



Rules & Regulations

The Jonathan Association Rules and Regulations are designed to provide reasonable guidelines to promote the quality of life within the association. These guidelines preserve harmony within our neighborhoods by providing a practical application of the standards set forth in the governing documents of the association. The Board of Directors has adopted these guidelines as a code of standards for all members. We encourage you to review your property's Declaration of Covenants, Conditions and Restrictions for property, which may provide additional rules and regulations.

All members, their tenants and guests are required to comply with these standards.

Article I. Storage Structures:

- a. Each property shall only be allowed one covered or uncovered storage structure addition to the dwelling unit.
- b. The storage structure must follow the ARC guidelines and the design must match the home's appearance.
- c. A deck may be substituted for a covered storage structure if the area under the deck is completely screened, or items stored are covered with a covering of brown tarp.

Article II. Outside Uncovered Storage Enclosures:

- a. Enclosure must not exceed 60 square feet.
- b. Must be attached to the structure and not independent.
- c. Walls must be at least 50% opacity using approved fencing materials.
- d. Cannot exceed 6 feet in height.
- e. Design elements must match privacy fence guidelines.

Article III. Outside Storage:

- a. Nothing can be stored outside, per Declaration.
- b. Brown tarps may only be used to cover construction materials while construction work is being done on a structure.

Article IV. Playground Equipment & Structures:

- a. All equipment should be in good working condition.
- b. Temporary play structures and equipment must follow storage guidelines.

Article V. Pools:

- a. All above ground pools must be placed in the backyard.

Article VI. Alterations to Exterior:

- a. Any and all exterior alterations must meet ARC Guidelines, see ARC Guidelines.

Article VII. Driveway/Driveway Extensions:

- a. All parking surfaces must be maintained in good condition capable of supporting vehicles to be parked on these areas. Broken concrete or blacktop surfaces must be repaired and replaced as necessary.

Article VIII. Parking

- a. Please check with your specific neighborhood covenants for specific guidelines for your neighborhood on parking.
- b. No Abandon/non-working vehicle(s) shall be parked on any Site or appurtenant street for a longer period than three (3) consecutive days. For purpose of this restriction, an automobile, van, motorcycle or any other motor vehicle which is parked in the location without use for more than seventy-two (72) consecutive hours shall be presumed to be an abandoned vehicle.

Article IX. Fencing:

- a. Fencing must be maintained in good condition including both sides, gates, and finish materials.
- b. Decorative fencing under 4' is not permitted.

Article X. Waste and Receptacles:

- a. No trash, debris, or waste of any material shall be left on any portion of the property.
- b. No trash receptacles, incinerator, or yard waste cans shall be located outside of a building unless completely screened from view. Screening must follow guidelines set forth in outside storage enclosures.

Article XI. Satellite & Antennae:

- a. Any satellite or antenna no longer in use must be promptly removed.

Article XII. Landscaping and Hardscaping:

- a. Plantings, trees, and shrubs should be neatly trimmed and maintained.
- b. Landscaping areas should be free of weeds.
- c. Turf should not exceed 6” in length.
- d. Hardscapes including edging, walls and lighting must be in good condition.
- e. Box Elder, Cottonwood and Russian Olive trees are not permitted within the Jonathan Association.
- f. Invasive species of all plants and trees should be promptly removed from property to avoid spread.
- g. Diseased trees must be treated or removed.
- h. Dead trees must be removed, and stumps cut to ground level, at minimum.
- i. All visible planting areas (not turf) must be well maintained and edged.

Article XIII. Clothes Lines:

- a. Clothes lines are prohibited unless concealed from view and must retract when not in use.

Article XIV. Signage and Murals:

- a. No sign shall be placed on the Property, except political campaign signs (during campaign period)
- b. Normal rental or “for sale” signs shall be permitted.

Article XV. Solar Energy:

- a. All solar panels must be in good working condition.
- b. Damaged or non-functioning panels must be repaired or removed.

Violations Compliance Policy

The Association has retained FirstService Residential as its management agent to ensure compliance support of our covenants, rules and regulations set forth in the governing documents.

Management is expected to support all members through resolution of violations with fair and consistent application of these policies. Management is provided authority from the Board of Directors to work directly with members to cure violations.

Violation letters will detail the issue, provide direct reference to the relevant document, and the action(s) required to cure the violation(s).

- I. **First Notice:** Member has fourteen (14) days to address corrective actions to the violation (Fix, plan, or appeal) and notify management of resolution status.
- II. **Fine Notice #1:** Sent fifteen (15) days from First Notice date. Letter from management with a \$50 fine assessed to member's account.
- III. **Fine Notice #2:** Sent thirty (30) days from Fine Notice #1. Letter from Management with an additional \$100. Fine assessed to member's account.
- IV. **Fine Notice #3:** Sent at (30) days from Fine Notice #2. Letter from Management for non-compliance with an additional \$150. Fine assessed to the homeowner's account. The violation will be added to the Board of Directors Meeting Agenda as a Board Action Item. The Board of Directors will review the violation and may vote to authorize management to cure the violation, as provided within the Declaration, and assess the total project amount back to the member's account.

Homeowners are highly encouraged to work with the management in the process to cure all violation issues. Communication is key. Management is here to help work through issues.