on the front porch or fencing on the front porch.
7. No clotheslines or outdoor hangers for clothes allowed outside.
8. Screened in Porches not allowed on front or rear elevation.
9. One Flag per residence-- 3 x 5 size only mounted in original Developer designated area only.
10. No freestanding flag poles.

11. Roof mounted satellite only –one mini dish only per residence on rear of residence (not visible from front of residence).
12. Water hoses left outside must be hidden and contained in neutral colored hose box on rear patio.
13. Garbage bins to be kept in garage.
14. No dead plants or vegetation left on the front porch area.
15. No real estate signs allowed – real estate marketing must be in designated sales area.
16. No yard art allowed No Outdoor Shed.

II. Parking

1. No parking on the streets, guest parking in designated areas and driveway only.
2. Owners are encouraged to park vehicles inside garages
3. Motorbikes, motorcycles or bicycles are not allowed on the grassy portion of common areas.
4. No RV's, boats, or recreational vehicles allowed
5. Inoperable vehicles, including vehicles with flat tires, may not be left in any space for more than 72 hrs, and are subject to towing at the owner's expense.
6. No repair work or blocking of any vehicle off the ground is permitted.

IV. Pets

1. Pets are required to be on a leash and under control of a handler.
2. No pets are allowed tied or restrained on front porch area.
3. Indoor pets only.
4. Pet owners are responsible for immediately cleaning up after their pets.

Fine Schedule for Violation

1st Violation/Warning- Written and Verbal warning to be resolved within 10 days of Notification

2nd Violation-\$100.00

3rd Violation-\$200.00

4th Violation -\$300.00

*ALL FINES ARE LIEN ABLE

***COA will have the right to modify or change the Rules and Regulations at any time it is deemed necessary.**

Buyer

Date

Buyer

Date

Seller

Date
