

## **THE TOWN HOMES AT LUDLOW BAY ASSOCIATION**

### **Rules & Regulations: Neighborhood Courtesies**

The Town Homes at Ludlow Bay is a small community with our Town Homes in very close proximity to one another. Being good neighbors and respectful of each other is important to everyone living in the town home community, whether you are a full-time or part-time resident. This document sets forth several rules relating to being courteous neighbors to make living or vacationing at the Town Homes at Ludlow Bay the best experience possible. These rules and regulations (“R&Rs”) are intended to supplement the Master Declaration and Bylaws of the Association, not supplant or amend them, and in the event of an inconsistency or conflict between the R&Rs and the Master Declaration or Bylaws, the Master Declaration and/or Bylaw provisions shall supersede and apply.

#### **I. Garbage**

There are two (2) garbage dumpsters for the Town Homes, one located at the south end of the development and one located at the north end of the development. The dumpster at the south end of the development is emptied two times per week (Monday and Friday) and the dumpster at the north end of the development is emptied one time per week (Monday). The dumpsters are not large when considering the number of Town Homes they must serve. Therefore, we all need to think of our neighbors when placing trash in the dumpsters and follow these rules:

A. The dumpsters should be used for bagged household garbage and typical household refuse that would normally fit in a normal garbage can.

B. We encourage all Owners to recycle as much refuse as possible, especially cardboard shipping and packing boxes (recycling is discussed below). If you are unable to recycle cardboard shipping and packing boxes they should be broken down and placed between the dumpster and the inside edge of the dumpster structure. Do not place cardboard boxes in the dumpster and under no circumstances place bags of garbage on top of either dumpster.

C. Styrofoam packing material (the type known as “peanuts” or “popcorn”) should be taken to the local post office in the Village Center or disposed of off-site

D. Green/brown/and clear glass, tin & aluminum cans, plastic bottles & jars, mixed papers, newspapers, and cardboard should be disposed of off-site and can be recycled at the recycle center in the parking lot just west of the retail shops in the Village Center.

#### **II. Nuisances**

##### **Partial Restatement of Master Declaration Section 4.5**

“No rubbish or other debris of any kind shall be placed or permitted to accumulate upon or adjacent to any property within Ludlow Bay Village, and no odors or loud noises shall be permitted to

arise or emit from any property within Ludlow Bay Village so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property within Ludlow Bay Village or to the occupants of such property. No other nuisances, unsafe or hazardous activity shall be permitted to exist or operate upon any property within Ludlow Bay Village so as to be offensive or detrimental to any other property within Ludlow Bay Village or Occupants thereof.”

A. **Quiet Hours** – Owners and their guests expect to enjoy the peace and beauty of Port Ludlow. It is impermissible for any owner, tenant, guest, or invitee to emit loud and excessive noises, regardless of its source, or to otherwise disrupt the peace and tranquility of the community, as determined within the sound discretion of the Board. No owner, tenant, guest, or invitee shall make any noise that would be audible inside the homes of other owners between the designated quiet hours of 10:00PM and 8:00AM.

B. **Deck Clutter** – The accumulation of unsightly, dilapidated, offensive or unsanitary objects and debris, especially when placed within the view of neighboring properties is not permitted. If kept in good condition, deck furniture, barbeques, potted plants, and other items displayed on a full-time or seasonal basis may be stored on decks or within public view. Certain items are unacceptable to keep on decks or other areas that are within public view. These items include without limitation buckets, cleaning supplies, toys, debris, trash, broken equipment, tools, machinery and other items that singularly or cumulatively create a disheveled or junky appearance that detracts from the overall look of the Town Homes

C. **Pets** – The Master Declaration provides guidelines to be followed by Owners so their pets will not be a nuisance to other Owners. The following is an excerpt of a portion of Section 4.2 of the Master Declaration.

“No Pets shall be allowed to make an unreasonable amount of noise or to become a nuisance.....Each Owner shall be responsible for the removal and disposal of all solid animal waste of his Pets from any property within Ludlow Bay Village. No Pets shall be permitted on any property within Ludlow Bay Village, other than the Owner’s Lot, unless controlled on a leash or similar device.”

### **III. Parking**

Throughout the Town Home Lots there are parking spaces that have been constructed on various Lots in conjunction with specific buildings (Building 200, Building 300, Building 400, Building 700/800). Section 14.3 of the Master Declaration provides for access and use easements related to portions of individual Lots, but only as to “...each Town Home Lot within a cluster of Town Home Lots on which a Town Home is located, in favor of, and for the benefit of, each Town Home Lot within the cluster and the Owners, Residents, Occupants, tenants, guests and invitees thereof,.....” In accordance with Section 14.3, Parking in the spaces connected to each building shall be restricted to the Owners of Lots within that building.