

Date: September 28, 2015
To: All Colonial Forest Home Owners
From: Colonial Forest Board of Directors
Re: Colonial Forest Rules & Regulations Revisions

Dear Homeowner,

The Board of Directors recently reviewed and revised the Colonial Forest Rules and Regulations. Periodic review is necessary as documented in the Colonial Forest By-Laws, Article IV, Section 4.4.

A copy of the approved Rules and Regulations is enclosed. For your convenience, noteworthy changes are listed below. Owners are encouraged to familiarize themselves with the revised Rules and Regulations which will be implemented November 1, 2015. Upon implementation, a copy of the Rules and Regulations will be available at *colonialforest.net*.

ORDER OF APPEARANCE

Some rules were renumbered in order to organize them in a more logical sequence.

Title	New Rule #	Previous Rule #
ADMISSION TO PROPERTY	1	7
EXTERIOR APPEARANCE	2	9
DECKS AND PATIOS	3	4
SIGNS, BANNERS AND FLAGS	4	2
GARBAGE	5	5
USE OF PROPERTY AND SAFETY	6	6
PETS	7	1
NOISE	8	3
PARKING	9	8
WHO CAN RESIDE IN OWNER'S UNIT IN OWNER'S CONTINUED ABSENCE	10	10
INFORMATION REQUIRED FROM ALL HOMEOWNERS	11	n/a
ENFORCEMENT	12	11

NEW INTRODUCTORY SECTION

Two new introductory paragraphs have been added to explain the purpose and importance of having a robust and meaningful set of Rules and Regulations.

RULE 1 – ADMISSION TO PROPERTY

No change.

RULE 2 – EXTERIOR APPEARANCE

Clarification on what homeowners are responsible to maintain. See new sections 2.g, h, i, j, k, & l.
Clarification on acceptable air conditioners. See new section 2.m.

RULE 3 – DECKS AND PATIOS (includes porches)

Open flame cooking or heating devices such as charcoal/wood-burning grills, woks, broilers, chimeras and fire rings are classified as a fire hazard per Colonial Forest's insurance provider and are therefore prohibited for use on wood-surfaced decks and porches. See new section 3.f.

Clarification on the following:

- What is allowed on decks, porches and patios. See new sections 3.c, d & e.
- How many planters are allowed on decks (per side) and porches. Some end units have a deck or a combination of porch and deck that wraps around and is connected to two sides of the unit. Those units may have four planters per side. See new section 3.c.
- Bird feeders. See new section 3.g.
- Preparation for building pressure washing. See new section 3.h.
- Protective barriers on decks. See new section 3.i.

RULE 4 – SIGNS, BANNERS AND FLAGS

Clarification on the following:

- Banners, flags, posters, signs, etc. See new section 4.c.
- Flying the American flag. See new section 4.d.

RULE 5 – GARBAGE

Owner responsibility to ensure garbage is secure so as not to attract scavenging birds and animals prior to collection. See new section 5.b.

RULE 6 – USE OF PROPERTY AND SAFETY

Clarification on the following:

- Holiday decorations. See new section 6.a.
- Open-flame cooking and heating devices. See new section 6.c.

All fireworks are prohibited. See new section 6.d.

Owner responsibility to comply with rules regarding noise, safety and property damage. See new section 6.e.

Guidance on storm drain protection from pollutants. See new section 6.f.

A recommendation for fire and carbon monoxide detectors has been added to the bottom of RULE 6.

RULE 7 – PETS

The focus on the size limit for dogs has changed from weight to height. The maximum height for dogs is 20" at the top of the shoulders when full grown. This rule change allows more breed choices for residents while still keeping out large aggressive breeds. See new section 7.a.

The rules on accountability continue and will be enforced for all owners and/or their representatives in common and limited common areas. It is recommended that pet owners familiarize themselves with all aspects of RULE 7.

Clarification on pet conduct. See new section 7.e.

A recommendation that dogs and cats be licensed and have proof of current rabies vaccination has been added to the bottom of RULE 7.

RULE 8 – NOISE

Slight change in wording, basically the same.

RULE 9 – PARKING

Entire section reworded and reorganized. See the revised Rules and Regulations 9.a, b, c, d, e & f for details.

Clarification on the following:

- Where owners/residents and visitors may park. See new section 9.c.
- Vehicles leaking fluids. See new section 9.e.

RULE 10 – WHO CAN RESIDE IN OWNER’S UNIT IN OWNER’S CONTINUED ABSENCE

Clarification on “related parties.” See section 10.a.

New requirement for owners not residing in the complex and allowing a related party to live in his/her unit. See new section 10.c.

RULE 11 – INFORMATION REQUIRED FROM ALL HOMEOWNERS (new rule)

See new sections 11.a & b for details.

RULE 12 – ENFORCEMENT

Slightly reorganized but no change to the penalty process or fine amounts.

If you have questions please contact the Board via *colonialforest.net*.

Signed,

Jolene McKee, President
Board of Directors President