

CUMMINGS COVE COMMUNITY ASSOCIATION

RULES & REGULATIONS

The Cummings Cove Community Association Board of Directors, by resolution passed at a regular meeting of the Board on March 11, 2002, adopts the following Rules & Regulations pursuant to authority granted by the By-Laws and Declarations (cf: By-Laws, Article III, 3.3; Declarations, Article X, 10.1). In the event that anything in these Rules and Regulations is in conflict with the By-Laws or Declarations, the By-Laws or Declarations shall prevail.

1. **Vehicles.** The term "vehicle", as used in these Rules and Regulations, includes automobiles, trucks, tractors, mobile homes, recreational vehicles, campers, motorcycles, mopeds, golf carts and any other mechanically driven object requiring an operator.
2. **Prohibited Vehicles.**
 - a. Vehicles that are improperly muffled, emitting excessive noise, smoke or vibration are prohibited.
 - b. Operation of motorcycles is prohibited except that a motorcycle may be driven from entrance gates to a specific lot or dwelling, from dwelling to dwelling or dwelling to other buildings or facilities within Cummings Cove.
3. **Repairing of Automobiles, Golf Carts or Other Mechanical Devices is Prohibited Except:**
 - a. permitted if not conducted on regular or frequent basis, and
 - b. conducted entirely within an enclosed garage, or
 - c. outside if begun and completed within 12 hours.
4. **Parking of Vehicles.**
 - a. Resident vehicles shall be parked only in garages, driveways and designated parking areas. A maximum of two (2) vehicles per residence may be parked in driveways and designated parking areas. One of the two vehicles may be a golf cart.
 - b. Overnight parking of a vehicle on any street is prohibited.

- c. Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft and boat trailers shall be parked only in enclosed garages or areas, if any, designated by the Board.

5. Parking Enforcement

Vehicles parked in violation of these rules may be towed and stored elsewhere as determined by the Board at the owner's expense.

6. Disabled, Stored, Inoperable or Unlicensed Vehicles.

- a. Disabled vehicles, vehicles obviously inoperable, or vehicles without current operating licenses must be stored in enclosed garages.
- b. A disabled vehicle is one that is put on blocks, or covered, for seven (7) consecutive days.

7. Reckless Operation of Motor Vehicles Prohibited.

- a. Failure to observe posted speed limits is reckless operation of a motor vehicle.
- b. Operating a motor vehicle at an excessive rate of speed for prevailing conditions is reckless operation of a motor vehicle.
- c. Any operation of a motor vehicle that places pedestrians, other vehicles or property in jeopardy is reckless operation of a motor vehicle.

8. Dumping of Yard Waste, Debris and Other Substances.

- a. Dumping of grass clippings, leaves or other debris, petroleum products, fertilizers or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake or on any lot, including one's own, is prohibited.
- b. Fertilizer applied to landscaping is permitted if run-off is minimized.
- c. A reasonable compost pile is permitted.

9. Trees, Unsightly Objects or Conditions.

- a. No tree that is larger than 4 inches (4") in diameter may be removed from an owner's lot unless such removal is approved in writing by the Design

Review Board (DRB). Replacement of any removed tree may be required at the discretion of the DRB.

- b. Selective trimming of trees to improve views is permissible with the prior written approval of the DRB.
- c. No unsightly objects are permitted on an owner's lot.
- d. No refuse piles are permitted on an owner's lot.
- e. Whether something is unsightly shall be submitted to the DRB for a decision. If the DRB decides that an unsightly object or condition exists, it shall give notice to the owner and specify a reasonable time period for the unsightly object or condition to be removed. Should the object or condition not be removed in that time, the DRB may remove the object or condition at the owner's expense.

10. Garbage.

- a. Garbage must be placed in bags designed for that purpose.
- b. Garbage may not be placed out for pick-up prior to the night before the day of scheduled pick-up.
- c. If placed out the night before, it must be in a covered garbage can or other similar covered container to prevent rummaging by animals.
- d. Garbage containers must be removed from the street the day of pick-up.

11. Signs. Signs of any kind are prohibited unless approved by the Design Review Board.

12. Mailboxes.

- a. Only standardized mailboxes approved by the Board may be installed.
- b. Address numbers only are permitted on the mailbox and its stand. No other information or alterations are permitted.
- c. Any non-conforming mailbox must be replaced with a standard mailbox when the property is sold.

13. Animals and Pets.

- a. No animals, livestock or poultry are permitted except dogs, cats and other usual and common household pets.

- b. Dogs are not allowed to roam free unless they are in the Dog Park or in a DRB approved dog yard. Dogs outside a Dwelling Unit and not in a dog yard or in the Dog Park are required to be on a leash held by a responsible person. Owners desiring to have a dog yard are required to follow DRB Guidelines regarding obtaining DRB approval for, and the actual siting and construction of the dog yard.
- c. Owners of pets that make objectionable noise, constitute a nuisance or inconvenience to others, or that endanger health or safety, may be fined at the discretion of the CCCA Board.
- d. Residents must remove any excrement left by their pet and dispose of it in a proper waste container.

14. Annoyance or Nuisance.

- a. Anything that may be an annoyance or nuisance is prohibited.
- b. Whether something is an annoyance or nuisance shall be submitted in writing to the Board which shall determine if, in fact, an annoyance or nuisance exists.
- c. The Board may issue a cease and desist order, or such other remedy necessary to eliminate the nuisance or annoyance.

15. Construction Entrance.

Use of the construction entrance by any resident, resident's guests or visitors is strictly prohibited.

16. Hunting, Discharge of Weapons.

- a. Cummings Cove is a wild bird sanctuary.
- b. Hunting is prohibited within the confines of Cummings Cove.
- c. Firing or discharging a weapon in Cummings Cove is prohibited.

17. Enforcement.

Violation of any Rule or Regulation may subject the violator to fines and suspension of community privileges pursuant to provisions of Article X of the Covenants and Restrictions for Cummings Cove.

Revised January 24, 2022