

## **House Rules Addendum Lexington Square Townhouses, inc.**

### **Article 1. Occupancy**

- a) Occupancy of the dwelling unit is restricted to only those persons named in the Occupancy Lease agreement and no others without the prior written consent of the Board of Directors.
- b) Occupancy is limited to not more than two persons per bedroom.
- c) The Member is responsible for the acts of his/her guests and registered household members.
- d) The common areas of the cooperative are closed between the hours of 9:00pm and 6:00am.
- e) Excessive noise in the private dwelling unit or on the common grounds that reasonably disrupts other members is prohibited.
- f) The volume of radios, televisions, stereos, musical instruments or any electronic sound system as to disturb others is prohibited between the hours of 10:00pm and 7:00am.
- g) Obscene or offensive language, music or behavior, gambling, loitering or the consumption of alcoholic beverages from open containers in the common areas are not permitted.

### **Article 2. Weapons**

- a) A member, guest or registered household member may not threaten or assault another person verbally, physically or with any instrument or weapon while on the property.
- b) Firearms may be discharged on the property.

### **Article 3. Flammables**

- a) The member is required to keep and maintain a fire extinguisher, smoke detector and carbon monoxide detector in working condition inside the dwelling unit.
- b) Flammable items including, gasoline containers, motorized vehicles, may not be stored inside the dwelling.

### **Article 4. Vehicles**

- a) All motorized vehicles must apply for and place a Lexington Square parking permit on the vehicle's mirror or windshield where it is easily visible.
- b) Boats, trailers, campers, RV's or 18-wheeler trucks and tractors may not be parked on the property.
- c) Dirt bikes, 4-wheelers and other unlicensed motorized vehicles are not permitted on the property.
- d) Inoperable vehicles and vehicles with no current tag may not be stored or parked on the property.
- e) Motorized vehicles are required to observe speed limits while on the property.
- f) Members are allowed only one vehicle per registered licensed driver except with the prior written consent of the Board of Directors.
- g) One reserved parking space per household is provided at no charge.
- h) Additional parking spaces not to exceed one per licensed driver can be reserved for an additional fee for 6 month intervals plus a one-time fee for setup and marking.

### **Article 5. Cable & Dish Antennas**

- a) Cable & dish antennas must be registered at the sales office prior to installation.
- b) Cable & dish antennas may not be attached or installed more than 24 inches from a building.
- c) Exterior cable wiring must be secured every 36 inches, unobtrusive, discreet and not readily visible.

### **Article 6. Yards & Patios**

- a) Fencing, sheds and clothes lines may not be installed without the written consent of the board of directors.
- b) Exterior patios, porches, decks, or enclosures may not be used to store toys, furniture, laundry, junk, garbage or other household items.
- c) Barbeque grills both charcoal and propane, may not be stored or used within 10 feet of any building.
- d) The member is responsible for keeping the front and rear yards and the parking space in front of the dwelling clean and free from trash, paper and other debris.
- e) Yard sales are not permitted except with the written prior consent of the Board of Directors.
- f) Signage may not be displayed outside the dwelling unit without the written consent of the Board of Directors.
- g) Household trash and garbage must be properly disposed of in the trash compactor.
- h) Call the sales office at 404-363-9124 to schedule a pickup of large items of furniture, appliances or cardboard boxes that do not fit in the trash compactor.

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**Article 7. Burglar Bars**

- a) Curtains or blinds are required in windows at the front of the building.
- b) Burglar bars, burglar doors, screen or decorator doors may not be installed without the written consent of the board of directors.
- c) Approved, burglar bars, burglar doors, screens or decorator doors must be maintained and painted white.
- d) Burglar bars, burglar doors, screen or decorator and second story windows must be equipped with a locking device that does not require the use of any tools or keys for egress.

**Article 8. Pets**

- a) Pet cats and dogs allowed only with proper registration except that Pit Bulls, German Shepherds, Dobermans, Chows, Rottweilers, Akitas, Shar-peis, Perro de Presa Canario, Fila Brasileiro, Alaskan Malamute, Wolfdog, Bullmastiff or dogs with mixtures of these breeds are never permitted.
- b) Upon acquiring a pet and each year thereafter between January 1 and March 31 pet owners must re-register their pet and pay the pet registration fee.
- c) Pet owners must maintain current inoculations for their pet.
- d) Pets must be leashed and under the direct control of the owner when outside and may not be left unattended outside the unit.
- e) Pets must be fed inside the unit.
- f) Pets may not be tied to doors, trees, water pipes, a/c units or staked on lawns.
- g) The owner must immediately clean up and dispose of pet waste neatly tied in a plastic bag,
- h) Pet owners bear legal and financial liability for the actions of the pets in their possession or care.
- i) Only one pet per household is allowed at any time.

**Article 9. Maintenance at Member's Expense.**

- a) The repair, maintenance or replacement of interior floor coverings, walls & ceilings, light fixtures, plumbing fixtures, electrical fixtures, cabinetry, interior doors, plumbing.
- b) The redecoration of his own townhome.
- c) The repair of any water damage to interior floors, walls or fixtures arising from any damage from the water heater, furnace, or other fixture within the townhome.
- d) The cost to unstop clogged sewer lines from the townhome to the common trunk line.
- e) The cost of any repair, maintenance or replacement required on items not furnished by the Cooperative.

**Article 10. Insurance**

- a) Proof of homeowner's HO-6 insurance that provides protection from losses of personal property, water damage from any source, fungus, mold, fire flood, upgrades and alterations to the dwelling is required.
- b) Homeowner policies must name the cooperative as a loss payee.
- c) Effective on January 1, 2022 members who do not provide required homeowner insurance will be required to pay a fee each month in an amount determined by the board of directors, in addition to monthly carrying charges.

Received:                      Member: \_\_\_\_\_                      Date: \_\_\_\_\_