

# Lighthouse Villas Rules and Regulations

## *Revised July 2025*

### **Architectural Control**

#### **Satellite Dishes**

The FCC requires the Association to designate a specific location where a satellite dish may be placed. The only location a satellite dish may be placed is on the concrete front entry porch for a dwelling unit. Satellite dishes may not be attached to the building in any way. The sending and receiving apparatus, along with any cables or other equipment required for the installation may not be attached to the building, including the post on the front porch. The cost to repair any damage that occurred during installation or removal of the dish will be assessed to the unit owner. Satellite dishes installed in violation of this regulation will be removed and any costs incurred in the removal assessed to the unit owner.

#### **Board Approval for Attachments to the Building Exterior**

Homeowners wishing to attach any item, including but not limited to garage door keypads, Xcel Energy savers, and Board approved screen/storm doors, to the exterior of a building must first obtain written approval from the Board pursuant to the Declaration, Section 8, Architectural Control. The cost to repair any damage occurring during installation of the approved item will be assessed to the unit owner.

#### **Personal Property**

Containers with plants must be placed on the concrete front entry porch to allow lawn maintenance. All personal property, including but not limited to pools, toys, bikes, and basketball hoops, must be stored inside the dwelling unit or garage and not left outdoors. Personal property is not allowed in landscaped areas, in/around the trees in the yard & trees that outline the property (along Stageline and Highway 35). Fire pits are not allowed on the property. Grills are allowed but must follow City of Hudson Ordinance – “no hibachi, gas fired grill, charcoal grill, or other similar devices used for any purpose shall be used on any balcony or under any overhang portion or within 10 feet of any structure”. Unit owners are responsible for any damage caused by themselves, their occupants, or their guests.

#### **Garbage and Recycling Containers & Dumping Items**

Garbage and recycling containers must be stored inside the garage except for 24 hours before and after pick-up. Dumping/disposing items at the curb, the lawn, and at the end of finger roads is not allowed. If you have large items to dispose of, you can plan a scheduled pick up with a garbage provider and have the items picked up from your driveway.

#### **Pets**

Pet leashes are not allowed to be attached to tree trunks, wound around tree trunks, or wound around front porch posts. Leashes are not allowed to remain on the lawn when not in use to allow lawn maintenance. Pet excrement must be removed from lawns and properly disposed of daily.

#### **Christmas/Holiday Lights**

Christmas/holiday lights may be attached to the exterior of a building only with temporary devices, such as plastic clips, and displayed between November 1 through January 31. Other exterior lights are not allowed throughout the year.

## **Parking**

The parking places at the end of each drive lane are for visitors parking only, limited to 24 hours. Tenants and unit owners may not utilize those parking places, park along the side of a drive lane, or park in such a manner that prevents access to another unit's driveway. Vehicles parked in these spaces in violation of these Rules will be towed at the owner's expense pursuant to Section 7, Paragraph 7.7 Parking as stated in the Declaration of Lighthouse Villas. Boats with trailers, trailers, campers, or motorhomes are not allowed to be parked on Association property. These items parked in violation of these Rules will be towed/removed at owner's expense pursuant to Section 7, Paragraph 7.7 Parking as stated in the Declaration of Lighthouse Villas.

## **Signs**

Lawn signs are not permitted on common areas with two exceptions:

1. One realtor for sale sign. The unit is responsible for repairing any damage to the lawn.
2. Garage sale signs, which may be posted only during the hours of the garage sale.

*Any other signs, including for rent signs, will be removed and disposed of.*

Please note that at the Stratford Way and Stageline Road entrance, Lighthouse Villas maintains the area on the east side of the entrance only. The center island and west side of the entrance are maintained by other associations, which may have rules regarding signs that are different from our Association. Please do not use those areas for signs.

## **Display of U.S. Flag**

The U.S. flag may be displayed in accordance with Title 4, United States Code, Chapter 1, Sections 1 and 2 and Executive Order 10834, which states in part that the universal custom is to display the flag only from sunrise to sunset. The size of the flag is to not exceed 2 feet by 3 feet in size. Any device to be placed on the building to hold the flag must first be approved by the Board. The cost to repair any damage due to the installation or removal of a device to hold the flag will be charged to the unit owner.

## **Fines for Violations of the Above Rules and Regulations**

The unit owner will be notified by letter of the infraction and given 10 days to correct the offense. If the infraction continues after 10 days, the unit owner will be fined \$25. If the infraction continues for another 10 days, the unit owner will be fined an additional \$50. If the infraction continues for another 10 days (30 days from the date of the letter), the unit owner will be fined an additional \$75. Fines will continue in \$25 increments for continued offenses. Late fees could be assessed if fines are not paid.

The Board of Directors thanks all residents for following the Rules and Regulations in our effort to maintain a consistent, orderly, and pleasant appearance throughout the Association.