

Holly Commons HOA

Community Rules and Resident Responsibilities

It is the desire of the Board of Directors to maintain the property in a manner that residents will share pride in the appearance and maintain the Property values within our community, and that conflicts amongst residents are kept to a minimum. To attain these goals, the Board has drafted this set of standards for conduct which will be reasonably enforced. We ask for your consideration of others and cooperation in being a good neighbor.

1. Dogs should be leashed and all pet owners are required to pick-up droppings from their pets. Violators will be fined.
2. The storage of trash and recyclables must be confined to the waste bins provided by your trash collection provider. Trash bins must remain closed and should not accumulate as it may attract rodents. Trash bins should be returned within 24 hours of the collection.
3. The outside facing of all window treatments must be white or off white. No colors other than these are permitted. This applies to all drapes, curtains, window shades, plantation shutters and blinds.
4. Balconies and patios are not to be used for storage other than the patio furniture that is intended for use and no bedding or articles of clothing may be hung or aired to dry.
5. The storage of items is not permitted outside the home which includes the patio, porch deck, and garage apron. This refers to ladders, empty flower pots, building materials shelving, bicycles, toys, and other items that are not in use which may be construed as unsanitary, unsightly or offensive. The determination is at the discretion of the Board.
6. The Community provides basic landscape service. That is cutting the grass, once a year weed and feed and spot spraying weeds throughout the year. The grass cutting for detached homes is the front and sides. The home owner maintains the back lawn. The community maintains both the front and back for most townhomes. In all instances, the homeowner shall maintain fresh mulch or pine straw in beds, weed removal from beds as needed and pruning their own shrubs.
7. Exterior home maintenance is the responsibility of all homeowners of both detached and townhomes. This includes replacing any wood rot as it appears, pressure washing if needed and keeping the paint in good condition. Front porches and driveways should be uncluttered of toys and other items when they

are not in use. The interpretation of acceptable condition and clutter is at the discretion of the Board.

8. The feeding of wild animals is prohibited (with the exception of birds using bird feeders) as it will attract rats and other undesirable rodents to the property.
9. **Any and all structural addition or alternation to the home or the lot must have ACC approval.** This includes the change of appearance to include; paint color, roofing shingles, doors, windows, shutters, fencing, sidewalks, patios, driveways, decks, greenhouses, playhouses and other play apparatus, dog houses. Any item to be considered should be submitted on the ACC Request for Design Change Form. This can be downloaded from the community website at **www.hollycommons.com**. Violators will be fined.
10. The parking of campers, recreation vehicles, trailers, boats, trucks, for more than 24 hours is prohibited. Commercial vehicles with advertising are also prohibited
11. During the holiday season, residents are permitted to decorate their doors, windows and balcony beginning December 1 through January 10 of the following year.
12. No sign, awning, advertisement or colored illumination shall appear from any window or exterior façade of the building.
13. Residents are respectfully requested to be mindful of their neighbors when entertaining guests, using stereo equipment, musical instruments, etc. The noise level in relationship to the hour of the day should always be considered. Basketball at private residences should not be played earlier than 9:00 am and not later than 9:00 pm.
14. **Pool Rules are posted on the Community Website and at the pool.** Failure to comply with the posted and published pool rules, pool hours, and guest restrictions will result in the suspension of pool privileges for a Board determined number of days or the remainder of the season.
15. Signage is restricted to one for sale sign not to exceed 12 square feet, political signs not more than 45 days prior to an election, builder permit boxes and signage required for legal proceedings.
16. Garage doors should remain closed when not in use.
17. No animals or fowl shall be allowed, with the exception of typical household pets are permitted provided they are not kept or bred for commercial purposes and or they do not cause a nuisance. Dogs should always be leashed and dog owners must pick up waste from their pet.

The Board will give notice to residence that are in violation of policy and allow them reasonable time to remedy the situation. If remedial action has not been taken within the given time period, or if the offender continues to repeat a violation, the Board will then impose a \$25 per day fine until remedied. The fine will always be levied against the homeowner even if a tenant is the violator because the homeowner is responsible for their tenant's actions. Unpaid fines will result in a lien on the offending resident's home.

Should you have any questions or concerns, contact Ted Anderson, our Community Manager at (770)-855-2894 or email [**ted@tra-cam.com**](mailto:ted@tra-cam.com).