

**THE VILLAS AT FIELDSTONE ASSOCIATION, INC.**

**RULES AND REGULATIONS**

**February 25, 2024**

**Enclosed, please find the following Board Approved Documents:**

**A. Rules and Regulations for Landscaping, Grounds and Plantings**

**B. Holiday Decoration Guidelines (Except Christmas)**

**C. Christmas Decorating Guidelines**

## **A. Rules and Regulations for Landscaping, Grounds and Planting**

### **Landscaping**

- It is mandatory to keep to the Board designated landscape plantings and design. Any deviation from the designated plan, existing or future, must receive a variance approval from the Board.
- If the resident does not restore the approved landscaping or remove the unapproved landscaping in a timely fashion the contracted Fieldstone landscaper will restore the landscape at the homeowner's expense.
- Any dead, sick, diseased or overgrown plantings should be communicated to the Property Management company.

### **Flower Pots and Hanging Baskets**

- A front door wreath is permitted.
- A maximum of up to 6 flower pots or hanging baskets in any combination are permitted. These should not be placed in any grass areas where mowing occurs.
- Total height of combined flower pot and plant cannot exceed three feet and must not impede or block access to walkways nor utility meters.
- Herbs such as basil, mint, parsley, etc., are permitted in the pots.
- No artificial plants or flowers are permitted in the pots or baskets or in the ground.
- All pots, baskets and poles are to be removed by November 1, with the exception of fall hardy plants which can remain until November 30.
- No empty pots, shepherd hooks (poles), or containers are to be stored outside.
- Any pots or plants within a fence enclosed patio are not subject to these restrictions.
- Nothing within a fence enclosed patio including plants can be taller than the height of the fence except for 1 patio umbrella which must be removed by November 1st.

### **Annuals**

- 24 individual flowering plants are allowed to be planted in the mulch beds only, not in the lawn.

- All plantings must be removed by November 1<sup>st</sup> with the exception of fall hardy plants which can remain until November 30.
- Mulch beds size and shape cannot be altered in any way.
- Homeowner must maintain plants including deadheading and removal of dead or diseased plants.

## **Perennials**

Perennials are allowed in accordance with the overall Board approved Landscape Plan.

- Any existing perennials may be kept until the Landscape Plan is determined.
- Homeowner must maintain the shape and size of the plant and remove dead or diseased plants.

## **Fruits and Vegetables**

- Planting of small fruit or vegetable plants is permitted.
- A maximum of up to 3 pots are allowed.
- Pots must be placed in an area where they are not visible from the street.
- Fruit and vegetable plants will be allowed on a one year trial basis.

## **Lawn Ornaments**

No outside decorations are permitted. This includes but is not limited to decorative signs, boulders, pet rocks, figurines, wishing wells, fountains, stepping stones, wind chimes, gazing balls or bend-over cutouts, with the exception of the following:

### **Signs**

- One homeowner supplied house number sign is permitted. It must be maintained (cleaned and painted) and properly installed (upright and in a mulch shrub bed).
- One company provided security alarm sign is permitted. It must be in good condition and properly installed (upright and in a shrub bed).

### **Flags**

- One standard American flag (approximately 3 ft. x 5 ft.) may be displayed outside.

- Flag etiquette rules and regulations are to be practiced at all times. This includes:
- The Union (Stars) should be displayed on top;
- The flag must never touch anything under it, such as the ground, floor, water;
- The dignity accorded to the flag is preserved by lighting that prevents its being enveloped in darkness. It should be lit if flown at night.

No decorative or garden flags of any kind are permitted.

## **Birdhouses, Bird Feeders, Birdbaths and Wildlife**

Rodents spread disease, eat plants and cause other issues. Bird droppings are unsightly, cause discoloration and spread disease.

- No birdhouses, seed or suet bird feeders or birdbaths are permitted.
- Hummingbird feeders are permitted. They should be placed about April 15 (start of feeding season) and removed by October 1 (end of feeding season.) Hummingbirds need more sugar in water at beginning of season because their energy is depleted from migration.
- One feeder per unit is allowed and may not be placed in any grass area. It also may not be mounted on the building structure nor the patio fence structure.
- Hummingbirds will not feed at dirty or infested feeders. Feeders must also be maintained to prevent and reduce the incidence of nuisance insects.
- Hummingbird feeders will be allowed on a one year trial basis.

No feeding of wildlife is permitted in our community.

## **Hoses and Watering Cans**

Hoses on sidewalks are a dangerous hazard to residents and guests. They also interfere with lawn care.

- No hoses are to be stored on sidewalks, on the side of driveways, in the mulch beds or on the lawn when not in immediate use.
- Hoses and watering cans are to be stored inside at all times.
- No soaker hoses are permitted.

## **Mowing, Maintenance and Other Services**

- Services such as mowing, lawn care, and snow removal are provided by approved contractors with insurance. These services are included in our monthly association fee. The homeowner should not enhance these services.
- No personal mowing is permitted by any resident.
- No fertilization or other lawn treatments are to be done by any individual with the exception of spot treatment.
- No personal snow blowers nor snow plowing are permitted by any resident.

## **Reminder regarding Satellite Dishes from the Villas at Fieldstone Offering Plan**

- “General Covenants and Restrictions” states “No outside television, radio, C.B. or other communication antenna, except for satellite dishes measuring one meter in diameter or less, shall be erected on any Lot or other portion of the Property except with the consent of the Association’s Board of Directors.”
- A variance stating size and location must be submitted and approved by the Board before installation.

## **Pets**

- Pets are the sole responsibility of the resident.
- One dog (maximum weight of 35 pounds) and one cat or two cats are permitted.
- Dogs are to be on a leash at all times when on community property, including park area.
- Dogs are not to be left outside unattended.
- All pet feces are to be removed immediately. It is unhealthy and unsightly. Contamination of the grasses, shrubs or contractor’s maintenance equipment is unacceptable. Violators will be fined.
- Any visual damage or clean-up will be professionally repaired or cleaned and charged to the homeowner.

## **Outdoor Lighting**

The common area lighting is for community security and safety. It is not to be tampered with in any way.

- Garage and pole lights needing replacement bulbs, photo sensors or other repairs are to be communicated to the property management company.
- Front door lights are the responsibility of the homeowner. Homeowners are responsible for replacing their own front door lights with a clear or white (no colored) bulbs, not to exceed a 75-watt incandescent bulb or equivalent CFL or LED bulb.
- Outdoor landscape lighting is not allowed, with the exception of American flag lighting.
- If desired a variance may be obtained from the Board for the only approved under the soffit lights – Mr. Beams Motion Lights

## **Garbage Totes and Recycle Bins**

- These are to be placed outside the evening before the scheduled pick-up day.
- These are to be returned into your garage on the pick-up day in a timely fashion.
- They are not to be stored outside.
- Secure the contents to prevent the spread of litter.

## **Parking**

Regular parking in driveway turn-arounds is not allowed by homeowners or guests. Quad residents may discuss temporary adjustment to parking regulation to meet their needs.

Overflow parking is intended for use by guests

- Homeowner parking in overflow parking areas is not permitted.
- Overnight parking by guests in the overflow area is not permitted. Guests should park in the resident driveway overnight.
- Per the Town of Greece Fire Marshal, no parking on Maple Center Road is permitted at any time to provide full access to emergency vehicles.

## **Fines**

Fines will be imposed for violations of the Rules and Regulations.

- First offense will be a friendly notice citing the violation(s) and indicating the relevant section of the Rules and Regulations;
- Second notice will be sent if the violation(s) is/are not corrected by the resident and specifying a date by which the corrections must be made;
- If not corrected by that date, then proceed to the fining process.

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### **B. Holiday Decoration Guidelines (Except Christmas)**

ALL holiday decorations (except Christmas) should be displayed on your patio. If you have a fenced patio, you may display your decorations on the sidewalk area next to the patio.

- No decorations shall be placed on your front lawn or any other area surrounding your residence.
- Decorations can be displayed up to one week before the holiday and must be removed no later than one week after the holiday with the exception of Halloween pumpkins which may be put out October 1 and remain out until the Sunday of the Thanksgiving weekend.

### **Christmas Decorating Guidelines**

The Board of Directors has decided to waive the requirement for a variance each year for lights/decorations provided the Villas at Fieldstone homeowners abide by the following guidelines:

1. All exterior lights/decorations can be installed on your property after November 15<sup>th</sup> of each year.
2. All exterior lights/decorations can be installed/turned on one week before a holiday

3. All exterior lights/decorations should be turned off by midnight each night as a courtesy to your fellow neighbors.
4. All exterior lights/decorations should be taken down no later than 1 week after the Holiday.
5. Pumpkins ONLY can be displayed from 10/1 and must be removed by the Sunday of Thanksgiving weekend.
6. ABSOLUTELY NO BLOW-UP DECORATIONS are allowed on your property.

If **ALL** the above conditions are not followed, the Board of Directors reserves the right to rescind your approval for Holiday lights/decorations.

If the Board of Directors deems that your lights/decorations are not in good taste, the Board reserves the right to request that these lights/decorations be removed.

*Please keep these documents with other important Association information for your future reference.*

*If you sell your Townhome, these documents along with the Declaration and By-Laws must be passed on to the new homeowner.*