

# GTCA Rules & Regulations

The following is a list of Rules & Regulations that should be considered supplemental to the Association By-Laws and Declaration of Covenants. These rules and regulations have been adopted for the maintenance, conservation, and beautification of the property, and for the health, comfort, safety, and general welfare of the owners and occupants of the property.

**PARKING:** Due to limited space for parking and turning around we ask that you respect the following parking regulations:

- Any type of recreational vehicle or trailer (storage or recreational) are not to be parked permanently in front of the garage units or in the fire lane next to the boulevard/curb of the driveway. These types of vehicles need to be parked on the street or at another location. Violation of this will result in the vehicle being towed at the owner's expense.
- Overnight parking or extended parking during the day is not permitted in the fire lane/along the boulevard/curb of the driveway. Violation of this will result in the vehicle being towed at the owner's expense. This lane needs to be clear so that vehicles can move easily in and out of the units.

**TOYS, PERSONAL ITEMS, & The LAWN:** Let's all do our part to keep our small community looking neat and tidy. As you know a great deal of our Association money is being spent on the upgrading and upkeep of our lawns.

- **Lawn Obstructions:** Please be cognizant of picking up toys, bikes, footballs and any other personal items that are being left on the front lawns over a period of days and nights. These items make it difficult for the lawn care provider to do their job properly as well as adding more time to the task. It is not their responsibility to pick up our personal belongings.
- **Driveway & Boulevard Safety:** Personal items and toys may not be left out on the boulevard, the street, or other owners' driveways. Please remember that all of these venues are shared by everyone and that we should pick up any items left in these places immediately after using them. This not only helps keep our community looking nice but also keeps everyone safe, which is our main concern.
- Please remember that our front lawns are not sidewalks and bicycles are not permitted on the lawns.

# GTCA Pet Policy

*Pet owners are reminded that pet ownership is a privilege and a responsibility.*

No animals of any kind shall be raised, bred or kept in any portion of the property except as allowed herein:

- Normal household pets are allowable in Owner-occupied units only.
- Not more than two (2) animals, only one of which may be a dog, may be allowed in each living unit. No such dog or cat shall be kept, bred or maintained for any commercial purpose.
- No pet shall be allowed out of the living unit unless it is on a leash. No outdoor kennels shall be allowed.
- Each pet owner shall be responsible for cleaning up after his or her pet at all places on the property immediately upon defecation.
- Grass burns caused by dog urination are the pet owner's responsibility to repair. If damage is not repaired within 2 weeks of notification, the pet owner will be fined \$15 per burn spot.
- Damage caused by any pet to any part of the property shall be the full responsibility of the owner of the pet, and that owner shall promptly pay all costs involved in restoring such damaged portion of the property to the condition it was in prior to the time that such damage occurred. Further, any damage caused by cleaning chemicals or other such materials used in the attempt to remedy said damage shall be the full responsibility of the owner of the pet and said owner shall pay the full cost of removal and replacement of such damaged items.
- Each pet owner shall be financially responsible for any personal injury or property damage caused by his or her pet
- Each pet owner shall comply with all applicable provisions of any state, municipal or local law or ordinance regulating the ownership and maintenance of pets.
- The owner of any animal shall indemnify the Association and hold the Association harmless against any loss or liability of any kind whatsoever arising from or related to any animal kept in the Living Unit.
- A 2/3 vote of the Association may authorize the permanent removal of any owner's pet deemed to be a nuisance at the expense of the pet's owner.