

Patriot Point HOA

Rules and Regulations

In some instances, the Board of Directors has the right to grant exceptions to these rules. An example of this is when an owner is moving in or out, they may grant that owner permission to have a trailer on site to facilitate a move. All exceptions must have prior approval in writing from the Board of Directors.

These rules address the most commonly encountered issues in our community. Please refer to your Covenants, Bylaws and Amendments for any issue not covered here. If you are unsure of what the rules are concerning any issue, please to do not hesitate to ask.

- No Lot shall be used except for single family residential purpose.
- Only inground pools are allowed and must be approved by the Architectural Review Committee.
- All Lots shall be well maintained and no accumulation of rubbish or debris shall be permitted. The Owner of each Lot shall keep the Lot mowed regularly, including that area from the lot line to the edge of the paved street and clear of any unsightly objects.
- Washouts or erosions on the Lots adjoining ditch banks and swales to pavement shall be properly tended to by the respective Lot Owner.
- Owners shall be responsible for any damage done to any streets, roadways, access ways, Common Areas or property of other Owners within the Subdivision, which may be caused by any Owner, his agents, employees, guest, licenses, invitees, contractors or sub-contractors.
- No stripped, partially wrecked, junk motor vehicle, or part thereof, or any motor vehicle not displaying a current registration sticker shall be permitted.
- Vehicles that will be parked overnight on any street must have prior approval from the Board of Directors.
- Motor homes shall not be permitted, except for loading and unloading, which must be accomplished within a 24-hour period.
- Vehicles with a payload capacity of more than 1-ton load will not be allowed except for vehicles providing a contracted service to a home within Patriot Point during regular business hours or emergency situations.
- No tools or materials may be stored in or on vehicles for overnight parking unless kept in an enclosed garage or out of sight of the Owners of other Lots or the users of a street.

- No boat, camper, trailer, or other similar apparatus shall be kept on any lot unless it is stored in an enclosed garage or in such manner as to not be visible to the Owners of other Lots or the users of a street. Short term (eight hours) loading and unloading is allowed.
- No outdoor clothesline and similar equipment shall be erected or located upon any lot.
- All trash receptacles and garbage cans must be enclosed by a hedge/other suitable shrub(s), white lattice vinyl fence approved by the Architectural Review Committee or kept in the garage. All trash receptacles and garbage cans shall be brought in and off the driveway before the next day after garbage collection.
- Each Lot in the Subdivision shall be allowed to have a maximum of one (1) mailbox and one (1) paper box. The Postmaster and Architectural Review Committee must approve all such boxes and locations.
- Only one (1) sign of no more than six square feet in any area may be used to advertise a home for sale, other than that, no advertising signs or billboards or other advertising structure(s) of any kind (including vehicles, which are visibly parked) are allowed on any Lot. Public safety vehicles and government vehicles with signage are exempt from this rule.
- Outside antennas and satellite dishes must be approved by the Architectural Review Committee. Satellite dishes with no more than 39.37 inches in diameter can be erected on any Lot or structure in accordance with installation specifications. Location must be approved by the Architectural Review Committee.
- No animals, livestock or poultry of any kind shall be kept, maintained, raised or bred on any Lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained if they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are always properly leashed and personally escorted and shall not become a nuisance or bother to other Owners. Pets must be restrained or confined within the Lot, Owners must promptly remove all animal excrement from all Common Areas and Lot(s) and keep such area(s) clean and free of pet debris. All animals must have up to date vaccinations and be properly tagged for identification. Animals of any kind may not be kept, maintained, raised or bred on any Common Area.
- No illegal activity shall be carried on upon any Lot.
- Fireworks are not allowed.
- Burning of any debris is not allowed.
- In the event of inclement weather, such as stated by the weather alert system, all unsecured objects such as but not limited to, lawn mowers, bicycles, toys, grills, decorative object(s), portable basketball goals and other similar objects must be stored and secured.

- Nothing shall be kept and no activity shall be carried on in any building or home or in the Common Area, which will increase the rate of or cause the cancellation of the HOA insurance or the insurance of other owners or which will be in violation of any law, ordinance, or regulation. No waste shall be deposited on any portion of the Common Area. Propane tanks and gas tanks must not be kept in an enclosed area attached to the residential dwelling.
- No fuel tanks or similar storage receptacles may be exposed to view. Fuel tanks or similar receptacles need to be within a screened area approved by the Architectural Review Committee.
- The BOARD OF DIRECTORS does not grant permission or recommend that any material be buried on any LOT in PATRIOT POINT including, but not limited to any easement area, Common Area, or area where any structure shall be constructed. If any material has been buried on any Lot, it is recommended that all subsequent purchasers are advised of the location and type of material(s) deposited. No hazardous, illegal, or governmental regulated material(s) shall be deposited on any LOT in PATRIOT POINT.
- No person shall undertake, cause, or allow any alteration or construction in or upon any portion of the Common Area except at the direction of and with the express written consent of the Association.
- All lawn mowers must be stored when not in use so as not to be visible by the Owners of the other Lot. Homeowners must keep their yards free of toys and bikes and other such objects when items are not in use.
- An easement has been established over all Lots and Common Area for benefit of applicable government agencies and for utility companies to provide services and for mail to be delivered.

Please report any issues, place ARB Request, direct questions, and share any concerns you have through Property & Association Management, Patriots Point's Managing Agent. In turn, they will answer the questions they can and forward to the Board any request or concerns that need to be handled by the Board of Directors. If you wish to be placed on the agenda at a Board of Directors meeting, please let Property Management know.