

Old Mill Estates

Rules and Regulations

The Board has adopted the following Rules and Regulations since the ratification of the CC&R's in 2019 as provided in Article 3.23 of the Declaration:

3.23 Association Rules and Regulations. In addition to the restrictions and requirements above, the Board of Directors from time to time may, by resolution, adopt, modify, or revoke such rules and regulations governing the conduct of persons and the operation and use of the Lots and Common Areas as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property. Reasonable fines may be levied and collected as an assessment for violations of said rules and regulations and for violations of any restrictions contained in this Declaration. A schedule of fines may be adopted by the Board of Directors specifying the amounts of such fines, and any other provisions or procedures related to the levying of such fines.

- 1) **Transfer Fee.** The Board has instituted a "Transfer Fee" of \$750 for each sale of a home in our Association payable by the Seller of said home.
- 2) **Outdoor Lighting Restriction.** The Board has restricted the display of exterior eave lighting such as Jellyfish / Glow / Oelo / Trimlight / Everlight style lighting on all homes. These systems may be installed after the homeowner has sought the approval of the Board per Section 3.13 "External Apparatus". The systems are restricted in the display to include solid lighting such that it does not change colors and "race" around the eaves of the home. We also have restricted the dates of use for these systems to:
 - Thanksgiving to New Year's Day
 - Week of Easter
 - Week of the 4th of July

3.13 External Apparatus. No Lot owner shall cause or permit anything (including, without limitation, awnings, canopies, light fixtures, fans or shutters) to hang, be displayed or otherwise affixed to or placed on the exterior walls or roof or any part thereof, or on the outside of windows or doors, without the prior written consent of the Board of Directors. No sheds or outbuildings are permitted without prior Board approval and shall not be visible from the street and must be constructed out of materials similar in style, color and texture to the adjacent home. The Board reserves the right to install subdivision lighting as it deems appropriate. No other lighting device shall be installed or maintained within a subdivision which causes an intensity or glare offensive to or interfering with any owners or residents of a lot within a subdivision.

3) Maintaining Yards and Park Strips. As provided in Section 3.4 Landscaping changes to the lot or park strip must be approved by the Board.

3.4 Landscaping. Park strips must be maintained in the same manner as the other front landscaping. Changes to front landscaping (of fifty percent (50%) or more change in overall surface area) must be approved by the Board of Directors. Limited amounts of non-growing materials are allowed as a substitute for grass or living ground cover in front and side yards. All xeriscaping/desert-landscaping must be approved by the Board of Directors. Trees and shrubs must be cleared from around and above sidewalks, with a minimum of seven (7) feet of clearance above sidewalks and streets.

We, as a Board, are trying to maintain the high quality of environment we have been accustomed to in our subdivision and truly appreciate everything each neighbor does to maintain that quality as well.