

CHARLESTON MANOR TOWNHOUSE ASSOCIATION, INC.

RULES AND REGULATIONS

When living in a community environment, there are established **Rules & Regulations**. Your cooperation in complying with the following items is requested.

LAWN MAINTENANCE

- Owners/residents are responsible for rear yard lawn maintenance.
- Children are not to play in the trees or shrubs, or dig holes in the grass/ground.

PARKING, RECREATIONAL VEHICLES, & TRAILERS

- All vehicles at Charleston Manor should be parked in their assigned parking spaces and must be in operable condition – current tag and all tires inflated. Parking spaces are numbered with building number then letter designation. Parking in any other area is not permitted.
- Recreational vehicles *are not* allowed at Charleston Manor. This includes but is not limited to boats, campers, motor homes, trailers of any type, etc.

Violations to the parking restrictions could lead to the removal of the offending vehicle, boat, trailer, etc through a private wrecker service with the vehicle owner being responsible for any and all charges.

PETS

- All pets must be on a leash when outside per City of Pensacola ordinance.
- All pet owners are to clean up after their pet by using “pooper scooper” as per City of Pensacola ordinance.
- Pets are to be walked away from all buildings.
- Pets should not be allowed to bark so as to disturb the neighbors.

TRASH

- No garbage or other trash or debris or receptacles for the accumulation, collection or storage of same shall be placed anywhere on the properties where the same is visible except in such a manner as is specifically provided by the Association.
- Trash is to be placed *inside* the dumpster and should be in tied, plastic bags. **NO** furniture (tables, chairs, bookcases, mattresses, sofas, TV’s, etc.) is allowed inside the container or on the grounds at the container. The containers are for your household trash only – any other item must be removed from the property by **YOU**, the resident.
- All boxes are to be “crushed” prior to placing them inside the dumpster

RESIDENCE

- All units shall be used and occupied as a single family residential dwelling only.
- No noxious or offensive trade or activity shall be carried on, nor shall anything be done thereon which may become an annoyance or nuisance.
- No loud televisions or music/radios, noises carry and everyone is entitled to their “Quiet Enjoyment”.
- Only potted live plants are permitted in front of the residence (front door slab/area). **NO** other items are permitted such as chairs, grills, toys, benches, garden hoses, bicycles, baby carriages, etc.
- Owners are responsible for the entire maintenance of their respective building – this includes but is not limited to roofs, gutters, shutters, trim, painting, plumbing, etc.
- No television or radio antennas shall be erected on the property.
- No building, fence, wall or other structure or landscaping shall be commenced, erected or maintained upon the property, nor shall any exterior addition to or other or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall be/have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural review committee composed of three (3) or more representatives appointed by the Board.