

FLINT LEDGE ESTATES

BOARD MEMBERS: BERTIE

PLEASE REVIEW THE ATTACHED ROUGH DRAFT OF GENERAL PROJECT REQUIREMENTS FOR ALL HOME OWNERS. THIS AND SIGNS TO BE PLACED DISCLAIMING RESPONSIBILITY FOR INJURY SHOULD BE DISTRIBUTED AS SOON AS POSSIBLE. PREPARE COMMENTS.

WAYNE WANTS TO HAVE A MEETING THIS THURSDAY NIGHT. 6-6-85. HE WILL CONTACT YOU.

THANKS FOR YOUR COOPERATION.

Tom RILEY

## TO ALL HOME OWNERS

THESE REGULATIONS HAVE BEEN FORMULATED TO ESTABLISH CONTROLS THAT WILL CONFORM TO EXISTING STATE OR COUNTY LAWS AND OR ADD TO THE SAFETY AND WELL BEING OF OUR COMMUNITY.

### PETS:

SHALL BE KEPT WITHIN ONE'S OWN PROPERTY. NO PETS SHALL BE ALLOWED TO RUN FREE AT ANY TIME. WHEN EXERCISING, ANIMALS MUST BE ON A LEASH, AND TAKEN TO OPEN SPACE AREAS. **Pet shall not be permitted in the tot lot area.**

### TRASH:

TRASH CONTAINERS MUST BE KEPT WITHIN ONE'S PROPERTY AND ONLY SET OUT ON THE STREET THE DAYS SCHEDULED FOR PICK-UP. TRASH LEFT OUT AT OTHER TIMES IS UNSIGHTLY AND AN ATTRACTION FOR RODENTS AND OTHER UNDESIRABLE SCAVENGERS.

### BICYCLES - SKATEBOARDS:

[THE RIDING OF BICYCLES AND SKATEBOARDS SHALL BE CONFINED TO THE STREETS, NOT SIDEWALKS.] NO BIKE RIDING OR SKATEBOARDING WILL BE ALLOWED AT THE "TOT LOT" OR CONNECTING WALKS. [WE SHALL HAVE THE CITY PLACE SIGNS INDICATING "NO THRU STREETS" - "CHILDREN AT PLAY" ETC] WE URGE ALL PROPERTY OWNERS AND THEIR FRIENDS TO DRIVE CAREFULLY AND AT SLOW SPEEDS WITHIN THE SUBDIVISION.

### THE TOT LOT:

THIS FACILITY WAS SPECIFICALLY BUILT AND DESIGNED BY THE DEVELOPER, DENNIS BURKE CORP. AND

THE GOVERNING AGENCIES FOR THE CITY OF ROCKVILLE. [NO PLAN WAS MADE AVAILABLE TO THE HOME OWNERS OR THE BOARD OF DIRECTORS FOR COMMENTS OR SUGGESTIONS PRIOR TO CONSTRUCTION.] [CONSIDERING THE VAST QUANTITY OF CONCRETE WALKS AND STEPS LEADING TO AND SURROUNDING THIS SMALL PLAY AREA] ~~THE~~ THE BOARD ~~CAN~~ <sup>THE ASSOCIATION</sup> ACCEPT NO RESPONSIBILITY OR LIABILITY FOR ANY INJURY INCURRED WHILE APPROACHING, LEAVING OR USING ~~THIS FACILITY~~ THE LOT OR ANY OTHER COMMON AREA

NO CHILD SHALL BE ALLOWED TO USE THIS AREA UNLESS ACCOMPANIED AND SUPERVISED BY AN ADULT.

IN ORDER TO AFFORD THE PROPERTY OWNERS WHO ARE ADJACENT TO THIS LOT THE OPPORTUNITY TO ENJOY THEIR PATIOS OR DECKS WE ARE SETTING A CLOSING HOUR OF 6 P.M. FOR ALL ACTIVITIES.

### EXTERIOR MAINTENANCE:

EACH HOME OWNER IS REQUIRED TO MAINTAIN THE APPEARANCE OF THEIR STRUCTURE AND YARDS.

1. SINGLE FAMILY HOMES: THE TOTAL LANDSCAPING WITHIN THE PROPERTY BOUNDARY LINES IS THE RESPONSIBILITY OF EACH HOME OWNER. THIS ENCOMPASSES THE MAINTENANCE OF TREES, SHRUBS AND GRASS WITH REGULAR CUTTING AND WATERING AS REQUIRED.

2. TOWN HOUSES: GENERALLY SPEAKING THE FRONT LAWNS ARE COMMON AREAS AND WILL BE CUT & TRIMMED ALONG WITH ALL OTHER COMMON AREAS, BOTH TOWNS & SINGLES BY A CONTRACTOR EMPLOYED BY THE BOARD TO PERFORM THIS FUNCTION.

? THE REAR YARDS, WITHIN THEIR <sup>LOT</sup> BOUNDARIES ARE THE RESPONSIBILITY OF EACH TOWNHOUSE OWNER. WE EXPECT & ENCOURAGE EACH TH. OWNER TO WATER AND PROMOTE THE WELL BEING OF THE SHRUBS AT HIS OR HER RESIDENCE.

The tot lot is for the benefit of members of the community. Everyone using the tot lot should do so with the utmost care and caution to avoid ACCIDENT AND INJURY, not only to themselves, but to All children under 8 years of age must be ~~accompanied~~ ~~others~~ ~~parent~~ supervised <sup>by an adult</sup> ~~by an adult~~ responsible

~~Member~~ No pets are permitted in the tot lot area. ~~AND~~ NO FOOD <sup>OR BEVERAGES are</sup> ~~is~~ allowed; AND NO ball playing.  
8 pm closing

Everyone using the tot lot should behave in a reasonable manner and should be respectful of the privacy of adjacent private homeowners.

THE COLOR SCHEME AS ESTABLISHED SHALL BE RETAINED AND PRESERVED BY EACH OWNER.

ANY PROPOSED ADDITION OR CHANGE TO THE EXTERIOR OF THE HOMES SHALL BE PRESENTED TO THE ARCHITECTURAL REVIEW BOARD FOR APPROVAL OR DISAPPROVAL. THE BOARD MUST ACT UPON EACH REQUEST WITHIN 30 DAYS OR APPROVAL IS AUTOMATIC SUBJECT TO THE CITY OF ROCKVILLE'S APPROVAL.

THE BOARD HAS THE RIGHT TO CORRECT DEFICIENCIES AT HOUSES AND BILL THE OWNER FOR THE WORK ACCOMPLISHED. IE GRASS CUTTING ETC.

### FOR SALE SIGNS

FOR SALE SIGNS ARE PERMITTED TO BE ON PRIVATE private property OR ON COMMON AREAS IN FRONT OF <sup>the</sup> TOWN HOUSE. NO FOR SALE SIGNS ARE TO BE PERMITTED AT THE ENTRANCE TO THE COMMUNITY.

## SUGGESTED SIGNS AT TOT LOT

### NOTICE

THE HOME OWNERS ASSOCIATION ACCEPTS NO RESPONSIBILITY FOR INJURY INCURRED AT THIS FACILITY. USE AT YOUR RISK.

ADULT SUPERVISION REQUIRED.

NO BICYCLES ALLOWED IN THIS AREA.

HOURS: SUN UP UNTIL 6 P.M.