

TREVI GARDENS HOMEOWNERS ASSOCIATION RULES

The following rules, regulations and policies have been established in accordance with the Trevi Gardens Homeowners Association's Declaration of Covenants, Conditions, Restrictions and By-Laws. All homeowners are responsible for reading and understanding the Declaration of Covenants, Conditions, Restrictions and By-Laws for Trevi Gardens Homeowners Association and these Rules and Regulations.

Notice to homeowners: The Association is working diligently to establish Yard Care and Property Maintenance Rules and Regulations. It is the intent of the HOA to have these rules and regulations finalized and distributed to the membership Summer 2015.

VEHICLE REGULATIONS

1. There is no parking on Caesar Lane, Augustus Lane, Volare Lane, Capri Lane and Como Lane. These drives must remain open to allow for emergency vehicle access.
2. Parking on unpaved areas and/or any common property within Trevi Gardens is strictly prohibited. Vehicles parked on Trevi Gardens common property will be towed at the owner's expense.

GENERAL REGULATIONS

1. Maintenance of Lots: Lawn maintenance and landscaping is a year-round requirement with some seasons requiring more attention than others. Regardless of the season, a neat appearance must be maintained by all property owners and their tenants. A lawn on any lot within Trevi Gardens shall be regularly mowed and maintained. Grass shall not exceed 6" in height. Grass adjacent to driveways and sidewalks shall be trimmed and/or edged. If any property owner or their tenant is found to be in violation of these lot maintenance rules and regulations, the property owner will be sent written notice to correct the violation within 5 working days. If the Association determines that the property owner or their tenant has failed or refused to comply with these rules and regulations, the property owner will receive written notice of the Association's intent to provide such necessary lot maintenance at the property owner's sole cost and expense. The sole cost and expense of this lot maintenance will be considered an assessment. If this assessment is not paid within ten (10) days, the property owner's account will be considered delinquent and subject to collection as outlined in covenants. The Association will have all necessary lot maintenance completed by our preferred landscaping contractor on a time and materials basis.
2. Yard Waste & Dumping: There is no dumping of yard waste or any other trash/debris allowed on the Trevi Gardens common property or any other lot, including empty lots, within Trevi Gardens.
3. Trash and Recycle: In addition to the guidelines outlined by City ordinance, trash and recycle containers must be kept in the garage, or, if stored outside the garage, must be stored in a side yard maintaining a neat appearance and out of sight from Trevi Gardens main drives. These main drives include Second Street, Trevi Drive, Sherry Drive, Venetian Drive, and Genoa Drive. All recycled materials must be placed in a bin or a can supplied by the service provider so all items will remain in the bin or can until pickup. Filled trash and recycle containers must not block the sidewalk at any time. All trash and recycle containers may be put out for collection the night before or the morning of the regular scheduled pickup day and must not be left out the day after trash or recycled material has been collected.
4. Fishing: The pond is part of your recreational facilities. Only family members of the Trevi Gardens Homeowners Association or their guests may fish at any time. Fishing is 'catch and release' unless otherwise posted.
5. Pond: Swimming, wading, ice skating and boating are strictly prohibited. The rip-rap is not to be dislodged and thrown into the pond. Trash containers are supplied for refuse at the pond. No bonfires may be held at the pond.
6. Basketball: A curfew of 10:00 PM is in effect for basketball activities within Trevi Gardens.
7. Renovation to property: Property owners must submit and receive approval for plans, drawings and specifications from the Architectural Review Committee (ARC) prior to making any renovation to a residence, including but not limited to a deck, fence or increasing the square footage of the residence. Springfield Building and Zoning will require the signature of the ARC before they will approve the plans. Allow a minimum of five (5) business days for approval by the ARC.
8. Pools: Pools over 24 inches in depth require an enclosure, at a minimum height of four feet. An attached rail above the pool is permitted if the pool has a fold-up ladder that can be locked in place.
9. Fences: Six feet is the maximum height allowed by City ordinance. Fences over four feet high require a building

permit from the City. Many professional fence companies will include getting the permit when contracting for their service.

10. Storage Buildings: Buildings of more than 120 sq. ft. (10'x12') require a permit from the City. The building must be a minimum of 6 feet from a house and no closer to the property line than 3 feet.
11. Mailboxes: There is no specific type, brand or material of mailbox required by the Association. The Association only requires that all existing mailboxes be kept in good repair and clean condition. Mailboxes and their posts shall be secured in the ground and remain plumb. Any and all alterations or replacement mailboxes must be approved in writing in advance by the ARC.
12. Delinquent Assessments: Any property within Trevi Gardens with a "Past Due" amount on their account greater than 10 days is considered delinquent in accordance with the covenants. Delinquent accounts and their status will be posted on our website. A current "List of Debtors" and other important financial information can be found on our website at www.trevigardenshoa.org/financial.
13. Pets: Property owners and their tenants are responsible for any damage, noise, and/or inappropriate behavior of their pets. No pets are permitted to remain unattended outside on any lot at any time. Outside cages, runs, or any other manner of securing a pet is not permitted at any time, except as noted herein. Pets may be staked in the front yard of any lot, but require owner/tenant supervision while the pet is outside. No dogs shall be permitted to run free at any time and all dogs must be on a leash. Pet waste on any lot or common property must be picked-up and disposed of promptly by the pet owner.
14. Complaints: The Board asks that neighbors try and resolve any issues that may arise first before making a complaint to the Complaint Resolution Committee (CRC). If this doesn't work, complete a complaint form and email it to the CRC to report the infraction. Complaint forms and additional information can be found at www.trevigardenshoa.org/committee_cr.

THESE RULES AND REGULATIONS AS WELL AS OTHER USEFUL INFORMATION IS NOW POSTED ON OUR WEBSITE AT WWW.TREVIGARDENSHOA.ORG. IF YOU DO NOT HAVE ACCESS TO THE INTERNET, PLEASE FEEL FREE TO CONTACT ANY OF THE BOARD MEMBERS FOR A COPY. UPDATES TO THESE RULES AND REGULATIONS WILL ALSO BE UPDATED AS NEEDED.

PLEASE CONTACT THE TREVI GARDENS PRESIDENT WITH ANY QUESTIONS REGARDING THESE RULES AND REGULATIONS. THANK YOU!