



## **Massanetta Springs Cottage Owners Association Rules and Regulations.**

### **Grass (Fine amount \$50)**

Mowing requirement – Grass is to be no taller than 10 inches. This includes the mowing of grass in ditches.

### **Ditches (Fine amount \$50)**

Individual homeowners are responsible for keeping ditches free of weeds, leaves and debris. The level of debris in ditches should not impede water flow.

### **Unfinished Remodeling (Fine amount \$50)**

Remodeling projects that do not require board approval need to be completed within a timely manner (for example, unfinished painting or landscaping), maximum of one year. Materials for remodeling projects that are stored outside need to be kept in a neat and safe manner. Materials not being used for current project (s) need to be kept out of view. Completion time for compliance – dependant upon project.

### **Yard Debris (Fine amount \$50)**

It is understood that MSCOA is a community with many trees and several lots have a natural wooded look. Small branches and some leaf covering is acceptable as long as the leaves do not pose a fire hazard, block drainage ditches, or encroach upon neighboring properties.

Large oversized limbs (longer than 5 feet and wider than 3 inches in diameter) need to be removed and/or stored out of sight until they can be disposed of properly.

### **Road Debris (Fine amount \$50 plus cost of removal)**

Owners are responsible to remove any debris that washes into the road (including gravel, topsoil, leaves, etc.) from their property.

### **Vehicles (Fine amount \$50)**

Motor vehicles are not permitted to be kept on any lot unless it has a valid state license plate and current inspection sticker.

Resident vehicles may only be parked in the driveway or garage. Temporary street parking is for guest use only.

Recreational vehicles and campers must be stored within an enclosed structure.

### **Outside Storage (Fine amount \$50)**

Kayaks and canoes must be stored on the back side of the property. Other boats are not permitted unless they are stored within an enclosed structure.

Utility trailers may not be parked on the street.

Construction and building materials and equipment must be stored within an enclosed structure or stowed in a neat and organized manner.

Trash cans, refuse piles – Trash receptacles should be removed from view of the street or road on which the lot fronts.

No accumulation of litter or other trash is allowed to be left on the lot.

Driveway/Yard Storage – Items in yards should be of a nature or classified as lawn ornaments or lawn decoration.

Compost piles are to be covered or fenced.

**Animals (Fine amount \$50)**

Dogs that are outside need to be leashed or in a Board approved enclosed area.

\*Note -Owners walking dogs in the neighborhood are responsible for waste clean-up.

Recommended completion time for compliance– 15 days.

**Dead Trees**

It is the responsibility of the homeowner to address any dead trees that are noted during the walk-through. A letter should be sent to the homeowner, informing them of the dead tree and kept on file as part of MSCOA's records.

**Note:** *If cited tree(s) cause damage, it is deemed negligence of homeowner.*

\*\* This is only a summary of the rules and regulations. Please read the Declaration of Covenants, Conditions and Restrictions for additional information.