

Reston Place

Rules & Regulations (Updated 12.7.17)

Exterior Regulations:

1. A unit shall not be painted, decorated, or modified by an owner in any manner without prior consent of the Architectural Committee and HOA Board approval.
 - a. Consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
2. No article shall be hung or shaken from the door or windows or placed upon the outside window sills of the units.
 - a. This includes window fans or window/wall air conditioning units.
 - b. No sale signs are permitted (including home sale, lease, open house, vehicle sale, or any other advertising.
 - c. Garage and Estate sales are not permitted.
 - d. No soliciting in the neighborhood.
3. Gutters not properly maintained that cause damage to the structure will be repaired and charged to the homeowner.
4. All hired contractors are required to remove all construction trash at their expense each day.
5. No radio or television aerial, antenna, or satellite shall be visible from any street view of the units or the yards.

Carports & Garages:

1. All garbage or garbage containers in garden homes shall be kept out of sight except on the days of garbage collection by the City of Tuscaloosa. All garbage carts in carports shall be kept clean and odorless and left on the streets only on days of garbage collection. At the end of the day of collection, all containers or remaining refuse shall be returned to the unit.
2. All equipment, woodpiles or storage piles shall be kept on the patio, carport, or in an enclosed garage, or if on a rear carport an approved association storage closet/module. All items on carports or patios must be kept in a clean and orderly manner.
3. Patio furniture, plants and other items which are normally used on patios by persons in the area may be kept on the patio. Provided, however, that any such furniture or plants must be kept and maintained in good condition.
 - a. The Board of Directors may require the removal of any patio furniture, plants, or items if such furniture, plants, or other items are not maintained or kept in good orderly manner by the owner. The determination of good, clean and orderly shall be made by the Board of Directors in its sole, absolute, and uncontrolled discretion, and any such determination shall be deemed binding, final and conclusive on all parties.

Vehicles:

1. No vehicle shall be parked in such manner as to impede or prevent ready access to another owner's parking space. No vehicle which cannot operate on its own power shall remain within the subdivision property for more than twenty four hours, and no repair of vehicle shall be made within subdivision property.

2. Vehicles must be parked in front of the owner's unit or in the driveway or garage, if the vehicle is to remain for more than twenty four hours. Furthermore, no signs offering a vehicle or other personal property for sale or lease shall be displayed within Reston Place.
3. No trailers, boats, campers, or recreational or commercial vehicles shall be parked or stored in carports or driveways or the street overnight.

Pets & Noise Violations:

1. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
2. No pets shall be allowed on the common areas unless on leash and accompanied by the owner, the owner's guest, employee, or invitee. If a pet becomes obnoxious it is to be corrected, or if it is not corrected, the owner, upon written notice by the Association, will be required to dispose of the animal. Pets may be walked only on the street and area West, East, and North of the lake. Additionally, the owner must remove their pet's waste.

Recreation:

1. No swimming or boating shall be permitted in the lake. Fishing shall be permitted; guests must be accompanied by owner. Fishing is catch and release only.
2. Rules and regulation for the use of the pool and tennis/pickleball courts shall be adopted by the Association. Any violation of the rules and regulation of the pool, tennis/pickleball courts, or lake may result in suspension of the use of these amenities or such other action as be deemed appropriate by the Board of Directors. Pool regulations are posted inside the pool fence.

Future Rules Updates:

1. Complaints regarding the management of the units and grounds or regarding actions of other owners shall be made in writing to the Association.
2. Any consent or approval given under these rules and regulations by the Association shall be revocable at any time.
3. These rules and regulations may be modified, added to, or replaced at any time by the Association.
4. Failure to comply with stated rules and regulations may result in monetary penalty assessed to owner. Please see attached Resolution for Fees/Fines policy for details.
5. These rules and regulations provide a summary; the declarations of the Association shall be the overriding governing document.

Sec. 4-40. - Running at large prohibited.

- (a) It shall be unlawful for the owner of any dog to allow or permit such dog to be at large, unconfined or able to travel on public property or the property of another in the city unless such dog is restrained by a leash, rope or chain of not more than ten (10) feet in length and of sufficient strength to control the actions of such dog.
- (b) It shall be no defense in any prosecution for a violation of this section that such dog was at large without the knowledge, consent or permission of the person charged with such violation.

(Ord. No. 3588, 3-25-93)

Cross reference— Dogs in parks, § 18-28(4).

State Law reference— Similar provisions, Code of Ala. 1975, § 3-1-5.

Sec. 4-47. - Continuous barking prohibited.

- (a) *Definitions.* The following definitions shall apply to this section.
 - (1) "Bark," "barks" or "barking" shall mean barking, yelping, howling, growling or otherwise making noise.
 - (2) "Continuously," in regard to barking, shall mean barking which occurs during the majority of any ten-minute period.
- (b) *Prohibition.* It shall be unlawful for any person in charge or control of any premises within the city to have or allow upon such premises any dog which barks continuously.

(Ord. No. 3588, 3-25-93)

Cross reference— Regulation of certain sounds and noises, § 10-8-11 et seq.

Sec. 4-49. - Duty of dog owner on public property and right-of-way.

- (a) It shall be unlawful for the owner or person-in-charge of any dog to not immediately remove and properly dispose of any feces deposited by the dog upon any sidewalk, street, public property, or city right-of-way.
- (b) Dog feces shall be removed by placing said matter in a closed or sealed container and thereafter disposing of it in a trash receptacle, sanitary disposal unit or other closed or sealed refuse container.
- (c) It shall be unlawful for any person having custody or control of any dog or other animal within a city street, sidewalk or right-of-way to not carry at all times a suitable container for the removal and disposal of dog feces.

(Ord. No. 8209, 4-28-15)

NOTE: Changes effective March 1, 1996 are underlined.

RESTON PLACE

RULES AND REGULATIONS

1. THE EXTERIOR OF THE UNITS AND ALL OTHER AREAS APPURTENANT TO A UNIT SHALL NOT BE PAINTED, DECORATED, OR MODIFIED BY AN OWNER IN ANY MANNER WITHOUT PRIOR CONSENT OF THE ASSOCIATION, WHICH CONSENT MAY BE WITHHELD ON PURELY AESTHETIC GROUNDS WITHIN THE SOLE DISCRETION OF THE ASSOCIATION.

2. NO ARTICLE SHALL BE HUNG OR SHAKEN FROM THE DOORS OR WINDOWS OR PLACED UPON THE OUTSIDE WINDOW SILLS OF THE UNITS.

3. NO SCOOTERS, BABY CARRIAGES, OR SIMILAR VEHICLES OR TOYS OR OTHER PERSONAL ARTICLES SHALL BE ALLOWED TO STAND IN ANY OF THE COMMON AREAS, CARPORTS, OR DRIVEWAYS. (BIKES OR TRIKES PERMITTED).

NO BOATS, CAMPERS, OR OTHER RECREATIONAL VEHICLE OR EQUIPMENT OF ANY KIND SHALL BE KEPT OR STORED ON THE COMMON AREA, IN THE STREETS, OR IN ANY DRIVEWAY FOR A TOWNHOME OR GARDEN HOME UNIT OR IN ANY CARPORT WHICH IS LOCATED AT THE FRONT OF A TOWNHOME. THESE ITEMS MAY BE KEPT OR STORED IN A CARPORT LOCATED AT THE BACK OF A TOWNHOME, ON A PARKING PAD AT THE BACK OF A TOWNHOME, OR IN A COMPLETELY ENCLOSED GARAGE ADJACENT TO EACH UNIT.

ALL EQUIPMENT, GARBAGE CANS, CARTS, WOODPILES OR STORAGE PILES SHALL BE KEPT ON THE PATIO, CARPORT, OR IN AN ENCLOSED GARAGE, OR IF ON A REAR CARPORT AN APPROVED ASSOCIATION STORAGE CLOSET/MODULE. ALL ITEMS ON CARPORTS OR PATIOS MUST BE KEPT IN A CLEAN AND ORDERLY MANNER. NO IMPROVEMENT OF ANY KIND SHALL BE MADE TO A PATIO EXCEPT SUCH IMPROVEMENTS AS MAY BE APPROVED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE FIVE. PATIO FURNITURE, PLANTS AND OTHER ITEMS WHICH ARE NORMALLY USED ON PATIOS BY PERSONS IN THE AREA MAY BE KEPT ON THE PATIO: PROVIDED, HOWEVER, THAT ANY SUCH FURNITURE OR PLANTS MUST BE KEPT AND MAINTAINED IN GOOD CONDITION. THE BOARD OF DIRECTORS MAY REQUIRE THE REMOVAL OF ANY PATIO FURNITURE, PLANTS OR ITEMS IF SUCH FURNITURE, PLANTS, OR OTHER ITEMS ARE NOT MAINTAINED OR KEPT IN GOOD ORDERLY MANNER BY THE OWNER. THE DETERMINATION OF GOOD, CLEAN AND ORDERLY SHALL BE MADE BY THE BOARD OF DIRECTORS IN ITS SOLE, ABSOLUTE, AND UNCONTROLLED DISCRETION, AND ANY SUCH DETERMINATION SHALL BE DEEMED BINDING, FINAL, AND CONCLUSIVE ON ALL PARTIES. ALL RUBBISH, TRASH, OR GARBAGE SHALL BE REGULARLY REMOVED FROM THE PREMISES, AND SHALL NOT BE ALLOWED TO ACCUMULATE HEREON. NO CLOTHESLINE WILL BE ALLOWED ON THE PROPERTIES.

4. NO OWNER SHALL MAKE OR PERMIT ANY NOISES THAT WILL DISTURB OR ANNOY THE OCCUPANTS OF ANY OF THE UNITS OR DO OR PERMIT ANYTHING TO BE DONE WHICH WILL INTERFERE WITH THE RIGHTS, COMFORT OR CONVENIENCE OF OTHER OWNERS.
5. ALL GARBAGE OR GARBAGE CONTAINERS IN GARDEN HOMES SHALL BE KEPT OUT OF SIGHT EXCEPT ON THE DAYS OF GARBAGE COLLECTION BY THE CITY OF TUSCALOOSA. ALL GARBAGE CARTS IN CARPORTS SHALL BE KEPT CLEAN AND ODORLESS AND LEFT ON THE STREETS ONLY ON DAYS OF GARBAGE COLLECTION. AT THE END OF THE DAY OF COLLECTION, ALL CONTAINERS OR REMAINING REFUSE SHALL BE RETURNED TO THE UNIT.
6. NO PETS SHALL BE ALLOWED ON THE COMMON AREAS UNLESS ON LEASH AND ACCOMPANIED BY THE OWNER, THE OWNER'S GUEST, EMPLOYEE, OR INVITEE. IF A PET BECOMES OBNOXIOUS TO BE CORRECTED, OR IF IT IS NOT CORRECTED, THE OWNER, UPON WRITTEN NOTICE BY THE ASSOCIATION, WILL BE REQUIRED TO DISPOSE OF THE ANIMAL. PETS MAY BE WALKED ONLY ON THE STREETS AND AREA WEST, EAST, AND NORTH OF THE LAKE. ADDITIONALLY, THE OWNER MUST HAVE IN THEIR POSSESSION AND USE A "POOPER SCOOPER."
7. EACH OWNER SHALL BE RESPONSIBLE FOR KEEPING THEIR OWN SIDEWALKS, DRIVES AND CARPORTS CLEAN AND SWEEP.
8. NO RADIO OR TELEVISION AERIAL, ANTENNA OR SATELLITE SHALL BE ATTACHED TO, HUNG FROM, THE EXTERIOR OF THE UNITS OR THE ROOFS THEREON, OR THE YARDS.
9. NO VEHICLE BELONGING TO AN OWNER, OR TO A MEMBER OF THE FAMILY OR GUEST, TENANT OR EMPLOYEE OF AN OWNER SHALL BE PARKED IN SUCH MANNER AS TO IMPEDE OR PREVENT READY ACCESS TO ANOTHER OWNER'S PARKING SPACE. NO VEHICLE WHICH CANNOT OPERATE ON ITS OWN POWER SHALL REMAIN WITHIN THE SUBDIVISION PROPERTY FOR MORE THAN TWENTY-FOUR (24) HOURS, AND NO REPAIR OF VEHICLE SHALL BE MADE WITHIN THE SUBDIVISION PROPERTY. NO TRAILERS, BOATS, CAMPERS, OR RECREATIONAL OR COMMERCIAL VEHICLES SHALL BE PARKED OR STORED IN CARPORTS OR THE STREET OVERNIGHT EXCEPT REAR CARPORTS.
10. NO SWIMMING OR BOATING SHALL BE PERMITTED IN THE LAKE. FISHING SHALL BE PERMITTED; GUESTS MUST BE ACCOMPANIED BY OWNER.
11. RULES AND REGULATIONS FOR THE USE OF THE POOL AND TENNIS COURTS SHALL BE ADOPTED BY THE ASSOCIATION. ANY VIOLATION OF THE RULES AND REGULATIONS OF THE POOL, TENNIS COURTS, OR LAKE MAY RESULT IN SUSPENSION OF THE USE OF THESE AMENITIES OR SUCH OTHER ACTION AS BE DEEMED APPROPRIATE BY THE BOARDS OF DIRECTORS.

12. COMPLAINTS REGARDING THE MANAGEMENT OF THE UNITS AND GROUNDS OR REGARDING ACTIONS OF OTHER OWNERS SHALL BE MADE IN WRITING TO THE ASSOCIATION.

13. ANY CONSENT OR APPROVAL GIVEN UNDER THESE RULES AND REGULATIONS BY THE ASSOCIATION SHALL BE REVOCABLE AT ANY TIME.

14. THESE RULES AND REGULATIONS MAY BE MODIFIED, ADDED TO, OR REPLACED AT ANY TIME BY THE ASSOCIATION.

15. OWNERS' OR THEIR INVITEES' VEHICLES MUST BE PARKED IN FRONT OF THE OWNER'S UNIT OR IN THE DRIVEWAY OR GARAGE, IF THE VEHICLE IS TO REMAIN FOR MORE THAN 24 HOURS. FURTHERMORE, NO SIGNS OFFERING A VEHICLE OR OTHER PERSONAL PROPERTY FOR SALE OR LEASE SHALL BE DISPLAYED WITHIN RESTON PLACE.

16. THESE RULES AND REGULATIONS PROVIDE A SUMMARY; THE DECLARATIONS OF THE ASSOCIATION SHALL BE THE OVERRIDING GOVERNING DOCUMENT.

RESTON PLACE HOMEOWNERS ASSOCIATION

