



11 Main Common Area Rules and Regulations

These rules and regulations are for the common areas of 11 Main and are intended to assist in keeping 11 Main a great place for everyone to live.

1. Use of the common areas: the common areas are intended for use of all residents and as such we ask for adherence to the following rules:
 - a. No structures, temporary or permanent shall be erected in the common areas. This includes but is not limited to satellite dishes, dog fences, play toys, inflatables, and pools.
 - b. Each resident is responsible for cleaning up after themselves when using the common areas such as the pavilion, grills, playground and dog park.
 - c. Residents are responsible for any damage to the common areas due to damage caused by themselves or their guests.
 - d. Please be respectful of your neighbors, keep noise and music to a minimum. This includes music in cars driving through the complex.
2. Parking:
 - a. Residents should park in their garage and driveway.
 - b. Guests may use visitor spots.
 - c. Residents and guests may not use the marked parking spots for the office.
 - d. Boats, trailers, food trucks and other large commercial vehicles are prohibited from being in the complex.
3. Dumpsters:
 - a. Residents should ensure that all garbage is placed in the dumpsters.
 - b. Residents may not store garbage on their front or back patios.
 - c. Residents should not place items that are too large for the dumpsters in the dumpster area.
 - d. Residents should not place any items on the ground around the dumpster. This can cause the dumpsters to not get emptied.

4. Pets:

- a. Pets should always be on a leash when walking them around the complex. This is city and county law.
- b. All residents should clean up after their pets when walking them on the common areas. This is not just the right thing to do, but also is city law.
- c. Pets are allowed to be off leash in the leash free dog park. Residents must clean up any pet waste while in the park.
- d. Residents must have control of their pets at all time including in the leash free dog park.
- e. Residents use the dog park of their own choice. Hearthside Rentals nor the owner of the complex assume any liability for any resident or pet in the dog park.

5. Individual units:

- a. Residents must keep blinds in good condition at all times. In the event a blind becomes damaged the resident should replace it immediately with a similar blind.
- b. No sheets or towels should be hung over the windows that are visible from the exterior.
- c. Residents should not perform work on their cars in the driveways.
- d. All vehicles parked in the driveway should be in good working order. i.e. no oil leaks or other fluid leaks. In the event this occurs residents are responsible for driveway clean up.
- e. No modifications to the exterior of the building should be done without prior written permission from management.
- f. Yard flags are allowed if placed in the flower beds. Seasonal decorations are allowed so long as they are not attached to the building, or placed in the grass areas.
- g. Please be respectful of your neighbors when it comes to music or other noise especially between the hours of 10pm to 9 am.