



HANDBOOK FOR WALNUT GROVE
HOMEOWNERS ASSOCIATION
(Established October 2017)

Introduction: This handbook is provided for the use of the homeowners and tenants at Walnut Grove. It contains many of the policies, rules, and regulations, as well as general information of value to all residents. Request that all owners provide their tenants or property management company with a copy of the Rules and Regulations for Walnut Grove. The recorded documents prevail if they are in conflict with any information contained herein.

Should you find any errors, please communicate with your association management company: Little and Young.

In accordance with the Covenants, Article 2, Section 2.3, the Board of Directors of Walnut Grove Homeowners Association is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board of Directors and may be enforced as provided by the law.

Therefore, the following rules, regulations, and guidelines have been officially adopted to cover the entire subdivision known as Walnut Grove. They are subject to review and change by the board of directors at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

RULES AND REGULATIONS

WALNUT GROVE SUBDIVISION

1. 15mph – speed limit within subdivision. There are a lot of children in the neighborhood so please watch your speed.
 - a. All homeowners are responsible for the actions of their tenants and their guest.
2. Lot Owners – Clean, maintain, keep in good order, repair and replace all portions of owner lot and dwelling unit within. Section 2.7.1.
 - a. Owners will ensure their homes in Walnut Grove maintain a neat and clean appearance by; pressure washing the home and any outbuildings, maintaining the exterior paint on the home, outbuildings and mailbox post, and repairing any missing or loose shutters, mailboxes, gutters or other items visible outside the home.
 - b. Each owner shall landscape and maintain their yard in well manicured style so as to enhance the appearance of the lot and the Walnut Grove subdivision. Each lawn shall be cut to a reasonably short length. Trees, bushes, and shrubs shall be properly trimmed/pruned and every effort made to maintain a weed free lawn. Beds, mulch, pine-straw and other ground covers shall be maintained to present a neat appearance.
 - c. All lots shall be kept clean and free of garbage, junk, trash, debris and any substance which might contribute to a health hazard to the breeding and inhabitant of snakes, rats, insects or other pests and vermin.
3. The owner has the sole responsibility of keeping the Association informed of the owners current address if different from the lot owned. Otherwise, any notice sent by the Association to the lot is sufficient for any notice requirement under this declaration. Section 3.17.2.
4. Any structure (building, fence, pool, sidewalk, etc) shall have the approval of the association. Simply submit your plans (specifications, exterior colors, plot plans, landscaping) to Little and Young for review and official vote by association board. Section 4.1 to 4.1.1.
5. A two inch caliper maple must be maintained on each lot. If the maple is destroyed the tree shall be replaced within 30 days. 4.1.3
6. No obstructions shall be placed in any easement, subdivision road, common area, existing pond, or storm water device. 5.3
7. Inoperative vehicles may not be parked within the subdivision.
 - a. All lots shall be kept clean and free of non-functioning vehicles or oversize worktrucks (i.e. dump trucks, commercial tractor trailers)

b. No vehicles of any type may be parked on the lawn. All vehicles must be in the garage or on the driveway.

c. No overnight street parking.

d. All boats, recreational vehicles (RV's, ATV, go carts) must be maintained in the garage.

8. Dogs, cats or other household pets must be kept within the confines of the owners dwelling or lot except when being held by a hand leash by the animals pet owner.

9. No noxious or offensive activity, ie. Shooting firearms, shall be carried on in any dwelling, common area or lot of an owner, and nothing shall be done which may be or become an annoyance or nuisance to the other lot owners.

10. Pools are allowed with the approval of the board of directors. Submit plans. See #4.

11. Pond – The pond is private and is for the use of lot owners and guest only. Should you see someone at the pond that you don't recognize you may ask them to leave. If they do not then please call 911 and report a trespasser.

12. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.

13. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture.

14. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook. The board of directors shall be permitted (but not required) to grant relief to one or more residents from specific rules and regulations upon written request and good cause shown, at the discretion of the Board.

15. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair, or replacement, fines imposed for infractions or both. The board of directors of the association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the restrictive covenants please refer to the association documents.

REPORTING VIOLATIONS AND ADDRESSING THE BOARD

WALNUT GROVE

1. To report an emergency dial 911.
2. Little and Young
 - a. (910) 484-5400
 - b. www.littleandyoung.net
 - c. <http://www.littleandyoung.net/walnut-grove/>