

Drovers Road Preserve Community Rules

The following rules shall apply to all of Drovers Road Preserve until such time as they are amended, modified, repealed, or limited by the Board of the Association.

1. **Restricted Activities.** The following activities are prohibited within Drovers Road Preserve unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

(a) Any activities which materially disturb or destroy the vegetation, wildlife, wetlands, water, or air quality within Drovers Road Preserve or which result in unreasonable levels of sound, water, or light pollution;

(b) Any construction, erection, placement, or modification of any thing, permanently or temporarily, on the outside portions of a building, except in strict compliance with the provisions of the Declaration. This shall include satellite dishes and antennas, except that:

(i) an antenna designed to receive direct broadcast satellite services, including direct-to-home satellite services, that is one meter or less in diameter;

(ii) an antenna designed to receive video programming services via multipoint distribution services, including, multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement; or

(iii) an antenna that is designed to receive television broadcast signals;

(collectively, "Permitted Antennas") shall be permitted on Lots, subject to such reasonable requirements as to location and screening as may be set forth in the Design Guidelines, consistent with applicable law, in order to minimize obtrusiveness as viewed from streets and adjacent property. Declarant and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or a portion of Drovers Road Preserve, should any master system or systems be utilized by the Association and require such exterior apparatus.

(c) Raising, breeding, or keeping animals, livestock, or poultry of any kind, except that a maximum of 3 dogs and/or cats, or other usual and common household pets may be permitted; however, those pets which are permitted to roam free, or, in the Board's discretion, make objectionable noise, endanger the

health or safety of, or constitute a nuisance or inconvenience to the occupants of other Lots shall be removed upon the Board's request. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be confined in a manner acceptable to the Board whenever outside the dwelling, invisible electronic fencing as well as very limited backyard fencing being acceptable methods. Dogs shall be permitted to **accompany** owners on their own property as well as the Common Property with out a leash as long as the pet is under strict voice command. Please remember the Board's authority as regards pets exhibiting undesirable behavior. Pets shall be registered, licensed, and inoculated as required by law;

(d) Any activity which emits foul or obnoxious odors outside the Lot or creates an unreasonable level of noise or other conditions which tend, in the Board's judgment, unreasonably to disturb the peace or threaten the safety of the occupants of other Lots (this paragraph shall not preclude normal and customary use of power tools, lawn mowers, and other yard maintenance equipment);

(e) Any activity which violates local, state, or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation;

(f) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Lot;

(g) Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Lots;

(h) Outside burning of trash, leaves, debris, or other materials;

(i) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Lots, except alarm devices used exclusively for security purposes;

(j) Use and discharge of firecrackers and other fireworks;

(k) Dumping grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake, or elsewhere within Drovers Road Preserve, except that fertilizers may be applied to landscaping on Lots provided care is taken to minimize runoff;

(l) Accumulation of rubbish, trash, or garbage except in approved and sealed containers;

- (m) Obstruction or rechanneling drainage flows after location and installation of drainage swales or storm drains, except that Declarant and the Association shall have such right; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Lot without the Owner's consent;
- (n) Swimming, use of personal flotation devices, or other active use of ponds, streams, or other bodies of water within Drovers Road Preserve except that fishing from the shore shall be permitted with appropriate licenses. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of bodies of water within or adjacent to Drovers Road Preserve;
- (o) Discharge of firearms; provided that the Board shall have no obligation to take action to prevent or stop such discharge;
- (p) On-site storage of gasoline, propane, or other fuels, except that a reasonable amount of fuel may be stored on each Lot for reasonable, day-to-day usage and emergency purposes and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment. This provision shall not apply to any underground fuel tank authorized pursuant to the Declaration;
- (q) Any yard sale, garage sale, moving sale, rummage sale, or similar activity, except on such dates as the Board may designate for such activities to be conducted on a community-wide basis;
- (r) Capturing, trapping, or killing of wildlife within Drovers Road Preserve except in circumstances posing an imminent threat to the safety of persons in Drovers Road. Preserve;
- (s) Conversion of any carport or garage to finished space for use as an apartment or other integral part of the living area on any Lot without prior approval pursuant to the Declaration, or use of any garage for storage or other purposes which preclude its use for parking of that number of vehicles for which it was originally designed;
- (t) Operation of motorized vehicles other than maintenance equipment on pathways or trails maintained by the Association and operation of "all-terrain vehicles" or motorized bikes within Drovers Road Preserve; and
- (u) Pruning of landscape to create a vista for a Lot ("vista pruning") without the express written permission of the Association.

2. **Prohibited Conditions.** The following shall be prohibited in Drovers Road Preserve:

(a) Cutting or harvesting timber other than for construction purposes as approved by the Design Review Committee; and

(b) Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of Drovers Road Preserve.

3. **Siting of Dwellings and Other Improvements.** To assure that buildings and other structures will be located so that there will be maximum privacy and minimum impact on the natural environment of Drovers Road Preserve, the location of any building or other structure shall be limited to a "building envelope" as designated on a recorded plat or in the Design Guidelines. No buildings or other structures shall be located outside the designated building envelope for a particular Lot. Any other improvements to a Lot to be performed outside the designated building envelope may only be commenced upon the express written approval of the Design Review Committee.