

**Southern Valley HOA
Amendment to the Rules and Regulations
Effective as of January 1, 2019**

Parking Regulation (addendum to Rule "V" - Vehicle/Street Rules and Regulations)

- Vehicles are not permitted to park on any grass areas
- Parking on or over a sidewalk such that a pedestrian must enter the street is prohibited
- Vehicles blocking a sidewalk as described may result in a \$25 for each occurrence
- Homeowners are responsible for their guest parking
- Homeowners may submit a request for driveway extension if additional parking is required

IX. GENERAL ENFORCEMENT RULES AND REGULATIONS

4. Bird Feeders/Bird Houses

Bird Feeders (seed and nectar) and/or Bird Houses are permitted so that unit owners may enjoy wild bird watching, subject to the following restrictions:

- a) Locations of feeder/bird houses must be specifically specified on a copy of the homeowner's plot plan and submitted to the Board for approval including location and size of each bird feeder/bird house.
- b) Bird feeder and/or bird house cannot be attached to the unit;
- c) A seed bird feeder and/or bird house must have a tray to keep seeds from falling to the ground and rooting or drawing in rodents.
- d) Seed and nectar bird feeders must be positioned in a location which does not cause birds to fly over adjacent unit owner's property causing an interference of their use and enjoyment of their property.
- e) Unit owner must clean the bird feeder and/or bird house and area around the bird feeder and/or bird house on a regular weekly basis.
- f) Unit owner may be asked to remove the bird feeder and/or bird house if there is spilled seed, an accumulation of bird feces, and if the feeder and/or house is damaged, moldy, dirty, or unsightly in appearance;
- g) Unit owner may be asked to remove the bird feeder and/or house if there is an indirect nuisance of an odor emanating from the feeder, an overgrowth of plants and weeds from spilled bird seed which can easily spread to neighboring lawns ruining or killing expensive landscaping, if there is evidence of attraction of rodents, deer or bears, or if there are complaints from neighbors.
- h) A maximum allowed combined total of three (3) bird feeders and/or bird houses with one portal each.
- i) All requests must be submitted with proposed location of the bird feeders and/or bird houses with pictures of the proposed bird house and/or bird feeders prior to the installation of the bird feeders/bird house.

5. Decks

- a) All modifications to decks and deck colors must be submitted on an Alternation Form and reviewed and approved by the Board

- b) Semi-transparent & Opaque stains are permitted
- c) Colors must be Natural wood/Clear or in the brown family
- d) Wood Railings must match deck color
- e) Black metal railings are permitted

6. Fruit Bearing Trees & Shrubs / Vegetable Gardens / Mulch Beds

a) Fruit Bearing Trees & Shrubs are not permitted

b) Vegetable Gardens

- i. Vegetable Gardens must be laid out on a copy of a homeowners plot plan and submitted for approval, specifying location and size
- ii. Vegetable Gardens cannot be larger than 8' x 10'
- iii. Vegetable Gardens must be fenced in to keep animals out
- iv. All attached units must sign off on the request prior to submission
- v. Vegetable Garden approvals are valid for 1 year, gardens must be resubmitted each year for review and approval.
- vi. Vegetable Garden must be maintained for weed control throughout the growing season
- vii. Once harvested the fence must be removed and all brush cut to ground level and removed at the homeowners expense.
- viii. Fence must be removed no later than November 15th and all brush removed and hauled away. **NO DUMPING ON COMMON GROUND.**
- ix. If we receive neighbor complaints regarding unwanted animals the garden must be removed within 7 days
- x. Any changes to an existing garden must be reviewed and approved by the Board
- xi. A \$25 fine will be assessed for the following offenses
 - a. Garden becomes overgrown the owner will have 7 days to clean it up. Failure to clean it up within 7 days the fine will assessed and the unit owner may be asked to remove the garden, return it to its original state, and will not be permitted to install a garden in the future.
 - b. Garden fence is not removed by 11/15 and all brush removed
 - c. Failure to remove garden by the date requested.

c) Mulch Beds

- i. Mulch Beds must be laid out on a copy of a plot plan and submitted for review and approval.
- ii. Mulch Beds are considered to contain only flowers and non-fruit bearing shrubs and trees.
- iii. Mulch Beds may be restricted in size based on requested lot size, location and size of bed
- iv. Mulch Beds must be maintained for weed control throughout the growing season
- v. Owner is responsible to replace any dead or overgrown flowers or shrubs.
- vi. Any changes to the size of an existing mulch bed must be reviewed and approved by the Board.