

# Vantage Homes Association Community Rules

1. Real property shall be maintained in good condition and repair and be appropriately painted/finished. Examples of poor or inappropriate condition include damaged, rotted or missing wood trim, shutters, attic vents, garage door panels, siding, shingles, doors/windows/screens, light fixtures, fence components or large areas of peeling/blistered paint.
2. Mailboxes should conform to postal guidelines (e.g., bottom of box be between 3.5 and 4 feet above the roadway; house number printed not less than one inch high on side of box visible to carrier during normal approach or on door if boxes are grouped). Boxes should be firmly mounted, maintained in good working order (including flags), and be essentially free of exterior rust. Color shall be "as purchased" or one of its house colors.
3. Architectural projects are to be completed within 90 days of project start date (materials on site). The Architectural Committee will consider written requests for extensions.
4. Rubbish or debris shall not accumulate on any outside property.
5. Landscape shall be maintained in good condition. Examples of poor condition include grass not mowed or trimmed (8" or taller), dead/dying vegetation (trees, large limbs, shrubs or extensive grassy areas) and heavy accumulation of weeds.
6. Community common areas are "forever natural" and intended for the enjoyment of all. Storing personal property, encroaching or dumping of any kind, e.g., grass clippings, shrubbery, Christmas trees, trash is not permitted on them.
7. Refuse or recyclable material for collection shall be placed at the curb no earlier than the evening prior to the scheduled pick-up day. Refuse/ recycling containers shall be removed from the curb as soon possible on the pick-up day but not later than 24 hours after being set out. During other times, refuse and containers shall be out of sight (in garage/backyard/ fenced) as viewed from the front of the house.
8. Motorized vehicles will be parked in the garage, driveway (hard surfaced; not grass/dirt) or street and be located forward of the rear house line.
9. Motorized vehicles not in closed garages will be in apparent operating condition, e.g., body panels, glass, lights, wheels and inflated tires in place. The vehicle must be on the ground (hard surfaced) supported only by its wheels/tires and suspension system (no jacks/concrete blocks). Exceptions are permitted for brief maintenance periods (up to one week).
10. Parking non-motorized vehicles, e.g., trailers, boats, campers, is discouraged in Vantage. Commercial storage lots, marinas or storage in closed garages are neighborly solutions. Nevertheless, other acceptable parking alternatives are the driveway (hard surfaced), street or off pavement if behind a fence which prevents the vehicle from being seen by a person standing in front of the property.

The Board of Directors will, on a case by case basis, consider written requests for exceptions to the above rules when it is in the best interest of the community.