

## **VINTAGE HEIGHTS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

### **COMMON AREA OWNERSHIP:**

The common areas within the Vintage Heights development adjacent to private homeowners' property are owned by the Vintage Heights Homeowners Association ("Homeowners Association"). Pursuant to the covenants, the right of an abutting owner of property to the common areas may only landscape and establish garden space upon the common areas consistent with the rules, regulations, and other requirements of the homeowners association. Additionally, pursuant to the covenants, each owner has a right to use and enjoy the commons subject to these rules and regulations.

### **RULES AND REGULATIONS**

1. Any property owner desiring to improve or modify the common areas abutting their property must first obtain approval from the Homeowners Association's Board Of Directors and enter into a commons area license agreement prior to making any alteration or improvement to the common area. License Agreements shall be granted or denied in the sole and absolute discretion of the Board of Directors.

2. Failure to obtain the Board of Directors' approval and enter into a commons area license agreement prior to improvement or alteration of the common areas shall subject the property owner to Board of Directors' directives to remove any non-approved alterations or improvements at the sole cost and expense of the property owner.

3. Property owners desiring to improve the common area abutting their property shall submit a common area property improvement plan to the Board of Directors in connection with such owner's request for a commons area license agreement.

4. No alteration or improvement to the common area shall alter the natural course of drainage of the common area.

5. No permanent or hazardous structures may be placed or maintained upon the common areas.

6. The property owner shall maintain the common area in a manner consistent with the improvement plan authorized and approved by the Board of Directors. Improvements not allowed on the common areas shall include, but not be limited to: fire pits, playground equipment, sheds, treehouses, benches, compost bins, and any type of permanent non-movable improvement.

7. All improvements must be aesthetically pleasing and shall not alter or obstruct the view of any adjacent property owners or members of the association.

8. No improvement or alteration of the common area shall render maintenance of the common areas impractical or increase the cost of maintenance with respect thereto.

9. No improvement or alteration of the common area shall in any way adversely affect any other Vintage Heights Homeowners Association member's use and quiet enjoyment of their property or the common areas in general.

10. The property owner shall remove any improvement or alteration from the common area at the direction of the Board of Directors of the Vintage Heights Homeowners Association.

11. No alteration or improvement to the common areas shall be allowed within 35 feet of the stream/creek bank, and all existing vegetation shall remain undisturbed within the 35-foot corridor of the stream bank, as recommended by the Minimum Flood Corridor guidelines of the City of Lincoln.

12. No improvement or alteration to the common area shall cause erosion to the common area in excess of that which would naturally occur had the alteration or improvement not occurred.

13. Stepping stones and flower pots may be allowed on the common area, subject to Board of Director approval, provided no stepping stones or flower pots are placed within the 35-foot Minimum Flood Corridor.

14. A property owner improving or altering the common area may not exclude other property owners from use and access of the common area.

15. These Rules and Regulations may be amended or altered at any time by the Association's Board of Directors.

16. The Board of Directors may implement and enforce additional requirements regarding the use, alteration, or improvement to the common area, even though not set forth herein.