

CADENCE NEIGHBORHOOD ASSOCIATION INC.

RULES AND REGULATIONS

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I. APPLICATION INFORMATION

A Request for Modification Form (RFM) must be submitted to the Covenants Committee (CC) for all types of exterior modifications, exceptions are made if certain conditions are met.

1. The RFM Form is available on the Cadence at Woodmont Website
2. The CC meets on a regular basis. The Committee's response to a modification request must be provided within sixty (60) days of submission.

II. COVENANT ENFORCEMENT PROCEDURES

1. Apparent Covenant violations, that are reported by any source, must be submitted in writing to the CC to be referred for appropriate action.
2. If a violation cannot be resolved by the CC, the Committee may refer the matter to the Board of Directors for resolution.
3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include:
 - A. Suspension of the right to vote
 - B. Suspension of the privilege of using the recreational facilities
 - C. Recordation of notice of Covenant violation with the Superior Court
 - D. Imposition of a fine on a per violation and/or per day basis
 - E. Commencement of legal proceedings
 - F. Correction of the violation by the Association with all costs charged to the violator
 - G. Filing of a lien for all fines and costs to correct the violation.

III. REGULATIONS

Regulation 1. Patios and Walkways

1. Submission of an RFM for a concrete patio is not required if:
 - A. The patio does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home.
 - B. The patio does not exceed six (6) inches above the ground at any point.
2. Submission of an RFM for a concrete walkway is not required if:
 - A. The walkway is located in the rear of the house.
 - B. The walkway does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of side property lines.
 - C. The walkway does not exceed four (4) inches above the ground at any point.
3. An RFM must be submitted for patio covers, trellises, permanent seating, railings, and all other items not listed above.
4. Awnings of any type are not allowed.

Regulation 2. Exterior Decorative Objects, Flag Poles, Lighting, etc

1. An RFM must be submitted for all exterior decorative objects placed in the front of the house including free-standing poles of any type, and items attached to structures.
2. Decorative objects, natural and man-made, including but not limited to, bird baths, sculptures, statuary, fountains, planters do not require an RFM if placed in the patio area, courtyard or back yard.
3. An RFM is not required for neatly maintained front porch and/or front yard flowerpots, with a maximum total of four (4). Plants and flowers in pots must always be well maintained.
4. Lawn flags are considered a violation and are not permitted. Exceptions are listed below:
 - A. Sports Lawn Flags are allowed only during the sports season. They can be displayed anytime between the day before and the day after the sporting event and should be removed promptly when the event is concluded. Only Applique sport flags are allowed.

- B. National Lawn Flags are permitted during national holidays.
5. An RFM is not required for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area.
 6. American Flags and all other National Flags are permitted.
 7. An RFM must be submitted for all front exterior lighting fixtures not included as part of the original structure.
 8. An RFM is not required if lights meet the following criteria:
 - A. Lighting does not exceed twelve (12) inches in height.
 - B. The number of lights does not exceed twelve (12).
 - C. The total wattage does not exceed 100 watts, all lights are white or clear, non-glare, and located in a manner to have minimal visual impact on adjacent properties and streets.
 9. Christmas holiday decorations and lighting may be installed and in use for a period from the weekend after Thanksgiving to the first week of January. Holiday lighting must be placed in a manner to have minimum sensory impact on neighboring properties.
 10. Outdoor storage of garden tools and loose hoses in the front of the house is not permitted. Acceptable means of hose storage include hose pots, boxes, and reels, all of which require submission of an RFM for approval.

Regulation 3. Fences

1. An RFM must be submitted for any type of fencing request and include a picture or drawing of the fence type, dimensions, color, description of materials used and site plan.
 - A. Six-foot wood privacy fence, material must be cedar, cypress, or #2 or better pressure treated wood.
 - B. Five-foot wrought iron or aluminum style fence with an approved tip style.
 - C. Wrought iron or aluminum fences must be black.
 - D. Maximum span between posts shall be ten (10) feet.
 - E. The minimum post size shall be 4 X 4 inches and must have two 2 X 8 inch rails or three 2 X 6 inch rails per section.

- F. Individual lot wood fences must be painted to match exterior house trim color.
 - G. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
 - H. The crossbeam structure shall not be visible from the street, (must face inside toward the house), except for exterior lots backing up to non-residential property.
 - I. An exact site plan denoting the location of the fence, house, and property lines must be submitted.
 - J. All fence posts for all fences must be set in concrete.
2. Chain link fences or freestanding dog runs are not allowed.
 3. No privacy fence shall be allowed on the rear of any lot that borders a lake.

Regulation 4. Firewood

1. 1. Firewood piles are to be maintained in good order and must generally be located in the rear yard.
2. 2. Woodpile coverings are allowed only if the cover is an earthen color and the woodpile is screened from the view of the street.

Regulation 5. Exterior Building Alterations

1. An RFM must be submitted for all exterior building alterations, including, but not limited to, removal or installation of shutters, construction of driveways or parking pads, garages, carports, porches, attached storage space, and room additions to the house. The original architectural character must be maintained when making alterations to the house.
2. An RFM is required for all hot tubs and spas. Swimming pools are not permitted.
3. All homeowners requesting a change in exterior house color **MUST** submit an RFM selecting paint colors that have been approved for specific areas of the home. Adjacent homes cannot be painted the same color combination. Siding & Trim and Shutter & Door approved color charts can be found on the Cadence Website and these colors **MUST** be selected for these designated areas. Homeowners may select up to four (4) approved paint colors, three (3) for exterior, one (1) for door. **Additional paint will be at homeowners' expense.**

RFM: The following information is to be included in the submission:

- A. Area of home to be re-painted (specify siding, trim, brick, shutter, door, etc.) and color of each area to be painted.
 - B. Approved paint color samples attached to the RFM.
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. The RFM must contain the following information:
 - A. Picture of all windows and/or doors on which storm windows and/or doors will be installed
 - B. Manufacturer's cut sheet depicting the style and color of the storm window or door to be installed.
5. If County authorities make any changes to the plans as approved by the CC, the owner must submit changes for re-approval, prior to construction.
6. Owners are advised that a building permit may be required for certain exterior building alterations.

Regulation 6. Vehicles, Parking, and Traffic

1. Boats, trailers, campers or recreational vehicles may not be parked or stored in open view on residential property for longer than a twenty-four (24) hour period. Passenger vehicles are allowed to be parked in owners' driveways under certain conditions.
2. No resident vehicle shall remain parked in driveway unless all garage parking spots have been used for resident's vehicles.
3. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.
4. No vehicle may be parked on any yard.
5. Temporary street parking, four (4) hours or less, is allowed if it is not a nuisance to neighbors. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.
6. Overnight street parking is not allowed in the neighborhood.
7. All vehicle operators should observe all local, county, and state traffic regulations while in the neighborhood.
8. The operation of golf carts, motorized scooters, non-licensed mopeds, minibikes and ATVs is not allowed on streets, sidewalks, paths, or common areas.

9. Vehicular traffic across lawns or landscaped areas is not permitted. The expense to repair areas due to damage or repeated vehicular access will be assessed to the Owner causing said damage.

Regulation 7. Satellite Dishes

1. An RFM must be submitted for the installation of a satellite dish or antenna.
2. A satellite dish or antenna may be mounted only on the ground of the owner's property, the rear exterior wall of the house, or the roof.
3. Placement should be between the right and left sides of the house and behind the center line or peaks of the roof of the house.
4. The satellite dish or antenna shall be located so that it is not visible from the street. Mounting at the roof ridge or on the chimney above the ridge is not allowed.
5. If a rear mounted location is not feasible due to poor quality of reception or the orientation of the house, an RFM must be submitted, and is subject to approval by the CC prior to installation. A sidewall location may be approved if the following standards are met:
 - A. Located near existing air conditioning condensers, gas meter, and electric meter.
 - B. Mounted on the wall with the top of the device no higher than five (5) feet above grade.
 - C. Mounted on the ground within five (5) feet of air conditioning condensers, gas meter, and electric meter, and within two (2) feet of house sidewall.
 - D. Color of device shall be utility gray or similar color to match adjacent utility devices.
 - E. Ground mounted devices shall be screened from street view by adequate and approved landscaping materials.

Regulation 8. Animals and Pets

1. No animals or pets of any kind may be raised, bred, kept or maintained for any commercial purpose in the Community. Dogs, cats and other usual and common household pets in reasonable numbers may be kept on a Lot.
2. Whenever they are outside the Owner's Lot, dogs shall at all times be restrained on a leash.

3. Whenever a dog is outside the Owner's Lot, the dog's owner shall be responsible for cleaning up the dog's waste.

Regulation 9. HOA Announcements and Use of Common Facilities

All Cadence HOA website announcements and any and all programs, activities, gatherings and public assemblies of any kind, when held at any Cadence common property, including the clubhouse, patio and pool facilities, shall be open to all Cadence residents for their participation. Furthermore, no restrictions for participation can be imposed upon the residents for participation unless an exception is approved by the Cadence HOA Board.

Regulation 10. Modification of Common Ground by a Homeowner

Any modification of common ground by a homeowner must be approved by the Covenants committee via an RFM. The approved modification of this common ground must be maintained by the homeowner. However, this remains common ground and could be disrupted by the HOA or utility companies, if necessary, at any time.

IV. REVISION HISTORY

2022-07-28 - Regulation 2.10:

New regulation added in its entirety.

2021-09-02 - Regulation 2.10:

Original: Outdoor storage of garden tools and loose hoses in the front of the house is not permitted. Hoses must be stored in a hose pot container.

Revised: Outdoor storage of garden tools and loose hoses in the front of the house is not permitted. Acceptable means of hose storage include hose pots, boxes, and reels, all of which require submission of an RFM for approval.