

YANKEE RIDGE TOWNHOME ASSOCIATION
RULE AND REGULATION #1
CONCERNING USE OF THE ASSOCIATION COMMON AREAS -
REMOVAL OF ANIMAL FECES FROM ASSOCIATION
COMMON AREAS

The Board of Directors of the Yankee Ridge Townhome Association, pursuant to the Covenants, Conditions, Restrictions and Easements for Yankee Ridge Townhomes does hereby enact the following Rule and Regulation:

To promote the health, safety and enjoyment of the Common Area, every Lot located on the Townhome Property shall be kept clear of animal feces which the Board of Directors finds constitutes a hazard to public health and safety. The Lot Owner of any Lot located on the Townhome Property shall be responsible for removing any animal feces from their Lot. Lot Owners in violation of this Rule and Regulation shall be given written notice of the violation and shall be given 7 days from the date of such notice to remove all animal feces from their Lot. Should the Lot Owner fail to comply by the conclusion of the designated time period, the Association shall have the lot cleared of such animal feces and the cost of removal shall be levied and assessed as a specific special assessment only against that Lot. If there is any further violation of this Rule and Regulation by the Lot Owner, the Association reserves the right and power to have the Lot immediately cleared of animal feces without notice with the cost of such removal levied and assessed as a specific special assessment only against that Lot. The power to enter upon the Lot and to Assess a specific special assessment for these purposes is authorized by **Covenants, Article IV. Paragraph 18.**

The Board's authority for making this rule is derived from the following:

“Common Area” shall mean all Roadways, sidewalks along Roadways, all private utilities, underground sprinkler system, and all Green Area. **Covenants, Article I.**

“Green Area” shall mean all of the Townhome Property except that portion of the Townhome Property on which any townhome structure, patio, garage, sidewalk, driveway, walkway or Roadways are located. **Covenants, Article I.**

The Association shall have as its purpose, the promotion of the health, safety, recreation, welfare and the enjoyment of the residents of the Townhome Property, including: (b) The promulgation, enactment, amendment and enforcement of rules and regulations relating to the enjoyment of the Common Areas. **Covenants, Article IV., Section 1.(b).**

Conventional household pets are permitted subject to the condition that the pet(s) is not allowed to unreasonably annoy and/or disturb the normal residential occupancy of the neighborhood or constitute a hazard to public health or safety. **Covenants, Article III. Paragraph 4.**

The powers and duties [of the Association are] to be exercised by the Board of Directors. **Covenants, Article IV., Section 4.**