



Walton Meadows Homeowners Association, Inc.

Dbá Parkside Preserve of the North Homeowner's Association, Inc.

Rules & Regulations - Revised May 6, 2024

Most all exterior alterations and/or modifications require the Board of Directors approval. Please contact the managing agent for Alteration/Modification request forms. All the above rules and regulations and conditions within the homeowner's association documents will be enforced to ensure a unified and aesthetically pleasing place to live while giving conscientious homeowner's freedom of self expression.

EXTERIOR ALTERNATIONS & MODIFICATIONS

Neither alterations nor modifications shall be started/made until written approval is secured from the Board on the standard approval form. Once a homeowner submits the request forms, then the Board of Directors will address the submitted request at its next scheduled Board Meeting or before. Please allow up to 30-45 days for a response from the Board on significant changes.

APPROVED COLORS FOR EXTERIOR:

The HOA has an approved colors pallet for exterior paint and roof/shingles. Please call KC Property Services to obtain the list of the approved exterior colors.

Any exterior work that is completed with a non-approved color may need to be redone by completing a new alteration / modification form, using an approved color and sent to the board for approval before work is commences. This re-work will be done at the homeowner's expense.



The following rules and regulations being part of the Homeowner's Association Bylaws or having been based by the Board of Directors (either past or present) are restated below. These rules and guidelines are set forth to ensure safety, uniformity and aesthetics of our community while enabling homeowners some self-expression.

1. Vehicles:

- a. **Commercial vehicles, boats, trailers etc.:** No parking of commercial vehicles, boats, trailers or recreational vehicles of any kind including, but not limited to, jet-skis, snowmobiles, ATV's, etc. are not allowed. All homeowners are encouraged to park their family vehicles inside the garage, if at all possible. If the garage is full (two vehicles), then park your vehicles on your driveway. Family includes relatives and friends visiting or living in the residence. For the safety of the community, there is no parking in front of or within 15 feet of the fire hydrants.
- b. **Storage of Vehicles:** Non-operational and non-licensed vehicles shall not be parked or stored on the premises. The association will contact the police department who will have the vehicles towed from the community at the expense of the vehicle owner.
- c. **Vehicles:** Car repairs and/or adjustments may not be made on association grounds so as not to detract from the community's appearance or the enjoyment of the other homeowners.

2. Exterior Housekeeping:

- a. **Storage of garbage cans:** Garbage cans must be stored inside of the garage or on the side of the house.
- b. **Grounds maintenance:** Lawns must be maintained. Pull grass and weeds from cracks in sidewalks. Flower beds must be maintained; weeds must be pulled and not left over grown.
- c. **Garbage Cans:** Garbage cans may be brought to the curbside 7pm on the day prior to pick up and must be removed the same day of scheduled pickup.
- d. **Seasonal furniture and equipment:** shall be permitted to remain on homeowner's property and only in the season in which they are used. Basketball hoops must be stored to the side of the home or in the garage and not laying in the front yard.
- e. **Easement Trees:** The responsibility to maintain the trees located on the easement strip, between sidewalks and streets are homeowner responsibility. Please refer to your governing documents, Article VI, General Restrictions, Section 6.12, Maintenance of Side Strips.