

HUNTERS POINTE GOOD NEIGHBOR GUIDELINES

From time to time, the Homeowners Association (“HOA”) receives complaints regarding residents violating certain provisions of the Covenants. The following Guidelines have been prepared as a reminder of what is expected of residents so that everyone can do their part to maintain the high standard of living that Hunters Pointe residents enjoy. These do not replace the protective covenants but serve to clarify and support what is already in place.

All Guidelines have been reviewed and approved by legal counsel and adopted by the Hunters Pointe Board of Directors.

1. Land Use and Building Type

(f) Animals: Only house pets are permitted in Hunters Pointe; no livestock, poultry, or any other kind of animal are allowed.

Residents may not permit their dogs to roam outside their property lines unattended. The Covenants expressly state that all dogs must be kept in a confined area. “Confined area” means a fence, including operative electric fences or other type of enclosure which can effectively restrain the dog; on a leash; or in the house.

Dog owners are responsible for picking up excrement left by their dog in another’s yard or in any common areas of Hunters Pointe.

While the Covenants have no breed restrictions, owners of aggressive dogs and/or breeds should take extra care and precaution to see that the dogs are under their personal control at all times. **Dog attacks of any nature should be reported to the Sheriff’s Department immediately, rather than the HOA. The safety of all neighbors is our utmost priority.**

7. Nuisances/Annoyances/Prohibited Activities

(f) Motor vehicles: Covenants expressly prohibit motor vehicles remaining on the premises for more than thirty (30) days in an inoperative condition, as well as car repairs of a major nature.

(j) Boats, campers, and trailers of any size must be either housed in the garage, unseen behind a privacy fence, or stored off-site from the neighborhood. The HOA will accept boats, campers and motor homes being kept on the premises for a period of time lasting no more than one week for prepping or cleaning. After that time, they must be moved.

15. Common Areas

The pool, tennis courts, walking trail, and playground are for the collective enjoyment of residents. Any guests must be accompanied by a resident of Hunters Pointe.

PONDS: Ponds are private, not common areas, as those rights are deeded with the property. They are therefore only for use by lot owners whose property is adjacent to a pond.

Residents' right to use the common areas are contingent upon timely payment of the annual HOA assessment. The Covenants expressly provide that "[t]he right of the Association to suspend the voting rights and right to use any recreational facilities or other facilities on the common areas for any period during which any assessment against his lot remains unpaid." Paragraph 16, Section 2(b).

Enforcement of Covenant Provisions: Effective July 1, 2021

The HOA Board of Directors hereby adopts the following tiered approach for handling covenant violations:

1. The HOA will send a courtesy letter advising the resident of the violation. The resident will have thirty (30) days to cease or correct the conduct constituting the violation.
2. If the conduct constituting the violation is not ceased or corrected, the HOA will impose a \$50.00 fine, notifying the resident of the fine via letter.
3. If the conduct constituting the violation has still not ceased or been corrected and the fine not paid, the HOA will impose a \$100.00 fine to be sent to the resident via certified mail. The \$100.00 fine will be in addition to the \$50.00 fine previously imposed.
4. If the conduct constituting the violation has still not ceased or been corrected and the fines not paid, the HOA will retain legal counsel to compel enforcement and collect the fines, including litigation, if necessary, with the noncompliant property owner or resident to bear all attorney fees and court charges.