

GENERAL CONDUCT RULES

RULES and REGULATIONS

1. Refuse may not be set out in public view until 6:00 p.m. of the day before the scheduled pick-up day. **TRASH CANS or BAGS ARE NOT TO BE STORED IN THE FRONT OF ANY UNIT.** If you are unable to store your trash can(s) in your garage, they must be stored in the REAR patio area of your townhouse. **Trash cans must be removed from public view by the end of the day of trash pick-up.**
2. **No items of laundry (including beach towels) may be hung to dry** or displayed in the front, or on the side(s) of any lot or building.
3. **No vehicle may be driven over, or parked on any lawn areas, either common area or private lots.** No trucks (other than standard size pick-up trucks) or commercial vehicles of any type shall be permitted on Shadow Wood property on other than a temporary basis to load or unload. Commercial vehicles shall not include sedans or standard size pick-up trucks which are used for both a business and personal nature provided that any signs or markings on such vehicle are unobtrusive and inoffensive (in the opinion of the Board).
4. **No toys, tools, or other items, except obvious lawn furniture, planters, grills, etc. may be left unattended on any area of Shadow Wood.** Storage of such items should be inside, or in the rear of the owner's unit. Children's play sets, swing sets, sand boxes, etc. are not permitted to be installed on individual lots.
5. **No alterations of any kind to any lot or building may be made without prior written approval of Board of Directors and must be in compliance with Article V of the Declaration.** *The Architectural Submittal form is available on the website for this use.*
6. **OUTDOOR FIRES of any kind are PROHIBITED on ALL Shadow Wood property.** This applies to both the common areas and individually owned lots. This includes but is not limited to the use of fire pits, fire rings, fire dishes, chimineas, bonfires and burning of any trash or garbage in an incinerator or other type container.
7. No person can keep a dog(s) or cat(s) or other animal considered to be a nuisance (including excessive barking). Nor shall any dog be permitted to roam freely, but shall be kept on a leash. **Owners are required to "clean-up" after their pets – including both individual homeowner's lots and any Common Areas.**

RULES AND REGULATIONS

Continued

8. **No boat, trailer, tent, or shed** shall be placed on any lot. **No fence of any type**, electric or otherwise, may be installed on any lot.
9. Vehicles parked in Shadow Wood common area parking lots must have current license, registration and inspection at all times. The common area parking lots are not for long term storage of additional, or unused vehicles. Vehicles are not permitted to have “For Sale” signs posted in car windows while parked in common area parking lots. **Vehicles are not permitted to park in front of, or block, the resident mailbox stations.**
10. With the exception of “For Sale” or “For Lease” signs as described in Article VIII of the Declaration, **SIGNS of ANY TYPE are NOT PERMITTED to be displayed on ANY Shadow Wood exterior property.** This includes political signs, signs advertising services, sports team signs, etc.
11. **POOL PARKING: Parking for use of the pool is permitted only in the gravel lot located on the Church side of Timber Drive.** PARKING is PROHIBITED ALONG THE STREET near the pool area.
12. **Residents are reminded that areas located between and behind units and buildings are private property,** not Common Areas. You must obtain permission from the Homeowner/Resident prior to gaining access to these areas to any reason. The Property Movement Authorization form is available on the website for this use.
13. **No noxious or offensive activity shall occur on any Lot nor shall anything be done on the lot thereon which may become an annoyance or nuisance to the neighboring units.** This includes any behavior that disrupts or offends the immediate neighbor(s) or the community as a whole.
14. All buildings and lots must be property maintained as stated in Article VI, Section 2 of the Declaration.
15. All homeowners and guests are required to observe the posted speed limit. **THERE ARE CHILDREN PLAYING AND PEOPLE WALKING! THIS IS A RESIDENTIAL AREA – KEEP IT SAFE.**