

**RULES AND REGULATIONS  
HARRISBURG ESTATES OWNERS ASSOCIATION**

Adopted: January 1, 2012  
Amended: September 17, 2016

Harrisburg Estates is a wonderful community in which to reside. It provides a unique lifestyle. It is important that everyone be familiar with and follow these Rules and Regulations, CC&R's, Articles, Bylaws and Board Policy Resolutions which govern the lifestyles of the Estates.

The following are the **RULES AND REGULATIONS** and they will remain in effect until they are amended by the Board of Trustees.

**A. Lots**

1. No gainful occupation, profession, trade or other nonresidential use shall be conducted on the property which involves excessive traffic or an unapproved appearance on any lot (such as signs etc.) will be allowed.
2. Only one RV, manufactured home, park model or stick home (custom) may be parked or maintained on a lot at any time to be used as a full time residence. RV's must be 10 years old or less the first time it is placed on a lot. One RV may be parked on a lot (not common property) for the use of guests and shall not exceed a 14 day limit with no sewer or water hookups.
3. Any vehicle parked on a lot should not extend past the curb into the street.
4. Lots must be kept clear of all trash, garbage, or unsightly material at all times by owners, renters/lessees or guests. No outside visible trash cans.
5. Inoperable vehicles (flat tires, excessive oil spills, spider webs etc.) are not permitted on any lot more than 30 days. Also such vehicles are not to be used for storage.
6. Tents are not permitted to be staked on any lot or common area.
7. Outside clotheslines or other outside facilities for washing/drying/airing of clothing shall not be erected, placed or maintained on any property.
8. No visible washing/drying machines, refrigerators or freezers shall be kept or maintained on any lot.
9. Quiet hours are 10 P.M. to 7 A.M. daily.

**B. ACC – Architectural Control Committee**

1. The Homeowner must receive PRIOR written approval from the ACC before any exterior lot or exterior unit improvements and/or alterations. A "Request for Approval Form" may be obtained from the office. Owners must complete this form, return it to the ACC, and receive approval of it, PRIOR to any work being started.

**C. Occupancy Restrictions**

1. Permanent occupancy per unit is two persons per bedroom. All Recreational Vehicles are considered to have one bedroom and a maximum permanent occupancy of two persons.

**D. Children**

1. Children MUST be supervised by their parent or an adult.

**E. Clubhouse**

1. The clubhouse requires a key to enter at all times.
2. Reserving the clubhouse by members for private gatherings requires advanced reservation at the office.
3. Smoking is not allowed in the clubhouse or within 25 feet of any entrance to the clubhouse.
4. **No use of alcoholic beverages is allowed on any Common Grounds.** Alcohol consumption in the Clubhouse will ONLY be allowed for certain functions on a limited basis with PRIOR WRITTEN

APPROVAL from the Board of Directors and as defined in "RULES FOR ALCOHOL CONSUMPTION DURING EVENTS IN THE CLUBHOUSE", dated March 17, 2016.

5. No wet clothing is allowed in the clubhouse except for use of the bathrooms through the entrance doors on the north side of the clubhouse.

**F. Pool and Hot Tub – NO LIFEGUARD ON DUTY AT ANY TIME – USE AT OWN RISK**

1. All Residents and Guests must sign in at the pool.
2. Pool and Hot Tub area will be locked at all times. The clubhouse key is necessary to enter pool gate.
3. Pool hours are posted and subject to change.
4. **Children under the age of 18 must be accompanied by an adult (18 or older). The attending adult must be inside the fenced pool area at all times with the children.**
5. Glass containers of any type are not permitted inside pool/spa area. All food or drink is to be kept in the area adjacent to the pool where tables are available.
6. No Alcoholic beverages are allowed. No person may enter the pool area in an intoxicated condition.
7. Any child under three years old, any child not toilet trained, and anyone who lacks control of defecations shall wear a water resistant swim diaper and waterproof swimwear. Swim diapers and waterproof swimwear shall have waist and leg openings fitted such that they are in contact with the waist or leg around the entire circumference.
8. Large inflatable items are permitted only when one or two persons are in the pool.
9. A person having any exposed sub-epidermal tissue, including open blisters, cuts or other lesions may not use the pool or hot tub.
10. Children under 18 years are allowed in the hot tub for a maximum of 15 minutes and supervised by an adult. Children under the age of **5 years not allowed in the hot tub at any time. (state law)**
11. No animals allowed inside fenced area.
12. The pool may not be reserved for private parties or used in conjunction with rental of the clubhouse facilities.
13. Due to safety, no electrical radios or tape playing devices are to be permitted within 8 feet of the pool. No audible music (earphones only).
14. **Friends or acquaintances that do not live in Harrisburg must be accompanied by a member in order to use our facilities.**

**G. Pets**

1. The only pets that shall be allowed to be maintained on any property will be generally recognized as house pets (2 maximum). Any other type of pet will have to receive written approval given by the Board.
2. Owners, renters/lessees or guests are responsible for the immediate clean up of their Pet's waste on Common grounds and Owner's lots.
3. All pets must be on a hand held leash with an owner when off their property.
4. Pets must be controlled in a manner so as not to be a disturbance to other persons or their property.
5. No separate structure for care, housing or confinement shall be constructed or maintained on the exterior of any unit or RV without the PRIOR written approval from the ACC committee.
6. Temporary tethering of a dog outside of a unit on the owner's property is allowed as long as the dog/or dogs do not disturb others.

**H. Home Owners, Renters, Lessees or Guests**

1. Owners who rent/lease their property are required to have their renters/lessees complete the Renter/Lessee Registration forms within five (5) days of renter/lessee taking first possession of property. This form is available at the office and must be completed with the office person during regular office hours.
2. Renters/lessees must complete the Common Facilities Key Agreement (at the office) in order to access common facilities. **Owner's common facilities key (s) may not be used by renters/lessees for access to common facilities.**

3. Any Owner who rents or leases his lot to another shall forfeit his right to the use and enjoyment of the rented lot privileges and shall be deemed transferred to the renter or lessee for the term of the lease, **except for attending meetings of the membership.**
4. All Recreational Vehicles must be inspected and approved by the ACC or Board member prior to its first placement on the lot. All arrangements for inspection must be made prior to arrival of the RV at Harrisburg Estates.
5. Owners will be assessed any costs for damages and repairs caused by renters/lessees or guests on any common area property.
6. Owners will be assessed for violations of these Rules and Regulations or a provision of the CC&R's by their renters/lessees or guests.
7. Appropriate and respectful behavior shall be used by all while on Common areas.

**I. Propane**

1. Propane must be installed by a licensed distributor to meet applicable State and local codes for the installation of gas service.
2. Permanent propane tanks for structures must be installed near the rear or back of lot and hidden as much as possible from view. Exception; portable barbecue units.

**J. Traffic/Parking**

1. Owners and visitors must abide by all the traffic signs located within the confines of the estates:
  - a. speed limit 10 MPH
  - b. one-way street signs or pavement markings
  - c. stop signs
2. Motorized vehicles (ATVs, motorcycles, bicycles, golf carts & scooters) are permitted in the park. All speed limits and highway road rules are to be obeyed at all times. Motorcycles and ATVs or other similar motor vehicles are not to be excessively noisy or operated in an unsafe manner. Operators of an ATV or golf cart must be 16 yrs old.
3. Parking on any streets is to be as near to the curb as possible.
4. **Temporary parking** is allowed in the clubhouse common area in designated parking spaces only.
5. No overnight parking on the streets.
6. An RV may be parked on a lot or the street for a maximum of 24 hours for the purpose of loading and unloading. RV must be parked in front of homeowner's lot as far off the street as possible.
7. **To provide access for EMERGENCY VEHICLES no RV parking EVER on curves!!**

**K. Enforcement**

1. Violations of these Rules and Regulations, HEOA CC&R's, Articles, and Bylaws by owners or their renters/lessees or guests shall be enforced by the manager/Board as per CC&R Articles VIII, IX, X and Board Policy Resolution #9.

Updated and Amended September 17, 2016

  
 Jeff Carter, President HEOA