

# Plantation Park Property Owners Association

PO BOX 517, ELBERTA, AL 36535

President	Board Member	Board Member	Board Member
Paul Wimmer	Evelyn Bayne	Melissa Knipe	Cynthia Blake

## Plantation Park Property Owners Association Rules and Regulations

The Board of Directors of Plantation Park Homeowners' Association, Inc., upon proper vote, hereby adopts the following Rules and Regulations concerning the conduct of the Owners, Tenants, and Occupants of Plantation Park. These Rules and Regulations may be amended from time to time by resolution of the Board. Notwithstanding the above, Owners may overrule any existing or amended rule or regulation by a vote of a majority of all Owners at any annual or special meeting called for that purpose.

### 1. Association Dues/Late Fees

Association dues are invoiced and mailed prior to the first day of the month on a quarterly basis. Property owners have the option of paying association dues yearly, bi-yearly, or quarterly. The quarterly option schedule is as follows.

- (A) Due January 1<sup>st</sup>, late if not paid by January 31<sup>st</sup>.
- (B) Due April 1<sup>st</sup>, late if not paid by April 30<sup>th</sup>.
- (C) Due July 1<sup>st</sup>, late if not paid by July 31<sup>st</sup>.
- (D) Due October 1<sup>st</sup>, late if not paid by October 31<sup>st</sup>.

A late charge of \$25.00 and the amount in default shall incur interest at the rate of (1 ½%) per month (18% per annum) until paid; default notices shall be sent to the property owner (personally, or by U.S. mail, or by electronic email, to the property owners mailing address, in the Association records) 30, 60, 90 days after the due date (the 1<sup>st</sup> day of each quarter month); unit accounts in default after 120 days shall be turned over to outside counsel for legal action including the filing of a civil complaint in a court of competent jurisdiction and foreclosure of the Association lien on properties for unpaid assessments as provided by the Plantation Park Declaration as recorded by the Judge of Probate of Baldwin County, Alabama. Any member not current with association financial obligations will forfeit voting rights. REF: Article Nine Assessments Bylaws of Plantation Park POA. REF: Plantation Park Association Declaration January 2<sup>nd</sup>, 2023.

## 2. Exterior Lighting

For the Christmas holiday season, lighting and decorations may be on display no earlier than November 1st and must be removed two weeks after Christmas day.

## 3. Garbage Disposal and Storage

Household refuse shall be kept in approved Republic Services garbage containers. Garbage containers shall be stored outside of street view. All receptacles shall be placed out for collection no more than 24 hours before trash pickup or to be moved back no later than 24 hours after trash pickup. Garbage containers shall be kept in clean and sanitary condition. NO property shall be used as a dumping area for rubbish. REF: Article Twelve Plantation Park Restrictions (I) 1. Bylaws Plantation Park POA

## 4. Prohibited Activities

(A) NO door-to-door solicitation of any kind is permitted.

(B) NO activities are permitted that may become an annoyance, nuisance, obnoxious, offensive, or illegal.

(C) NO off-road vehicles allowed in Plantation Park, except for golf carts. NO three wheelers, go carts, or "loud motor" or "loud muffler" vehicles permitted.

REF: Article Twelve Plantation Park Restrictions (H) 1. Bylaws Plantation Park POA

## 5. Outside Equipment

All heating, ventilation and air-conditioning equipment, including such items as compressors, gas meters, butane and propane tanks and other mechanical and electrical devices shall be hidden from street view. Clothes lines are NOT permitted unless hidden from view.

## 6. Signs, Posters, Etc.

NO signs shall be placed or maintained upon any Lot except for 1 - "For Sale" or 1 - "For Rent". Signs required to be posted by government statute, ordinance, or governmental rule, regulation, or court order will be posted as required by law.

## 7. Flags and Flag Poles

The Flag of The United States and State and Local Flags may be flown.

## 8. Fences

Definitions:

1. Fences – A barrier, railing or other upright structure, typically of wood or wire, enclosing an area of ground to mark a boundary, control access or prevent escape.

2. Privacy Fences – A fence that will visually isolate, conceal or seclude objects, things, places, or people.

Fences shall be wooden or vinyl or metal/wrought iron type, with a maximum height of six (6) feet. Fences will be permitted in the rear yards of the home, extending from the rear property line to the front most plane of the house. Fences shall in no way impede the flow of storm water. Fencing and Gating must be maintained in good condition. Broken or missing components of fencing or gating must be replaced. The Plantation Park Board of Directors, through communication with the management company, must approve all requests for fence installation. Please submit all requests to the management company. REF: Article Sixteen, Party Walls, Party Fences and Private Fences, A. B. C. D. E. Bylaws Plantation Park POA

#### 9. Repairs, Additions & Maintenance

All buildings, structures and improvements on each Lot shall be maintained and kept in a proper and good state of repair by the owner of the property.

1. Vinyl and aluminum overhangs and trim, gutters and downspouts shall be kept free of dirt, mildew, and moss build-up.
2. Property owners shall keep grass properly mowed and trimmed and edged. Grass shall be maintained at a length not to exceed 4 inches.
3. Properties shall be kept free of trash, dead trees, dead plants, and debris.
4. Home Additions and Auxiliary Buildings must be approved by the Board of Directors prior to the start of construction. Board of Directors approval is also required prior to placement of premanufactured structures. Building permits and plans must be submitted to the Board of Directors as part of the approval process.

The association board of director personnel is granted the right to enter upon any lot to perform work on the same for the purpose of improving its general performance, if, in its sole judgement the board of directors has deemed the appearance of the lot to be substandard and all cost for said maintenance shall be assessed to the individual lot owner.

REF: Article Twelve Plantation Park Restrictions (K) 1. 2. 3. Bylaws Plantation Park POA

#### 10. Trailers, Trucks, Boats & Parking

- (A) NO camper, recreational vehicle, other vehicle, or boat shall at any time be used as a dwelling.
- (B) Overnight vehicle parking is not permitted in the streets.
- (C) No parking in the streets is allowed; traffic must be allowed to flow freely.
- (D) No unlicensed/unregistered motor vehicles allowed parked or stored.

(E) No stripped down, partially wrecked, junked motor vehicles, or sizable part thereof, as well as no discarded, abandoned materials, or vehicles of any kind shall be permitted to be parked or stored upon any lot, along any service driveway street, or community property within Plantation Park. All vehicles shall bear a current license plate, have a current registration, and be operational. No owner or tenant shall allow anyone to repair any motor vehicle, boat or other vehicle on any lot or the common property except, for emergency repairs to the extent necessary to enable the movement to the proper repair facility.

REF: Article Twelve Plantation Park Restrictions (H) 2. 3. Bylaws Plantation Park POA

#### 11. Pets & Other Animals

Only three (3) domesticated pets are allowed per house. "Pet" means dog or cat. Owners shall clean up their dog's waste from their front yards, street and common areas. Pets shall be fenced or restrained as not to cause an annoyance, nuisance or danger to the neighborhood.

NO bees or other insects, chickens, horses, pigs, cows, sheep, goats or other work, farm recreational, or large animals of any kind shall be kept or maintained in the Subdivision.

Service animals are permitted per federal guidelines.

REF: Article Twelve Plantation Park Restrictions (G) 1. 2. Bylaws Plantation Park POA

#### 12. City of Elberta Ordinance

Plantation Park Property Owners are expected to comply with the City of Elberta Code of Ordinances. Those specific ordinances which impact the quality of life of Plantation Park Property Owners are considered an integral part of Plantation Park Rules and Regulations. This rule is not meant to create "double jeopardy" with the City of Elberta ordinance enforcement.

#### 13. Failure to Comply

Failure to comply with these Rules and Regulation as well as the Plantation Park Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions and the Plantation Park By-Laws may result in the assessment of fines.

- (A) The property owner will be sent an email and or written warning notice for the first violation. This notice will state the violation and include a photo of the violation. The contents of this notice will include notifying the property owner that a \$50 fine will be assessed if the violation is not corrected within fifteen (15) days. If a response is not made to the management company within 48 hours of the date/time stamp of the notice, a USPS certified letter will be sent to the property owner. The body of the certified letter will contain the same information as stated in the original notice. Those property owners without listed email

addresses will be sent USPS certified letters in lieu of an email. Reference will be made to this section "Failure to Comply."

(B) If, after fifteen (15) calendar days from the USPS certified letter postmark, the violation is not corrected, and management company has not been contacted by property owner concerning the violation, a USPS certified letter will be sent to owner notifying that a \$50 fine has been assessed.

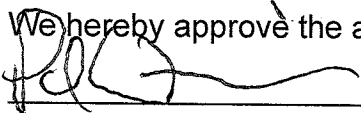
(C) If, after an additional fifteen (15) calendar days from the certified letter postmark, the violation has yet to be corrected and management company has not been contacted by property owner concerning violation, a USPS certified letter will be sent to property owner notifying that a \$100 fine has been assessed.

(D) If, after an additional fifteen (15) calendar days from USPS certified postmark, the violation has yet to be corrected and management company has not been contacted by property owner concerning violation, a USPS certified letter will be sent to property owner notifying that an additional \$100 fine has been assessed.

(E) This process, as stated above, in paragraph (d), will continue until the property owner corrects the violation or contacts the management company to plan for correction of violation. Property Liens will be assessed for financial arrears of more than \$500. The cost of adding and removing liens, as well as all collection costs of accounts in arrears will be charged to the property owner's account.

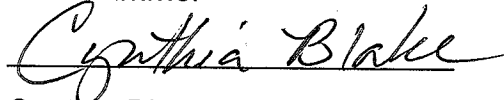
BE IT FURTHER RESOLVED that a motion was made by Cynthia Blake to set forth rules and regulations as written and approved on August 28<sup>th</sup>, 2023. The rules and regulations will be sent to owners no later than September 1<sup>st</sup>, 2023, and will be enforced on October 1<sup>st</sup>, 2023. The motion was seconded by Melissa Knipe. The motion passed unanimously.

We hereby approve the above document by signature of members:



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Paul Wimmer



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Cynthia Blake



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Melissa Knipe



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Evelyn Baine