Exhibit F
WATSON RUN, A PLANNED COMMUNITY
Homeowners Association Rules and Regulations
Effective: July 1, 2020 Rev A

INTRODUCTION

In a planned community, the question naturally arises as how to maintain a harmonious, quality development as the community matures. The following Rules and Regulations attempt to provide a meeting ground between private interests and the broader interest of this community.

The Declaration of Covenants, Conditions, and Restrictions for Watson Run (hereafter referred to as 'the Covenants') and the Bylaws of Watson Run Homeowners' Association, Inc. (hereafter referred to as 'the Bylaws') run with the land and are binding upon all homeowners, their renters, and/or their tenants, and should be fully understood. The fact that each homeowner is subject to the covenants should assure all homeowners that the standards of design and quality will continue to be maintained, enhancing the community's overall environment and protecting property values.

The intent of these regulations is to:

- Ensure quiet enjoyment for the residents.
- Minimize problems and expenses for the HOA.
- Provide for the architectural integrity of the neighborhood.
- Protect and enhance property values.

The cooperation of each homeowner will be beneficial to all.

PROCESS

For any item that needs approval, submit an ARCHITECTURAL REVIEW REQUEST FORM to the address/email on the top of the form. The form can be found on the HOA Website or request a form from the management Company. Please refer to the section on the form entitled, "Description of Submission" which identifies and describes specific documents that may be applicable to your request and MUST BE INCLUDED with your submission.

Requests without the information requested on the form will not be considered until all information is supplied.

The Architectural Review Committee (ARC) will evaluate your submission, request any additional information, if necessary, and make a recommendation to the Executive Board. A minimum of 30 days is necessary for the review process to be completed. Do not begin any work before receiving approval for your project. Requests are good for 90 days from approval date. If work has not been completed within that time, a resident must re-apply.

Should you wish to request approval for a project that is specifically prohibited (a waiver request), you may submit a waiver request as per Section 7.3 of the Covenants. Use an Architectural Request Form with a notation that this is a waiver request, with an explanation of the hardship caused by not having the waiver. The Executive Board will contact you to arrange an opportunity to explain in person your need for a waiver.

If your request is denied, you have the right to an appeal. Refer to Section 18.3 of the Covenants for the appeals process.

RESIDENTS - PLEASE NOTE

IF YOUR PROJECT DOES NOT APPEAR IN THE FOLLOWING RULES & REGULATIONS LISTING – THIS DOES NOT MEAN YOU MAY PROCEED.

MULCH IS REQUIRED IN ALL GARDEN BEDS. BLACK MULCH WILL BE PROVIDED BY THE HOA'S LANDSCAPERS FOR ALL FRONT GARDEN AREAS.

ANY ARC PROJECTS STARTED WITHOUT FIRST HAVING OBTAINED PROPER AUTHORIZATION WILL RESULT IN A FINE OF $100.

SUBMITTING AN ARCHITECTURAL REVIEW REQUEST IS YOUR FIRST STEP IN SUCCESSFULLY STARTING YOUR PROJECT.

ADDITIONALLY:

Watson Run is a Homeowners Association (HOA) that has rules, restrictions and benefits, that come with buying a property in a community that has its own governing body. The purpose of the HOA is to maintain the property values in the community. Watson Run's HOA Executive Board has established a set of "Rules and Regulations" for all residents to follow. The Board has appointed three (3) volunteers to an Architectural Review Committee (ARC), and can be expanded up to five (5) members for the ease of scheduling due to vacations, scheduling and/or illness. Architectural review is a vital part of maintaining the aesthetics and property values in a community. Their purpose is to review and evaluate any alteration or change in appearance to the exterior of a home and make a recommendation to the Board.

All requests require an application form, for each individual project which must be submitted to the management company for approval, prior to the commencement of any work.

Many design changes and improvements require a building permit, and Leacock Township may not issue a permit without the written approval of the Executive Board. Please plan in advance and remember that the ARC and Executive Board need up to 30 days, after all the appropriate information has been received, to review applications. It is strongly suggested that the Township be contacted to determine what permits or approvals are required, according to those entities' ordinances. The Executive Board's approval is not a substitute for approval by the Township. It is the homeowner's responsibility to acquire appropriate approvals, permits, etc., from the Township.

No digging for construction or landscaping projects should take place prior to calling PA1 for confirmation of utility line placement.

RULES AND REGULATIONS

1. **Maintenance of individual homes**:
   A. It is the responsibility of the individual homeowners to maintain their homes and lots according to the standard set by the Association to ensure that the appearance and value of all properties are maintained.
   B. Homeowners are responsible for maintenance and repair of their home and lot for items including, but not limited to, the following: roofing, siding, gutters and downspouts, chimneys, windows, doors, decks, patios, service walks, sidewalks, driveway and driveway approach, home and lot lighting.
   C. Homeowners are permitted to paint or replace the exterior siding, trim, doors, windows, and shutters without prior written approval of the Executive Board, providing the item is the SAME style and color as the original style and color of the home. If another color is desired by the homeowner, a request must be submitted to the Executive Board prior to the start of any work. Only materials that are similar in color and style of the original exterior siding, trim, shutters, and windows, and doors in the neighborhood will be considered for approval.

1.1. **On-going maintenance as our homes age:**

A. It is the responsibility of all homeowners to maintain all areas of their property and homes, including the following:

a. All residents must ensure that their current landscaping conforms to HOA standards. All landscaping beds and trees must be cleaned up, overgrown shrubs or trees pruned, and dead plants or trees removed and replaced, as needed, regardless of who planted them (with the exception of street trees that must be replaced) - Berks Homes, the homeowner, or someone else.

b. The outside appearance of the home must be maintained so that all homes look refreshed and "new". This includes, but is not limited to, any areas that require new paint and power washing surfaces that have mold or dirt build-up on them. If you have any PA Orange clay stains on the foundation that cannot be removed through power washing, it is recommended and permissible to use cement stain that matches the home's siding. If the stains are on a patio, front steps or walkway, it is permissible to have a skim concrete coating applied or concrete stain either in the natural color of the concrete or the home's siding with approval through the ARC review process.

c. If a resident wishes to change the color of a cement patio, porch and/or walkway then a concrete coating/stain either in the natural color of the concrete or the home's siding can be used, requires **only** ARC approval.

d.. Garden hoses should not be left on the ground; they shall be hung up on reels/racks or placed in enclosures.

e. Shutters, front doors and porch areas need to be kept looking clean and fresh with simple maintenance.

f. Driveways that appear to be in disrepair, i.e. cracks and usual wear and tear over time.

g. There will be periodic and necessary inspections by the management company to ensure compliance with the above items. There will be a non-compliance letter sent for the first violation with a 30-day window, weather permitting, to get all infractions repaired. A second notification will be sent if infractions are not repaired within 30 days. After the second notification, the resident will have an additional 14 days to make the necessary repairs or the Association will make the repairs and the resident will be charged.

1.2. Overnight street parking:

A. In the event of snow there will be no street parking.
B. Short-term street parking by Residents is allowed only during the hours of 6 am to 8 pm., except in the case of a driveway that has been repaired or sealed. Residents are expected to utilize their driveways and/or garages for parking.
C. Overnight Guest parking is allowed, at any time in the resident's driveway where possible, or at any time in the *designated parking cutouts on Springhouse Lane, Pleasant Road, Boxwood Lane, Plum Tree Place and Wickerberry Place. For easier access overnight parking is permitted in the Clubhouse Parking lot.* Guest RV's MUST always be parked in the Clubhouse parking lot . Residents are permitted to park their RV's in front of their homes for 48 hours for the purpose of loading/unloading

2. **Animals**:

A. Residents are permitted to have only domestic household pets (dogs, cats, fish, birds), with a limit of two dogs and/or two cats. No exotic pets or commercial activities involving animals are permitted.
B. All household pets shall be kept and maintained in compliance with all applicable ordinances of Leacock Township, Lancaster County and Pennsylvania.
C. All pets must **always** be under the owner's control when not enclosed inside the home - either on a leash or within an invisible fence.
D. All efforts should be made for homeowners to prevent their dogs from repeated barking.
E. All pets are restricted to their owner's property and common ground/open space. **Owners and their guests** are responsible for cleaning up after their pets in all areas and proper disposal of the waste.
F. No pets, except service animals, are allowed in the Clubhouse or pool area at any time.

3. **Fences**: (Subject to Executive Board approval via Architectural Review Request)

A. For privacy at patios only.
B. One continuous fence per home, maximum 16 feet length.
C. Six feet high from ground level.
D. Fence location in the rear of the homes only, projecting from home toward the rear of the lot.
E. Color must be white.

4. **Patios**: (Subject to Executive Board approval via Architectural Review Request)

A. Must be within the width of the home.
B. Must be concrete, stone or brick material only.
C. Railings must be vinyl material and no more than 36 inches high. The vinyl must be of a color that conforms to, or complements, the original color palette of the home.
D. Adding railings to an existing patio, according to the above standards, requires **only** ARC approval.
E. Sceening of patios is allowed via an Architectural Review Request only
F. Reference rule 1.1b Staining of the patio.

5. **Decks/Porches**: (Subject to Executive Board approval via Architectural Review Request)

A. Must be within the width of the home.
B. No pressure treated decks/porches will be approved.
C. Material to be prefinished synthetic only.
D. Railings (if required) must be vinyl material and no more than 36 inches high. The vinyl must be of a color that conforms to, or complements, the original color palette of the home.
E. Adding railings to an existing deck or porch, requires **only** ARC appproval.
F. Screening of decks/porches is allowed via an Architectural Review Request only.
G. All structural materials must be listed on the Architectural Review Request form and approved by the ARC committee and Executive Board.

6. **Patio or Deck Pergolas**: (Subject to Executive Board approval via Architectural Review Request)

A. Must be a fixed structure that is securely attached to the home. It must be confined to fit inside the footprint of the current patio or deck.
B. Must be vinyl clad, complement the current color palette or color accents of the home and cannot be painted. Optional canopies or side curtains must also complement the current color palette of the home.

7. **Lattice Work**: (Requires Architectural Review Request & approval)

A. Lattice work may be installed around the base of a deck, provided it is a vinyl material that complements the current palette of the home.
B. Lattice work cannot be painted.
C. All corners of the lattice must be joined and finished with applicable molding.

8. **Awnings**: (Subject to Executive Board approval via Architectural Review Request)

D. Awnings may only be in the back of the house to cover a deck or patio.
E. No permanent fixed pipe or post type awnings are permitted.
F. Individual window awnings are not permitted on any window.
G. Homeowners are responsible to replace any torn awning as soon as possible.
H. Awning specifications:
    1) All awnings are to be either hand-crank or power type retractable awnings.
    2) Awnings may be either striped or solid color.
    3) Awnings must match the color scheme of the home.

9. **ALL** **Walk Railings:** (Requires Architectural Review Request & approval)

A. Railings are to be white or a color that conforms to the current color palette of the home and no more than 36" high.

10. **Storm Doors**: (Requires Architectural Review Request & approval)

A. Homeowners may install a storm door on the front and/or back, if the door is a "full-view" door. A door with a rolled-up screen will be acceptable, i.e. Pella 5600032E.

B. If the homeowner wants to have a storm door installed on a garage door it doesn't need to be a full-view door, but it must be approved via an ARC request only. An acceptable door is a Provia half glass door, i.e. #374.

C..Metal strips in the middle of the door are not permitted, except if they match the color of the door they are attached to. Doors with scalloped edges or jalousie windows are not permitted.

D..Storm doors must be the same color as the door or the door trim it is attached to

11. **Snow Removal**

A. The Association's threshold for snow removal, is 3 inches. At times, the service levels will vary, depending on the specific forecast.

B. When the Association's threshold for snow removal is not met, it is up to the discretion of the homeowner to determine what snow removal service is needed on their individual property.

12. **Satellite/TV Digital Antennas**: (Subject to Executive Board approval via Architectural Review Request)

Each homeowner may install and maintain his/her home satellite dishes or antennas for the receipt of radio or television broadcasts, subject to compliance with the following requirements:

A. The satellite dish or antenna must be of the smallest size reasonably commercially obtainable that will provide radio or television reception.

B. The satellite dish or antenna **may not** be located in front of the plane created by the front of the home unless the installing corporation certifies on their corporate letterhead that it is the only location where a satisfactory signal can be received.

1)The satellite dish may be placed on the rear or side of the home.

2)As an alternative to a dish, a digital TV antenna may be installed in the attic.

C. If possible, the satellite dish or antenna shall not be visible from the street in front of the home and should not project above the peak of the roof.

D. Any disconnected satellite dish/digital antenna must be removed from the homeowner's property immediately.

E. Without limiting the preceding requirements, the location of such installations must be as unobtrusive as possible, provided reception is of adequate quality in such location.

F. Homeowners may not install such facilities, on or over the Common Elements or any other home, not within the exclusive use or control of the homeowner.

G. The Executive Board, in its sole discretion, may require a homeowner at the sole expense of the homeowner, to paint or screen any such installation, provided that the painting or screening **does not invalidate any manufacturer's warranty relating to such installation**.

H. The homeowner must submit a plan, showing the proposed location and size of the satellite dish or antenna, to the ARC at least 30 days prior to the installation, thereof, for a determination by the ARC, whether such installation would comply with the requirements of Subsection 7.1.9 of the Covenants (subject, however, to the **Executive Board's discretion, pursuant to Subsection 4.1.2 and Section 7.3 of the Covenants**). Any satellite dish that is behind the front plane of the house should be automatically approved by an ARC Request.

I. If these provisions contradict any ruling of the Federal Communications Commission (FCC) or any other agency having jurisdiction (the FCC) in effect, then the current ruling of the FCC shall prevail.

13. **Permissible Items**

Drainage Pipes:

A. If possible, above-ground downspout extensions, that are installed, should be the same color palette as the current downspouts and gutters.
B. Any modifications to existing drainage, including above-ground downspout extensions and underground drainpipes, must not detrimentally affect any adjacent property.
C. Buried drainpipes must be a minimum of four (4) inches below the turf and aggregate or river rock applied at the discharge point to prevent ground erosion.
D. Water flow from the downspout extensions must terminate within the homeowner's property and may not be directed onto a neighbor's property.

Gutter Guards:

A. If possible, the gutter guards should be the same color palette as the current downspouts and gutters.

Foundation Painting

A. When painting the foundation of home, the homeowner's paint/stain must conform to the color palette of the siding of the home and must be maintained by the homeowner.

14. **Permanent Fire Pits**: (Subject to Executive Board approval via Architectural Review Request)
    A. Must only be fueled by propane gas directly from the home.
    B. Must be constructed of masonry material.
    C. Must be covered when not in use.
    D. Must be placed on cement patio (non-combustible surface), which conforms to the width of the home, and constructed with materials that are aesthetically pleasing.
    E. Must be constructed in an area 10 to 15 ft. away from adjacent walls or building overhangs, as suggested by local fire departments.
    F. Charcoal, trash or wood burning materials **must not be used** in the fire pit.
    G. This is the responsibility of the homeowner for the safe operation and continued maintenance of the fire pit.

15. **Permanent Whole-House Generators**: (Subject to Executive Board approval via Architectural Review Request)
    A. If installed after the closing of your home, it is to be a direct-wired generator.
    B. Generators are to be located at the side or rear of the home.
    C. Homeowner is responsible for the safe operation and maintenance of the generator.

16. **Portable Generator**: (Permissible)
    A. Must be used only during power failures and per the manufacturer's instructions.
    B. Homeowner is responsible for the safe operation and maintenance of the generator.

17. **Exterior Home Appearance**:
    A. Trash receptacles
        1) All trash containers must be kept inside the home or garage, except for trash collection.
        2) Trash may be placed at the curb no earlier than 4:30pm, on the day prior to trash collection. Containers must be brought back inside the home/garage by the evening of the day of trash collection.
        3) If, for some reason trash is not collected, the container must be brought back inside the home/garage within 24 hours of the scheduled pick-up.
    B. Building and yard materials
        1) All construction items must be stored within the home, unless an approved outdoor building project is actively under construction. (This includes bricks, pavers, lumber, bagged mulch, garden products, etc.)
        2) Empty flowerpots and gardening supplies are to be stored inside the home/garage.

18. **Landscaping**: (Subject to Executive Board approval via Architectural Review Request)

A. All new plantings in new locations, or additions or changes to the original installed landscape, must be approved by the ARC in advance, and plant material (e.g., bushes, trees, etc.) must be listed. Specific plant names do not have to be given. A complete landscaping plan must be submitted to the ARC for all landscape projects. Projects of importance to the ARC include, but are not limited to, the following:

1. Patios.
2. Planting and removal of trees and/or shrubs in the front of the home.
3. **A buffer zone of 24" from the property line between houses must be maintained.**
4. Any changes in grade affecting drainage.
5. Landscaping changes that potentially affect other homeowners.
6. Re-grading, filling or paving which may kill existing trees.

The following information should be either stated or be evident on the landscaping plan:

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a) Landscape plan using sufficient scale, to show the location and appropriate setbacks of proposed or existing landscape beds and plant materials on the lot.
b) Types of trees, shrubs, and plants.
c) Type, style and height of landscaping materials to be used, such as rock walls, bricks, river rock, etc.
d) Location of proposed alteration or addition.
e) Original unmarked plot plan. This document is received at settlement.

Please note: No plantings of any kind are permitted around street trees and mailboxes.

A. ARC approval **would not** be required under the following conditions:

1) Changes can be made to previously approved landscaping installed on the sides or backyards of homes, if the changes still comply with the original approved design. For example, bushes could be moved or replaced, but a tree could not replace a bush.
2) Flowers, bulbs, and perennials can be added or removed in approved gardens.
3) Dead trees and bushes must be removed and may or may not be replaced at the owner's discretion, **with the exception of a street tree which must be replaced**.

B. Maintenance of additional approved landscaping shall be the responsibility of each homeowner.
C. Maintenance includes edging, mulching, weeding, pruning and removal of dead plants.
D. All garden beds must be mulched using black, shredded mulch.

19. **Garden Mulch Beds:** (Requires Architectural Review Request & approval)

A. Mulch beds on the sides and rear of the home cannot exceed a maximum depth of 24 inches. If requesting mulch beds with a depth exceeding 24 inches, Executive Board Approval is necessary.
B. Mulch beds in the rear of the home located 5-6 feet inside the rear and side lot lines.
C. Standalone trees with a raised mulch be must be 5 – 6 feet between the tree and the rear and side lot lines of the home.

20. **Garden Ornamentation:**

A. Garden ornamentation includes, but is not limited to exterior statues or sculptures, garden ornaments, birdbaths, bird houses, fountains, bird feeders, planters/flowerpots and hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges and trellises. Bird house poles may be up to 72" tall. Garden sculptures, statues and planters taller than 30" must be approved by the Executive Board through an ARC request.

B. No ornamentation is allowed in the grassed areas of the property, around the designated street trees, or around the mailboxes.

C. No more than a total of eight (8) exterior ornaments are allowed in Board approved gardens on the homeowners property. This includes the front garden, rear garden (if applicable), and street side of a corner lot. A maximum of four (4) garden ornaments are permitted in the front garden(s) of the property. No ornaments are allowed in gardens planted between the homes.

D. One birdbath or fountain is allowed in a Board approved garden in the front and/or the rear of the property, not to exceed two (2) birdbaths, and/or fountains per property. One bird feeder and bird house are allowed in a Board approved garden in the rear of the property but should not be visible from the street when viewing from the front of the home. Birdbaths, bird houses, and bird feeders are included in the total of eight (8) allowed lawn ornaments.

E. Garden/decorative flags are limited to two (2) per home and are part of the total of eight (8) allowed items. One of those two flags may be a decorative house flag, size 28" x 40".

F. A limit of two (2) flower planters framing single garage doors, or three (3) flower planters framing and in the middle of double garage doors, are allowed in the driveway. No other items may be displayed or stored in the driveway. These planters do not count toward the eight (8) exterior ornament limit.

G. If a resident wishes to use electric wiring in an approved garden/flower bed, it may be subject to the Leacock Township building code.

21. **Vegetable Garden**: (Subject to Executive Board approval via Architectural Review Request)

A. Location and size of vegetable garden is subject to ARC approval.

22. **Mailboxes**:

A. Mailbox covers are not permitted.

B. No garden ornamentation of any kind is allowed near the mailboxes.

23. **Firewood Storage**:

A. Firewood may only be stored in the rear of the home, on properties that have wood burning fireplaces inside their home. Firewood shall not be stored in the front or side yards, or along the rear lot lines of the homeowner's lot.

B. Firewood shall be maintained in a neat stack, not more than four (4) feet from ground level.

C. Not more than one cord of firewood shall be stored at any time. A clear tarp may be placed over the firewood to prevent the wood from getting damp.

D. Firewood should not be stored directly against the exterior of the home or garage, due to the possibility of termite or fire damage.

E. Firewood delivery vehicles may not drive over the curb. Any repair that is needed, due to the damage of the curbing, will be the financial responsibility of the homeowner.

24. **Signs**:

A. Homeowners may install one security sign per lot, not to exceed 8" x 12". The sign may be installed in the ground, in a planting bed in front of the home.

B. One reasonably sized **"For Sale"** sign may be placed in the front garden of the property.

C. No signage is allowed on the property, except as provided in 24A. and 24B. above.

25. **Egress Window Covers:** (Permitted)
    A. Must be installed in such a manner that the cover remains secured during strong winds and severe weather.

26. **Flag Poles**: (Subject to Executive Board approval via Architectural Review Request)
    A. One flagpole per residence will be permitted.
    B. No more than two (2) flags per pole may be displayed. One flag may be the United States flag. The additional flag may be our Pennsylvania State or of military affiliation. (No religious, ethnic, decorative, team sport or trademark type flags will be permitted.)
    C. All flag poles must be white or natural aluminum, and no more than 20 feet above ground level.
    D. Flagpole lighting shall not be a nuisance to neighboring residences.

27. **Window Shades/Blinds/Treatments**:
    A. Window shades/blinds/treatments visible from the street must be consistent and neutral in color across the front and sides (on corner lots) of the home which face the street.

28. **Site Lighting**: (Subject to Executive Board approval via Architectural Review Request)
    A. Directional exterior spot lighting in the rear or front lawn areas of the home may not be directed on the neighboring homes and properties.
    B. l-voltage or accent lighting may not be directed onto the neighboring homes and properties.
    C. The number and placement of solar path lighting is subject to ARC approval.
    D. Deck lighting must be on a timer and only in-use (on) if the resident is at home.

The following information should be submitted for review by the ARC:

A **copy** of the Original unmarked plot plan using sufficient scale to show position and number of specifications of the light fixtures such as style, type, wattage and cut-off characteristics.

29. **Wash Lines**:
    A. Only a nonpermanent laundry tree or retractable wash line may be used.
    B. No permanent wash poles may be erected.
    C. Wash lines will only be permitted in the rear of the home and may not be visible from the street front of the home.
    D. Clothes on clothes lines may not remain outside overnight.
    E. Laundry trees and retractable clothes lines must be removed when not in use.

30. **Golf Carts**:
    A. Golf carts must be driven on the community roadways and parked in designated parking areas.
    B. Golf carts are not allowed on the grassy common areas, sidewalks or walking paths.
    C. Golf carts must be stored under cover within the limits of the home when not in use.

31. **Seasonal Decorations**:
    A. Christmas lighting can be installed anytime from November 1st , but not lit until after Thanksgiving, and must be removed two (2) weeks after New Year's Day.
    B. Winter decorations (Snow People, Snowflakes etc.) must be removed by March 20th
    C. Spring/summer decorations (bunnies, ducks, artificial flowers etc.) must be removed by September 20
    D. Fall/Autumn decorations (pumpkins hay bales, etc.) must be removed (1) week after Thanksgiving.

E. Other-decorations, such as Halloween, Thanksgiving and Easter, can be displayed outside the residence two (2) weeks before the holiday, and can be left up until one (1) week after the holiday.

32. **Contractor Starting Times**:

A. Contractors hired by homeowners should be informed not to commence noisy tasks until after 7 o'clock am.

33. **Other Prohibited Items**:

A. Window air conditioning units or window exhaust fans, that extend through the home's windows or exterior walls.
B. Non-operating vehicles, any vehicle not currently registered and licensed or any vehicle having an invalid and expired state motor vehicle inspection sticker or commercial vehicles, except if entirely enclosed in a garage.
C. No unlicensed motor vehicles, trailers of any type or kind, or habitable motor vehicles of any nature, shall be kept or stored on any part of the lots, except within an enclosed garage, or in the case of temporary loading or unloading. (Temporary shall mean no longer than a 48-hour period.)
D. No commercial vans or commercial trucks, exceeding 6800 lbs. (GVW), of any nature shall be parked overnight, except in an enclosed garage. Nothing herein contained, shall be construed to prevent the placement or parking of construction equipment and accessories reasonably required for construction purposes.
E. Swimming pools or hot tubs.
F. Portable fire pits and patio heaters.
G. Solar panels.
H. Dog houses, dog runs, kennels or animal pens.
I. Overhead utility lines.
J. Exterior radio towers.
K. Permanent utility sheds, shacks, trailers or other structures.
L. Party tents are permitted for no more than five (5) days, at any one time.
M. Children's recreational equipment.
N. No portable or permanent basketball courts, skateboard, in-line skate or bicycle ramps, backboards, nor any other game or sporting device shall be stored, erected, constructed or maintained on any portion of the lot.
O. Above ground or underground storage tanks.
P. Decorative stickers/magnets are prohibited from garage doors that are not hinges and handles
Q. In-ground sprinkling systems

Landscaping Policy

As Residents, you are either selecting full landscaping services as promised which the HOA provides or you are opting out. If you plan to opt out of our service, please notify Woo-Cat in writing, if you haven't done so already. If you do not notify them, your property will be serviced.

If you had any special services done to your lawn and do NOT want your property serviced for a very brief period of time, you are to contact Woo-Cat with instructions by the close of business on Friday afternoon. Please do not place red flags out or homemade signs. Our Landscaping Vendor has a list for the crew on Monday morning before they go out listing those who do not want service. ***The red flags will still be honored only for those who do not want their bushes trimmed at the designated time in your front gardens.***

Please do not stop or interfere with our vendors, unless you are hiring for additional services at your own expense. If you have a concern, we want to hear it, but please notify Woo-Cat. The vendors must be able to complete their work in a timely manner.

If you have any hoses that are not on reels, ornaments, decorations or anything else that is laying out in the grass, they will just go around it and not stop to pick things up and replace them. It takes too much time away from your neighbors' lawns and this is the Board's instructions. The landscaping vendor is not responsible for damage that may occur by items left in the grass.

The HOA provides a service, if you are not happy or satisfied with the service or schedule, you are completely free to hire someone else at your own expense or maintain your property on your own to meet your standards. You will still be held accountable to comply with the community standards.

The contract, which was drafted by our Manager, is for an HOA where everyone receives the same service. The landscaper is NOT contracted for individual homes and Individual needs.

Association Responsibilities:

1.Landscaped Trees, shrubs and bushes on private residence lots as installed by the builder: **Mulching, weed control, edging, trimming and pruning**

2. Private residence lawns: **Mowing and weed control**

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RULES ENFORCEMENT

NOTICE OF VIOLATION

The Executive Board is authorized to enforce compliance with the Governing Documents of the Association by assessing fines against homeowners in violation of the rules and regulations. HOA rules and regulations are designed to ensure aesthetic consistency in the neighborhood for the purpose of maintaining property values as well as for the safety and well-being of all residents.

Violation Policy and Notification:

1. **FIRST NOTICE** - When a violation of any rule is observed or reported, the homeowner will receive written notification of the specific violation via email and/or regular postal mail requiring that the violation be corrected in a reasonable time frame depending upon the nature of the violation (see below for more information). Compliance will be confirmed through visual inspection.

2. **SECOND NOTICE –** If the violation is NOT corrected within the time frame stated in the 1st notice, the homeowner will be issued a second notice via email and/or regular postal mail informing them of the continued violation and assessing an initial fine as listed below. Compliance will be confirmed through visual inspection.

3. **FINAL NOTICE** – If compliance is not confirmed within the time frame established in the 2nd notice, a final notice will be sent via regular and certified mail. A second fine will be assessed according to the fine schedule below. Also, this letter will inform the homeowner that if his/her property is not brought into compliance **WITHIN 14 DAYS**, the violation may be corrected by the HOA at the homeowner's sole cost and expense.

4. It is the Executive Board's intention to avoid implementation of this fine structure whenever possible, preferring instead to work with homeowners to resolve any compliance related issues/concerns.

Time frames for correcting violations:

1. Violations that can be easily corrected (including but not limited to parking, seasonal decorations, signs, trash, wash lines, items left outside, etc.) will be given a time frame of 48 hours to be corrected before a second notice with fines will be issued.
2. Violations requiring more extensive work to correct (including but not limited to exterior changes that do not conform to ARC approved plans, new landscaping or removal of dead bushes/ trees, outside maintenance, etc.) will be given a time frame of 30 days.

Fines:

1. $100 for the first violation if not remedied within the time frame stated in the 1st Notice

2. An additional $100 fine will be levied for failure to comply within the time frame stated in the 2nd Notice, plus a daily fine of $5 per day for each additional day until compliance is observed.

3. Any ARC project that is started without first obtaining proper authorization will result in an **automatic fine of $100**; additional fines will be applied for failure to submit ARC paperwork for approval within 10 days of initial notification. If the project is not approved, the homeowner will be given a reasonable time frame to discontinue the work and restore the property to its original condition.

4. Residents will be informed that unpaid fines will result in a lien against their property and are subject to collection.

Appeal Process:

1. Any homeowner receiving a violation notice who believes they have not committed a violation may submit a written explanation to the management company which will be forwarded to the Executive Board. The Board will review the appeal and render a decision on the violation in question. The homeowner will be notified of their decision within 14 days of receipt of the appeal.

2. If the Board rules in favor of the homeowner, all fines previously assessed for this violation will be refunded to the homeowner.

3. If the Board rules against the homeowner, the assessment of fines will resume as of the date of the notification to the homeowner. Fines will continue to be assessed until the violation is remedied

   NOTE: **Exceptions to the timelines contained in any violation notification may be applied in cases of vacation/travel, severe weather, personal/family emergency, or severe illness, making it difficult to correct the violation with the specified time frame. The resident, or their designated representative, MUST notify the management company within 48 hours of receiving the notice and request a reasonable extension of the deadline.**

WATSON RUN SWIMMING POOL RULES/REGULATIONS

Residents:

1. Pool hours are from 5:00 am to 11:00 pm daily.
2. **No diving** is permitted.
3. **Running or jumping** is not permitted in the pool area.
4. Absolutely **no glass bottles or containers** are permitted in the pool area.
5. **No Smoking** in the pool area.
6. **No Radios** in the pool area. Personal music devices with headphones are permitted.
7. Flotation devices are limited to noodles, child safety and medical flotation devices only.
8. All pool furniture must be returned to its original location after use.
9. All trash and personal belongings must be cleaned up before leaving pool area.

*****Please report all problems with the pool, to the association's management company.

Guests:

1. **Children under the age of 18** are permitted in the pool area only, from **11:00 am to 2:00 pm** and **6:00 pm to 8:00 pm** daily, and must always be accompanied by a resident.
2. Special swimming diapers (i.e., "little swimmers" or "splashers") must be worn by children who are not potty trained.
3. Parents or guardians are responsible for the behavior of their children at all times.
4. The number of non-resident guests is limited to a maximum of six (6) per household at any one time.

5. RESIDENTS MUST BE PRESENT IN POOL AREA WITH THEIR GUESTS AND ARE RESPONSIBLE FOR THEIR CONDUCT.

Revised 2/19/18

WATSON RUN WALKING PATH RULES/REGULATIONS

1. Walking paths in Watson Run are for residents and their guests only and are to be used for walking and jogging.

2. Grandchildren may be on the walking path, if accompanied by a resident.

3. Dogs are allowed to be on the walking path, if accompanied by a resident.

4. Strollers and/or wagons with children are permitted on the walking path, if accompanied by a resident.

5. Wheelchairs (including motorized wheelchairs) are permitted on the walking path.

6. **Bikes are not** permitted on the walking paths.

7. **Golf carts are not** permitted on the walking path.

8. ATVs, dirt bikes, minibikes, scooters, skateboards, etc. **are not** permitted on the walking path.

WATSON RUN CLUBHOUSE RULES/REGULATIONS

1. Community Events and emergency or unexpected HOA Executive Board meetings take precedence over any other weekly or monthly events scheduled at the clubhouse. We apologize in advance for any inconvenience this may cause.

2. Any clubs or meetings can only be scheduled for the current calendar year. (Residents cannot book the clubhouse on a weekly or monthly basis for years to come) We must give everyone the opportunity to use the clubhouse and each meeting request will be evaluated on a yearly basis by the Board.

3. Smoking is not permitted on Clubhouse property.

4. No burning of candles is permitted on Clubhouse property except for birthday candles.

5. No pets of any kind are permitted in the Clubhouse or pool area.

6. No profanity is permitted on the Clubhouse property.

7. Residents are to leave the Clubhouse areas neat and clean after use.

8. Residents and guests should use Clubhouse and public parking areas, avoiding blocking resident driveways.

9. All Resident private functions, clubs, meetings or use of the clubhouse must be scheduled with the Association Management Company.

PLEASE REMOVE ALL TRASH AND RECYCLABLES UPON LEAVING AND PLACE THEM IN THE PROPER CONTAINERS OUTSIDE THE CLUBHOUSE LOCATED IN THE SHED OUTSIDE.

Watson Run Clubhouse Kitchen use and Meeting Room Tables

The Clubhouse kitchen is open for use by various committees and for resident's private events. The Clubhouse is part of the HOA and nothing therein should be considered under the dominance of any committee or group. This includes the kitchen area which is an "open food handling" facility and must be maintained in an organized, clean and *sanitary* condition at *ALL* times, in accordance with ServSafe guidelines.

To this end, whenever anyone uses the kitchen the following must be adhered to:

1. All utensils, including coffee makers and cooking pots and pans will be thoroughly washed in a sanitizing solution and returned to proper storage inside the cabinets.
2. When done being used, counters, stove top, and working surfaces must be cleaned and sanitized with a commercial sanitizing agent (such as QuikSan surface sanitizer).
3. Before putting meeting room tables away after use, they will be sprayed with sanitizer agent and wiped down.
4. Floors are to be mopped as part of the kitchen clean up.
5. Wipe down rags and drying towels (if not paper) will be laundered and returned by the last user, if not their own. No wet or unlaundered towels and rags are to be left in the kitchen.
6. Any spillage in the oven must be cleaned up thoroughly as soon as the oven is cool enough to be cleaned safely.
7. Wet waste and trash shall be removed after each event. Dry waste and recycled items shall be removed at least weekly, but also after any event. Recycle containers must be rinsed before placing in the recycle can in the kitchen.
8. With the exception of bottled water, *ALL food items* will be removed from the refrigerator after each event. Bagged ice may be left in the freezer side of the refrigerator. Any spillage in the refrigerator will be immediately cleaned up and the shelving effected sprayed with surface sanitizer.
9. Leftover food items will be:
   a) Taken home
   b) Given away
   c) Thrown out

Violation of the above best practices could result in being barred from future use of the Clubhouse Kitchen facility.