RULES AND REGULATIONS

EXISTING:

1. No addition, alteration, repair, change, or other work which in any way alters the exterior appearance (including but without limitation, the exterior color scheme) of any property within the project, or any material changes to the landscaping or other improvements located thereon, shall be made without the prior written approval of the Architectural Review Committee (ARC). (Reference: Article 3.24)
    - *Subject to Fining Schedule A*

2. No trailer, basement of any incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings, trailers or other structures used during the construction of Improvements approved by the ARC shall be removed immediately after the completion of construction, and in no event shall any such buildings, trailers or other structures be maintained or kept on any property for a period in excess of twelve months without the prior written approval of the ARC. (Reference: Article 3.3)
    - *Subject to Fining Schedule A*

3. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, place or maintained on any lot, parcel, or other property so as to be visible from neighboring property. (Reference: Article 3.11)
    - *Subject to Fining Schedule A*

4. No residence, structure, building, landscaping, fence, wall, or other improvement shall be constructed, installed, placed, or maintained in any manner that would obstruct, interfere with, or disrupt a neighboring property, or change the direction of flow water in accordance with the drainage plans for the project, or any part thereof, or for any lot or parcel as shown on the drainage plans on file with the county or municipality in which the project is located. (Reference: Article 3.27)
    - *Subject to Fining Schedule A*

5. No heating, ventilating, air conditioning or evaporative cooling units or appurtenant equipment may be mounted, installed, or maintained on the roof of any residence so as to be visible from neighboring property. (Reference: Article 3.29)
    - *Subject to Fining Schedule A*

6. No tanks of any kind (including tanks for storage of fuel) shall be erected, placed, or maintained on any lot or parcel unless such tanks are buried underground. (Reference: Article 3.32)
    - *Subject to Fining Schedule A*

7. Fireworks of any type, open fires and or potential fire hazards (including any wood burning pits not approved by the ARC) are not permitted on the property.
    - *Subject to Fining Schedule A*

8. No home or lot shall participate or be included in any home show, including, without limitation, any "Parade of Homes" or "Showcase of Homes" without the advanced, expressed written consent of the Glenwild Board of Trustees (Board).
    - *Subject to Fining Schedule A*

9. Estate sales are not permitted without notice of at least 30 days and the written consent of the Board. If permission is granted, the Glenwild Estate Sale guidelines must be followed.
    - *Subject to Fining Schedule A*

10. The posted speed limit within Glenwild is 27 MPH.
    - *Subject to Fining Schedule B*

11. The operation of a drone in Glenwild is only allowed on the Owner's property and cannot cause a nuisance or disturbance to adjacent properties and is not allowed over the Glenwild Golf Course for any reason. The drone shall only be flown in accordance with the Federal Aviation Administration rules. No Owner or any other person may operate, cause, allow or authorize the operation of a drone in the airspace above any portion of Glenwild in such a way as to invade the privacy of any Owner, guests, residents, or vendors, whether equipped with a camera or otherwise. The Board or Management may, from time to time, allow for the flying of a drone for marketing or mapping. Said drone flights will require prior Board approval and if feasible, be communicated to Owners in advance.
    - *Subject to Fining Schedule A*

UPDATED:

12. Noxious weeds must be treated (cut, roots sprayed, bagged, and removed from property) before going to seed (this can be as early as June for come noxious weeds and is ongoing through the summer season) on all developed and undeveloped lots. (Reference: Article 3.4)
    - *Subject to Fining Schedule A*

13. No garbage, trash or debris shall be placed or allowed to accumulate on or adjacent to any property and no odors, loud noises or loud music shall be permitted that may be detrimental or offensive to any other property in the vicinity thereof or to the occupants of such property. (Reference: Article 3.5)
    - *Subject to Fining Schedule A*

14. Every residence, structure or other improvement on any lot or property must be kept in good condition and repair, and adequately painted or otherwise finished. All dead trees and landscaping must be removed. (Reference: Articles 3.4, 3.7)
    - *Subject to Fining Schedule A*

15. No television, radio, shortwave, microwave, satellite, flag (except the American flag in accordance with the Freedom to Display the American Flag Act 2005) or other antenna, pole, tower, or dish shall be placed, constructed, or maintained upon any lot or property unless it is fully and attractively screened or concealed so as not to be visible from neighboring property. (Reference: Article 3.8)
    - *Subject to Fining Schedule A*

16. No garbage or trash shall be placed or kept on any lot, parcel, or other property except in sanitary, covered containers provided by Summit County. Trash containers may be placed roadside the day before and must be brought in no later than the day after pickup. Do not overfill the container and be sure lid is closed tightly. (Reference: Article 3.10)
    - *Subject to Fining Schedule B*

17. No animal, livestock, poultry, or fowl of any kind shall be maintained on or in any lot or property other than a reasonable number of house pets, which may be owned solely as domestic pets and not for commercial purposes. Pets must be leashed or under immediate control of owner when off the owner's lot. Pet droppings must be picked up immediately and properly disposed of. Pet owners are expected to adhere to the guidelines as defined by Summit County Nuisance Ordinance 5-1-14. (Reference: Article 3.18)
    - *Subject to Fining Schedule A*

18. No signs (including but not limited to commercial, political, "for sale," "for rent" and similar signs) which are visible from the golf course, street or neighboring property shall be erected or maintained on any lot or property unless approved by the ARC or required by a legal proceeding. (Reference: Article 3.20)
    - *Subject to Fining Schedule B*

19. All vehicles must be parked, kept, maintained, stored, constructed, reconstructed, or repaired within a fully enclosed garage approved by the ARC. "Vehicles" includes cars, trucks, vans, motorcycles, recreational vehicles, trailers, travel trailers, tent trailers, camper shells, detached campers, boats, boat trailers, mobile homes, or other similar machinery or equipment, whether motorized or not, whether wheeled or not and whether or not in operating condition. Parking of noncommercial vehicles will be allowed on private residences as overflow parking. RVs may be parked on a private lot for no more than one week and must be parked within the parcel and adjacent to the residence. No vehicle shall be parked on any roadway within or adjacent to the Property, except for temporary parking (not exceeding 24 hours) of Vehicles of an Owner's or Occupant's guests. The Board has the right to tow vehicles that are in violation of the Project Documents, at the vehicle owner's expense. (References: Articles 3.22, 3.23)
    - *Subject to Fining Schedule A*

20. Each owner shall be responsible for removal of snow from the driveway and sidewalks on such owner's lot. Snow is not allowed to be removed from one lot to another lot at any time. (Reference: Article 3.24)
    - *Subject to Fining Schedule A*

21. Garages shall be used for parking vehicles and storage and shall not be used or converted for living or recreational activities. Garage doors, when they can be viewed from the street, must be kept closed except as to the limited extent reasonably necessary to permit the entry or exit of vehicles or persons. (Reference: Article 3.28)
    - *Subject to Fining Schedule B*

22. The installation of solar panels and solar related equipment requires the prior approval of the ARC. (Reference: Article 3.30)
    - *Subject to Fining Schedule A*

23. No basketball goal, backboard or similar structure or device, swing set or other play structures, shall be placed or constructed on any lot without the prior written approval of the ARC (including, without limitation, approval as to appearance and location). Temporary and portable sporting equipment may be utilized and must be removed from view of the street, adjacent properties, and the golf course when not in use. (Reference: Article 3.31)
    - *Subject to Fining Schedule B*

24. Exterior lighting shall be permitted on a lot or parcel in accordance with ARC rules. External colored lighting is prohibited unless used for occasional social events in which it would require prior Board approval. Holiday Lighting is permitted, in accordance to the Summit County Dark Sky Ordinance, from November 1 to March 1st, 4pm to 11pm. Lights must be on a proper timer. (References: Article 3.33 and Holiday Lighting Guidelines)
    - *Subject to Fining Schedule A*

NEW:

25. The use or ownership of a lot for the purpose of a timeshare, vacation club, or other similar program that results in multiple persons having the right to the primary use of the home on such lot at various times is not permitted.
    - *Subject to Fining Schedule D*