

## **House Rules Addendum**

### **Rexmill Square, inc.**

#### **Article 1. Occupancy**

- a) Occupancy of the dwelling unit is restricted to only those persons named in the Occupancy Lease agreement and no others without the prior written consent of the Board of Directors.
- b) Occupancy is limited to not more than two persons per bedroom.
- c) The Member is responsible for the acts of his/her guests and registered household members.
- d) The common areas of the cooperative are closed between the hours of 9:00pm and 6:00am.
- e) Excessive noise either in the private dwelling unit or on the common grounds that reasonably disrupts other members is prohibited.
- f) The volume of radios, televisions, stereos, musical instruments or any electronic sound system as to disturb others is prohibited between the hours of 10:00pm and 8:00am.
- g) Obscene or offensive language or music is not permitted.
- h) Gambling, loitering or consumption of alcoholic beverages from open containers is prohibited.

#### **Article 2. Weapons**

- a) A member, guest or registered household member may not threaten or assault another person verbally, physically or with any instrument or weapon while on the property.
- b) Firearms may not be discharged on the property.

#### **Article 3. Flammables**

- a) The member is required to keep and maintain a fire extinguisher, smoke detector and carbon monoxide detector in working condition inside the dwelling unit.
- b) Flammable items including, gasoline containers, motorized vehicles, may not be stored inside the dwelling.

#### **Article 4. Vehicles**

- a) Boats, trailers, campers, RV's or 18-wheeler trucks and tractors may not be parked on the property.
- b) Dirt bikes, 4-wheelers and other unlicensed motorized vehicles are not permitted on the property.
- c) Inoperable vehicles and vehicles with no current tag may not be stored or parked on the property and are subject to towing.
- d) Motorized vehicles are required to observe speed limits while on the property.
- e) Members are allowed only one vehicle per registered licensed driver except with the prior written consent of the Board of Directors.
- f) Members must park in their designated numbered parking space before parking in a designated visitor parking space.

#### **Article 6. Cable & Dish Antennas**

- a) Cable & dish antennas must be registered at the sales office prior to installation.
- b) Cable & dish antennas may not be attached to the building structure or installed more than 24 inches from a building.
- c) Exterior cable wiring must be secured every 36 inches, unobtrusive, discreet and not readily visible.

#### **Article 6. Yards & Patios**

- a) Fencing, sheds and clothes lines may not be installed without the written consent of the board of directors.
- b) Exterior patios, porches, decks, or enclosures may not be used to store toys, furniture, laundry, junk, garbage or other household items.
- c) Barbeque grills both charcoal and propane, may not be stored or used within 10 feet of any building.
- d) The member is responsible for keeping the front and rear yards and the parking space in front of the dwelling clean and free from trash, paper and other debris.
- e) Yard sales are not permitted except with the written prior consent of the Board of Directors.
- f) Signage may not be displayed outside the dwelling unit without the written consent of the Board of Directors.
- g) Household trash and garbage must be properly disposed of in the trash dumpster.
- h) Call the sales office at 770-477-8679 to schedule a pickup of large items of furniture, appliances or cardboard boxes that do not fit in the trash dumpster.

**House Rules Addendum  
Rexmill Square, inc.**

**Article 7. Burglar Bars**

- a) Curtains or blinds are required in windows at the front of the building.
- b) Burglar bars, burglar doors, screen or decorator doors may not be installed without the written consent of the board of directors.
- c) Approved, burglar bars, burglar doors, screens or decorator doors must be maintained and painted.

**Article 8. Pets**

- a) Pet cats and dogs allowed only with proper registration except that Pit Bulls, German Shepherds, Dobermans, Chows, Rottweilers, Akitas, Shar-peis or dogs with mixtures of these breeds are never permitted.
- b) Upon acquiring a pet and each year thereafter between January 1 and March 31 pet owners must re-register their pet and pay the pet registration fee.
- c) Pets must have current inoculations.
- d) Pets must be leashed and under the direct control of the owner when outside and may not be left unattended outside the unit.
- e) Pets must be fed inside the unit.
- f) Pets may not be tied to doors, trees, water pipes, a/c units or staked on lawns.
- g) The owner must immediately clean up and dispose of pet waste neatly tied in a plastic bag,
- h) Members bear legal and financial liability for the actions of the pets in their possession or care.
- i) Only one pet per household is allowed at any time.

**Article 9. Maintenance at Member's Expense.**

- a) The repair, maintenance or replacement of interior floor coverings, walls & ceilings, light fixtures, plumbing fixtures, electrical fixtures, cabinetry, interior doors, plumbing.
- b) The redecoration of his own townhome.
- c) The repair of any water damage to interior floors, walls or fixtures arising from any damage from the water heater, furnace, or other fixture within the townhome.
- d) The cost to unstop clogged sewer lines from the townhome to the common trunk line.
- e) The cost of any repair, maintenance or replacement required on items not furnished by the Cooperative.

**Article 9. Insurance**

- a) Proof of homeowner's HO-6 insurance that provides protection from losses of personal property, water damage from any source, fungus, mold, fire flood, upgrades and alterations to the dwelling is required.
- b) Homeowner policies must name the cooperator as an additional insured.
- c) Effective on January 1, 2022 members who do not provide required homeowner insurance will be required to pay an additional fee each month in an amount determined by the board of directors, in addition to monthly carrying charges.

Received:                      Member: \_\_\_\_\_                      Date: \_\_\_\_\_