



TALONS LAKE & THE LANDINGS COMMUNITY RULES AND REGULATIONS



1. NO discharging of firearms or bows and arrows within the community.
2. NO burn piles, burn pits, pallets/burning materials or burn barrels allowed.
3. NO PETS IN THE POOL OR POOL AREA!!! NO GLASS allowed in pool or pool area. The pool is for the use of Residents of Talons Lake & The Landings ONLY!
4. NO driving or parking on the grass. This means NO cutting through yards and NO parking anywhere except for the provided concrete parking pad areas.
5. NO ATVs, dirt bikes or off-road vehicles may be operated in Talons Lake or The Landings.
6. NO broken down/inoperable vehicles allowed.
7. NO couches or other unsightly furniture, weight benches, trash and/or debris (tires, wood/pallets, trash cans, etc) allowed on porches or scattered around the property. Porches must be kept clean and only porch furniture is allowed on the back patio area of any unit, including a table, chairs, grill, and other personal belongings appropriate and reasonable for outdoor recreation. ALL personal belongings kept outside must be neatly stored directly behind the house and contained only to that property's concrete back patio surface.
8. NO kiddie pools, swing sets, play equipment, toys, or bikes are to be placed or remain in the front or side yards of the property.
9. No owner or resident should use towels, sheets, or broken blinds in lieu of complete and working blinds, shades or curtains on the windows. Because they affect the appearance and appeal of the community, front window blinds/shades/curtains should be complete and in working order. Further, to maintain the attractive appearance, no owner or resident is permitted to use window air conditioning units.
10. NO basketball goals allowed in streets or cul-de-sacs! Basketball goals are generally discouraged by the HOA, but where present, goals should be kept on the concrete patio located in the rear of the respective property.

Any properties found to be in violation of any of the above Rules and Regulations or the established Restrictive Covenants will be issued a Notification of Violation Warning. A copy of that Violation Warning will also be sent to the Property Owner. Owners/Residents will be given a deadline to cure the violation and comply with the Community Policies. Should the Owner/Resident fail to comply and remedy the violation, a Fine will be assessed to the Owner of the Property by the HOA and a Notification of Fine letter will be sent to the Owner.

Fines will be assessed based on the rate of \$50 per occurrence, or the amount of any damages/expenses incurred by the HOA due to the Property Resident's and/or Property Owner's violation.