

BLACKHAWK HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

(ADOPTED 07/01/2019)

CURRENT UPDATE

These Rules and Regulations have been adopted by authority of Article VII, Section 1(a) of the Bylaws of the Association. Your cooperation in observing these Rules and Regulations is mandatory and greatly appreciated.

PETS: Pets must be kept on a short leash when outside your home and any mess, including excrement, must be cleaned up immediately. There is a limit of no more than two dogs per unit. Absolutely no pets allowed in the pool area.

YOU MUST CLEAN UP AFTER YOUR PET We will start issuing fines on a weekly basis for pets that are not cleaned up after.

NUISANCES: No activity that constitutes a nuisance to any other resident is permitted. **EXAMPLES OF A NUISANCE:** Loud music, barking dogs, noisy late-night comings and goings, loud car engines, etc. For the quiet enjoyment of the complex, curfew for outside activity is 10:00 PM.

PARKING: **Parking on the street is not permitted.** Park only in your assigned parking spaces or in your own driveways. The road in front of a driveway must always be clear. **Overnight visitor parking is for visitors only (7pm-7am).** Inoperable, Unlicensed, Recreational Vehicles, Boats and Utility Trailers are not permitted. Violations will be towed without further warning at the vehicle owner's expense. We will be issuing fines to those who violate the parking rules. (Towing at the vehicle owners expense AND \$25 for first offense, \$50 for second offense, \$100 for third offense, \$200 for fourth offense)

TRASH CANS: **Garbage cans need to be stored either in the garage or in your back patio area.** Garbage cans are not allowed to be stored in front or on the side of your residence. Any violators will be fined. The fine will be \$10 per can per occurrence.

MECHANICAL REPAIR: No mechanical work or other maintenance work on vehicles is permitted. No boats or trailers are allowed to be stored on the street or driveway. They must be in the garage with the door closed.

COMMERCIAL ACTIVITY: Any home business or commercial activity that generates any traffic is prohibited.

ARCHITECTURAL CONTROL: Any change, addition or modification to the exterior of any home or yard must have the prior approval of the Board of Trustees. **EXAMPLES:** Storm/Security Doors, awnings, flagpoles, satellite dishes, landscape improvements, etc. All requests shall be presented in writing stating size, shape, color, location, materials, etc. Satellite dishes for TV service may be installed on the roof only.

COMMON AREAS: These areas are to be kept clean and free from debris. Clean up after yourselves. If common area garbage cans are full, take your trash to your own can, do not place garbage next to a can. Personal items, such as patio furniture, barbecues, etc. are not to be left out overnight or for extended periods of time in these areas. Grounds maintenance crews must be able to do their job without obstacles left in the common areas.

POOL RULES:

1. The pool is for RESIDENTS ONLY. Guests are permitted ONLY when accompanied by an Adult Resident. Residents will be responsible for their guests. Children under 14 years old must be accompanied by an adult.
2. NO LIFEGUARD IS ON DUTY. Use the pool at your own risk, and never alone.
3. Pool hours are between 7:00 am – 10:00 pm.
4. You must use the key fob to access the pool area. No jumping the fence or allowing unknown nonresidents to access the pool area. If you or your child is found jumping the fence, a \$250 fine will be issued.
5. No food is allowed in the pool. Beverages are permitted, but not in the pool and **no alcohol or glass bottles.**
6. No smoking is allowed in the pool area.
7. No loud or offensive or profane music is allowed in the pool area.
8. Children under 4 years old must wear a swim diaper.
9. No skateboarding, rollerblading, skating, or bicycling in the pool area.
10. Observe all posted pool rules.
11. When exiting the pool area, remove all personal belongings, clean up and remove all trash, and securely close and lock the gate.
12. Violation of these Pool Rules or loss of a pool fob may result in the loss of pool privileges, or ADDITIONAL fines and or replacement costs of up to \$100.00

DAMAGE: Any occupant caused damage to the exterior of any unit, ie: rain gutters, down spouts, stucco, roofs, block walls, gates, carports, and etc. shall be repaired and assessed back to the unit owner plus a 20% handling fee.

LANDLORDS: Owners are responsible for their tenants. Tenants are subject to all the provisions of the Bylaws and these Rules and Regulations. Owners are responsible for providing a copy of these Rules and Regulations to their tenants and ensuring their compliance. Any failure by a tenant to comply is the responsibility of the owner. The owner will be held accountable for that tenant. Owners need to provide the name and phone number of the tenant to the association.

TRANSFER FEES: For the proper maintenance and updating of records, owners shall be responsible for a \$200.00 transfer fee to the Association if and when a unit is sold to a new owner.

PROBLEMS, COMPLAINTS & VIOLATIONS: Problems, complaints, and violations are to be reported in writing to the management company. Emergencies, such as broken water lines are to be called in immediately. Violations of these Rules and Regulations or any other governing documents of the Association may result in fines, legal action, loss of privileges or all of the above. A first offense will garner a written warning; a second offense will garner a \$100.00 fine; a third offense will garner a \$200.00 fine; and so forth. Owners may be fined for violations by their tenants.