

The Reserve at Gold Hill Homeowners Association

Rules and Regulations

April 1, 2017

Declaration of Covenants, Conditions, and Restrictions (CCRs)

- The CCRs is the authoritative document governing the use and enjoyment of the Reserve at Gold Hill development.
- The CCRs can only be modified by a vote of the property owners pursuant to Section 18.10
- Rules and Regulation consistent with the CCRs may be adopted by the Board pursuant to Section 4.11 of the CCRs.
- They are enforceable and are intended to add clarity to language in the CCRs and are implemented to assist in standardizing the aesthetics of the community.
- Use Restrictions for property owners are addressed in Article 7 of the CCRs.
- Architectural Control is addressed in Article 13 of the CCRs.

For purposes of these Rules and Regulations, the term "Property" includes "all individual lots, all Common Areas, and all streets, easements, and rights-of-way within the Reserve community."

General

- Garbage cans, carts, and recycling bins must be stored inside the garage. These items may be placed outside for collection adjacent to the street in front of each homeowner lot no earlier than 6 PM the evening before the scheduled pickup day, and must be returned to the garage no later than 10 PM on the day of collection. Homeowners are at all times responsible for keeping all trash and recycling items contained until collected.
- The use of firearms or bows and arrows is not permitted on the Property at any time.
- Permanent clotheslines are not permitted on the Property.
- York County noise ordinance will be enforced at all times.

Use of Amenities

- The amenities are for the use of the property owner and their guests only. (Subject to limits and regulations posted at the sites)
- Property owners are responsible for any damages caused by them or their guests to any of the amenities.
- Pool passes may be issued each season. A different pass may be issued each year. Homeowners that are not current on their homeowner's dues will not have access to any amenity area until their account is paid current. Likewise, any homeowner with one or more uncleared violations after having had an opportunity for a hearing on the violation(s) will be denied access to the amenities areas.
- The pool area cannot be reserved at any time.

Parking Restrictions (Refer to Section 7.03 in the CCRs)

- In addition to the restricted vehicles listed in Section 7.03 of the CCRs, no mobile home, bus, or limousine shall be parked, stored, or left on any undesignated part of the Common Area, in any parking space, on any other part of a Lot, or otherwise within the Property.
- Parking on the grass in Common Areas or on individual lots is not permitted.
- A permit for short-term parking of restricted or unrestricted vehicles can be obtained by a property owner by following the procedure outlined in the "Short-term parking permit" document located in the Documents section on our community website at www.ReserveAtGoldHill.com.
- This short-term parking permit allows for parking in designated areas of the parking lot adjacent to the clubhouse and Airnasium.
- Parking on the streets is not permitted between the hours of 1am – 6am. This restriction will reduce the risk of overnight damage or vandalism to vehicles, and will keep our streets clear for use by emergency vehicles.
- Inoperable vehicles cannot be parked anywhere on the Property. All parked vehicles must be operable and have current inspection stickers (when applicable) and tags.

Portable Play Equipment

- Play equipment must not detract from the aesthetic quality of the community.
- All play equipment shall be manufactured by a play equipment supplier for the intended use.
- All non-permanent equipment (e.g. inflatable pools, plastic equipment, etc.) shall be removed from the front yard and stored out of sight when not in use.

Basketball Goals

- Permanent basketball goals are not permitted.
- Temporary basketball goals must be kept on private homeowner lots and cannot be placed in the street or on common property. Placement must be within 5 feet of the driveway on either side and within 20 feet of the front of the home or the garage door. Basketball goals must be maintained and not left in a state of disrepair or unsightly condition (e.g. frayed or missing nets, broken backboard, rust).

Pets (Refer to Section 7.08 of the CCRs)

- According to the CCRs, the maximum number of household pets, such as dogs, cats, and other mammals, shall be limited to three per household.
- As a reminder, property owners, including children or other family members, guests or representative in charge of the animal, are required to pick up after their pets on both the property owner Lots and all Common Areas.
- No animal, including cats and dogs, will be allowed outside without being on a leash and accompanied by its owner or caretaker, unless the animal is contained and controlled in a fenced area that presents a physical barrier capable of restraining the animal. Use of an electric, electronic or "invisible" fence does not supersede or eliminate the pet restrictions contained in the CCRs. Property owners are advised that installation of any such "invisible" fence requires ACC approval.
- The Homeowners Association reserves the right to request that any animal be removed as provided for in the CCRs should it be found to be a nuisance or interfere with the quiet enjoyment within the Property.
- Any animals considered to be poisonous or noxious are not permitted on the Property at any time or under any circumstances.
- Pets that are not traditionally considered as household pets are not allowed. These animals include but are not limited to: pigs, goats, horses and fowl.

Fireworks

- The discharge or use of aerial fireworks of any type is strictly prohibited throughout the entire Property, including the Common Area and Homeowner Lots.
- The term "aerial fireworks" shall include, but not be limited to, roman candles, rockets and cakes and any other fireworks which are designed to, or do physically leave the ground.
- The discharge of non-aerial fireworks (e.g., sparklers, showers of sparks, fountains, snaps, etc.) is strictly prohibited on the Common Area or any Street within the Property. These types of fireworks are permitted on private Property, but must be contained to the owner's lot.
- Use of allowable fireworks should be done at a time compliant with York County Noise ordinances
- The association's Board reserves the right to determine in its sole discretion whether a particular firework is an aerial firework for purposes of this Rule.

Architectural Guidelines (Refer to Article 13 of the CCRs)

- No architectural modification will be started without first obtaining architectural approval in writing from the ACC.
- Information about the below topics as well as other information can be found in the Architectural Guidelines document located in the Documents section on our community website at www.ReserveAtGoldHill.com.
 - Above ground pools (other than spas)
 - Fences
 - Flags, banner and signs
 - Front Porch furniture
 - Landscaping
 - Satellite dishes
 - Sheds
 - Tents and canopies
 - Tree Removal/replacement
 - Yard art