

CORBIN COURT HOMEOWNERS ASSOCIATION

Professionally Managed by C. Dan Joyner Property Management

HOA Rules, Regulations & Guidelines

A few set of governing documents can be found at www.cdjpropertymanagement.com.

1. **Speed limit is 15 MPH.**
2. **Quiet Enjoyment** – All property owners and/or tenants shall be entitled to quiet enjoyment at all times. Any noise, which disturbs the reasonably expected peace of another, shall be considered a violation of the covenants.
3. **Appearance & Maintenance** –
 - Littering of any kind will not be tolerated, including but not limited to, discarding cigarette butts, animal droppings, on the roadway, driveways or lawns.
 - Newspapers and deliveries shall not be permitted to collect on lawns or driveways.
 - Storm doors are to be full-length glass and/or screen and white in color.
 - Window screens are to be maintained on the front of each unit.
 - Mailboxes shall be black and standard in size.
 - No personal items, including but not limited to, trash containers shall be left unattended on the lawns, sidewalks or other common areas.
 - **Trash containers are to be stored either behind each unit or in the garage.**
 - No fences or enclosures are permitted within the common area.
 - No business, industry or trade is to be conducted on any property within Corbin Ct.
 - Do not interrupt landscaping employees to request personal service.
4. **Parking** –
 - No vehicles shall be parked on the street or in a driveway, such that any portion of the vehicle extends into the roadway, at any time.
 - The street is for overflow parking of guests ONLY.
 - No person shall park in the driveway of another unit without the consent of the unit owner.
 - No inoperable, wrecked, abandoned, out-of-date or unlicensed vehicle may be stored on the common areas of the property or in a driveway.
 - No recreational vehicles of any type may be driven on or parked within the common area. No boats, trailers, campers, RVs or motorcycles shall be parked on the property where they are in public view. However, said recreational vehicles or equipment may be parked in a garage provided the garage door is closed and vehicle and/or equipment are not visible from the exterior.
5. **Signs** – No signs of any kind are permitted in the common area except “For Sale” or “For Rent” signs.
6. **Satellites** – NO satellite dishes are permitted to be mounted to the shingles at any time. Satellites are to be on the rear of the home ONLY.
7. **Pets** – Pets are to be leashed at all times when outside the walls of the residence. Pet waste must be cleaned up.
8. **Violation Enforcement** – In the event of a violation of the Restrictive Covenants, the Owner will be provided a written notice from the Board and must correct the violation within 7 days. Failure to timely correct a violation will result in a \$100 fine that may be filed as a lien against the property and enforced in accordance with the provisions of the Restrictive Covenants. Furthermore, violators will be responsible for all costs of enforcement of any lien and enforcement of the Restrictive Covenants, including reasonable attorney’s fees and costs. Any repeat violation within six month of a previous violation will not be entitled to written notice but will result in an immediate \$100 fine per violation.