

Rock Springs Farms Home Owners Association

Summary of Declaration of Covenants, Conditions and Restrictions (CCRs)

Notice: Information contained within this document is provided as a summary and for reference purposes only and does not supersede the approved Declaration of Covenants, Conditions and Restrictions filed with Jefferson County Court Clerk.

Amendments to Articles of Incorporation and Bylaws may be amended by the HOA from time to time
Creation Date: July 1, 2020

| Item (s) | Considerations | Reference Materials |
|-----------------------------|---|--|
| HOA Fees | <ul style="list-style-type: none"> Assessments (annual or special) are used only for the benefit of the Association Assessment shall not apply to a builder or Developer In the event a homeowner does not pay an assessment, the unpaid fees may be subject to late fees, attorney fees related to collection of fees and may lead to the placement of lien against the property | <ul style="list-style-type: none"> ✓ IV. Section 3 & Section 5 |
| HOA Membership | <ul style="list-style-type: none"> Each lot owner is determined to be a Class A member, providing one (1) vote per lot In January 2020 the Class B membership was dissolved, whereby the Developer was entitled to ten (10) votes per lot | <ul style="list-style-type: none"> ✓ IV. Section 7 |
| Structures on lot | <ul style="list-style-type: none"> An outbuilding or storage facility is permitted if it is permanently attached to the main residence with the same exterior materials as the main residence <i>Note: Additions after the initial construction of the home must be approved by the HOA Board of Directors by submitting an ARC Form</i> | <ul style="list-style-type: none"> ✓ II. Section 3.a & 3.b or 4.a & 4.b (depending on Sec) ✓ ARC Form Link |
| Vehicles and Parking | <ul style="list-style-type: none"> Trailers, buses, commercial vehicle, motor home, camper trailer, camping vehicle or boat shall NOT be parked or kept on the lot unless housed in a garage or basement Vehicles should not be parked on any street in the subdivision for more than 2 days in any 365 period All commercial vehicles must be parked within resident's garage (commercial vehicle is considered any vehicle used for commercial purposes, including shared-use vehicles with an advertisement of any business on the vehicle) | <ul style="list-style-type: none"> ✓ II. Section 4.c |

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| Landscaping & Yard Maintenance | <ul style="list-style-type: none"> It is the responsibility of the owner to keep the grass cut properly, free from weeds and trash. Failure to do so may result in requiring the HOA to take action to correct, which may be assessed a fine and the owner would be responsible to reimburse the HOA for all expenses incurred. Landscaping plans shall include at least two (2) trees in the front yard | <ul style="list-style-type: none"> a) II. Section 11 ✓ III. Section 1.b |
| Pools and Fences | <ul style="list-style-type: none"> All swimming pools and fences must be approved by the HOA (note - No chain linked fences are permitted) No above ground pools are permitted | <ul style="list-style-type: none"> ✓ II. Section 6b and Section 6c |
| Signs | <ul style="list-style-type: none"> Signs should not be placed on a lot unless it is to advertise the lot is for sale or the residence is under construction Signs for life events are acceptable, given that the signs are removed within seven (7) days of being installed Political signs or advertisement of businesses are not acceptable and will be removed | <ul style="list-style-type: none"> ✓ II. Section 7 |
| Outside Equipment | <ul style="list-style-type: none"> All outside playground equipment must be approved prior to the construction or placement (includes but not limited to basketball goals, swing sets, jungle gyms, trampolines) No basketball goals shall be permitted in the front yard of any residence, whether portable or permanently installed <i>See appendix for illustrations of permitted basketball goals</i> | <ul style="list-style-type: none"> ✓ II. Section 9 ✓ <i>ARC form link</i> |
| Misc | <ul style="list-style-type: none"> All mailboxes and paper boxes should be standard throughout the development No trade or business of any kind shall be conducted in any building or lot | <ul style="list-style-type: none"> ✓ II. Section 12 |
| Board Authority | <ul style="list-style-type: none"> In the event of any dispute or disagreement between any owners related to the interpretation or application of the provisions with the CCRs, the determination of the Board shall be final and binding | <ul style="list-style-type: none"> ✓ V. Section 6 |

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Appendix: Illustration of Permitted Basketball Goals

