

RAVENWOOD II TOWNHOMES

RULES AND REGULATIONS

The following rules and regulations have been directly taken from the Governing Documents and are formulated to inform and to help make Ravenwood II one of the best communities in the area.

General Rules

- No unit may be used for any purpose other than private, single family residential use.
- No clotheslines or clothes hanging devices of any type are allowed on any patio.
- Garbage containers are to be kept in the garage and out of view at all times except on the designated trash pickup day. No garbage is to be left outside and should be disposed of it properly.
- Hobbies that are inherently dangerous are prohibited.
- No unlawful or offensive activity shall take place in any unit.
- No property shall be used in a manner that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.
- No owner shall cause or allow any type of noise that disturbs the peace and quiet of the Community.
- Cluster Boxes are the responsibility of the association and locks and keys are the responsibility of the homeowner.
- No sign of any kind shall be displayed to the public view on any unit or common property except one of not more than two (2) square feet in area, advertising said Lot and or improvements for sale or rent.
- Any window hangings in each dwelling unit on all Lots shall be white or an off-white color; or shall be hangings which are lined with material which is white or an off-white.

Leasing

- No Unit shall be leased without a written lease
- No Unit shall be leased for less than a one (1) year term.
- All renters are bound under the same rules and regulations as all other owners and residents in Ravenwood II Association.

Yards and Landscaping

- No yard art or water features shall be placed in the front yard/grass area.
- All Lots shall be landscaped with grass and shrubbery comparable to that provided by Declarant, and no vegetable gardens shall be permitted upon any Lot, except to the rear of any residential unit constructed thereon and then, only to the extent that the same shall be shielded from view.
- No existing tree or any tree planted by Declarant on any Lots shall be cut or removed, unless such tree interferes with the construction of a residence and related facilities on such Lot (including, without limitation, Declarant's planned landscaping.) unless such tree presents a hazard or unless the same has died or becomes diseased and is cut or removed for the purposes of replacement.

Swimming Pool

- No children under the age of fifteen (15) without adult supervision.
- No children with diapers allowed in the water.
- No children with swim aids allowed outside of the shallow end.
- No food allowed in the water.
- Do not sit or stand on the buoy rope.
- No glass bottles or containers permitted in or around the pool or on the pool deck.

Recreational Vehicles/Vehicle Servicing

- No mobile homes, buses, campers, boats, trailers, trucks or vehicles having a load capacity in excess of one ton may be parked or stored on any street or Lot at any time.
- Junk vehicles, inappropriate vehicles, unlicensed vehicles not intended for use or any derelict vehicles of any kind are not to be kept or parked on the property.
- Vehicles may not be serviced or assembled unless completely hidden in the garage.
- The term “serviced” does not apply to cleaning/washing vehicles, changing oil or other fluids in the vehicle, or replacing of filters. These may be done in public view in an appropriate manner.
- Inoperable and Recreational Vehicles: No inoperable vehicle, wagons, trailers, recreational or commercial vehicles, including but without limitation, boats, personal water craft, aircraft, snow mobiles, motorcycles, all-terrain vehicles, go carts, dune buggies, race cars, trucks, motor homes, camping trailers, or similar type vehicles shall be kept on the property except in the garage.

Animals and Pets

- Only the usual and common household pets are permitted. (Example; dogs, cats, birds, etc.)
- No pets of any kind shall be kept, bred or maintained for any commercial purpose.
- All pets must be confined on a leash whenever they are not confined to their owner’s Lot.
- All pet feces must be picked up immediately after the pet relieves themselves on common area.
- Pets are not permitted to bark continuously creating a nuisance in the neighborhood or surrounding neighbors.
- Pets are not to be left unattended outside, created or tied up.

Fencing

- No fence or masonry wall shall be permitted on any part of the lot without the approval of the Board of Directors.

Architectural Changes

All architectural changes must be submitted to the Architectural Control Committee (ACC) for approval. These items include:

- Outside radio towers, antennas, television antennas, satellite dishes
- Solar panels
- Flag poles
- Fences

The Board of Directors has the right to add rules at anytime with appropriate notice as long as they do not interfere with the governing documents. The Board may take the necessary action to achieve compliance with the rules and regulations.

If you have any questions or concerns, please contact [REDACTED] at HOA Management at 865-558-3030 or [REDACTED]

Current HOA president Linda Helt 865-748-7401