# Quaker Hollow Homeowner Association

## RULES AND REGULATIONS

## Amendments

### DECORATIVE ITEMS

Decorative items, statues, garden flags, planters, and seasonal decorations are permitted in reasonable quantities (a maximum of three (3)) provided they are well maintained, do not create a safety hazard, and are consistent with the overall appearance of the community as determined by the Board of Directors.

- The front lawn is a Common Area which is not part of the owner's individually owned unit.
- All permanent or year-round decorative items intended for installation in garden areas require prior approval from the Board of Directors. An approved Architectural Change Request Form must be submitted and approved before the item is placed in the garden. This requirement applies to, but is not limited to, statues, decorative structures, ornamental features, and similar items.
- The Declaration requires Board or Architectural Committee approval for exterior changes or items placed outside the unit.
- The Declaration gives the Board authority to object to the appearance, design, or aesthetics of exterior improvements (similar to the language in your Section 7.04(c)).
- The Rules and Regulations prohibit storing or placing furniture, structures, or personal property in common areas. Lawn Furniture including lawn chairs, dining sets or picnic tables are prohibited.
- Any item that affects the appearance of the common areas and neighboring units or impedes the removal of snow or landscape maintenance, is prohibited.
- Holiday Decorations: Holiday Decorations may be placed 30 days in advance and must be removed 30 days after the holiday. Decorations may not be attached to the roof.
- Decorations that attract rodents and other wildlife such a pumpkins, gourds, etc. are prohibited.
- No ground installed flagpoles are permitted. The only flag(s) to be flown are the American Flag and sports teams.

### VISITING DOGS

Dogs are not permitted at Quaker Hollow. An exception is made for service animals. Another exception is for visiting dogs, provided the visit does not exceed a total of fourteen (14) days during any calendar year.
Any resident hosting a visiting dog must notify the Property Manager in advance of, or on the day of, each visit.
Each day or portion of a day that the dog is present at Quaker Hollow shall count toward the fourteen (14) day annual limit.

Dogs that remain on the property for more than fourteen (14) days in a calendar year shall be considered in violation of the Association's Rules and Regulations.

This language clarifies:

- The 14 days are cumulative, not consecutive.
- Partial days count.
- Notification is required for each visit.
- Exceeding the limit constitutes a violation.

**GARAGE AND GARAGE DOORS**

Per section 10.01(b) of the Declaration:

- Garages may be used for vehicular parking and storage of personal property only and may not be modified for any other use.
- Occupants of Homes shall be required, to the extent practicable, to park motor vehicles owned by them, or under their control, in their garage and shall cause, whenever possible, the garage door to be kept in a closed position, except for ingress and egress.

**OUTDOOR REPAIR WORK**

Per Section 10.04(g) of the Declaration:

- No extensive work on any motor vehicles, boats, trailers or other equipment of any kind shall be permitted on any portion of the property.

**OUTDOOR STORAGE**

Per Section 10.04(e) of the Declaration

- No storage of personal property including firewood, shall be permitted outside the home, on the patio or elsewhere on the property, except for customary seasonal outdoor furniture, grills and the like. NO outdoor storage structure shall be constructed and /or otherwise placed on any portion of the property without prior written permission from the Board of Directors.

**HOME AND OWNER IDENTIFICATION**

Per Section 10.01(e) of the Declaration

Homeowners and/or occupants shall not be allowed to put their names on their home via signage in any areas not designated by the Board of Directors. A board approved architectural change form must obtained prior to placing the signage.

Susan D'Angelo — 6/24/26 (Date)
Susan D'Angelo
*President*

Norma Hanstein — 6/24/26 (Date)
Norma Hanstein
*Vice President*

Judy Carestio — 6/24/26 (Date)
Judy Carestio
*Secretary*

Marcia Galloway — 6/25/26 (Date)
Marcia Galloway
*Treasurer*

Annette Kukoleca — 6/24/26 (Date)
Annette Kukoleca
*Member at Large*