

Quail Run Homeowners Association

Rules and Regulations

The following rules and regulations are adopted by action of the Board of Directors of the Quail Run Homeowners Association:

1. The following rules pertain to the recreation building, park and play areas:
 - a. Each homeowner shall be limited to four guests at any time in these Common Areas unless permission is received for a greater number from the Board of Directors or its duly authorized agents.
 - b. These portions of the Common Area are open for use from 8:00 a.m. until 10:00 p.m. unless prior arrangements are made with the Board of Directors or its authorized agent.
 - c. Children under the age of 15 shall not be in these portions of the Common Area unless accompanied by an adult.
2. The hours that the gates to the Development will remain open shall be at the discretion of the Board of Directors.
3. All toys, recreational equipment, bicycles and similar items must be removed from the Common Area by sunset and stored appropriately at the individual lots.
4. Owners may not enclose any portion of the Common Area with a fence, tent, or any other boundary or structure.
5. Pots, planters and any other landscaping feature or decoration are not allowed in the front yards or Common Areas unless approved by the Board or its duly authorized agents. Landscaping features, pots, planters (with live plants only) and similar items may be added to front porches and attached planter shelf areas only as is in accordance with the Declaration.
6. Any games or activities which create a nuisance, damage any Common Area or individual units, or disrupt the peace are prohibited on or in any portion of the Common Area. Skateboards, bicycling, and rollerblading is allowed to the extent that it is not damaging to the Common Area improvements or endanger owners and their guests.

7. Owners are responsible for their family members, tenants, guests, invitees, pets and their activities. Any Common Area damage by neglect or abuse by a unit owner, family member, tenant, guest, invitee or pet shall be repaired at the expense of the responsible owner.
8. Seasonal decorations may not be installed earlier than 30 days before the date of the holiday, and must be removed no later than 30 days after the date of the holiday.
9. The following rules pertain to owner and guest parking:
 - a. Owners must park owners' vehicles in their garage and/or in the Common Area designated for extra vehicle use.
 - b. Owners may park owners' vehicles for a period, not to exceed two hours in a 24 hour period, in the Common Area that will accommodate off-street parking. The time limitation shall not be exceeded without prior approval by the board of Directors.
 - c. Guests are limited to 48 hour parking unless otherwise approved by the Board of Directors.
 - d. Owners of lots have no ownership over any Common Area.
 - e. The following applies to interior courtyard lots. Only one vehicle may be parked in front of the owners' garage at any given period of time. A guest vehicle is limited to 48 hours and an owner's vehicle is limited to two hours within a 24 hour period unless otherwise approved by the Board of Directors.
 - f. The following applies to street lots. No vehicle may be parked in front of the street lot garages at any time.
10. The maximum speed limit in Quail Run is 15 MPH.