

# Oxford Green Landominiums

## Rules & Regulations

*Note: These rules are an abbreviated form of those set forth in the Oxford Green Landominium Owners Association By-Laws. Oxford Green's Board of Directors may add or amend rules as necessary, and can provide special consideration to make exceptions to the rules in certain situations, if requested.*

1. Nuisance: Owners and residents are asked to be considerate of those around them. Unreasonably loud noise is not permitted aside from security devices. Noxious or offensive activities in or around any unit that become an annoyance to the community will not be tolerated. Also, emission, production, storage or discharges of substances that may disturb or endanger other residents are prohibited. Burning is only allowed in outdoor fireplaces and grills designed to prevent the discharge of embers or ashes.
2. Signs: Signs, billboards, advertisements, etc. are not permitted to be displayed with the exception of signs advertising a unit for sale/lease, or political signs (which may only be displayed within 30 days prior to the election or 7 days after).
3. Trash: Personal trash and trash containers (including recycling, compost and any other refuse) are not allowed to accumulate or be stored in the common areas or in public view. Oversized trash items that do not fit into the dumpster will not be removed without a special permit sticker. Permit stickers are available for purchase (currently \$10) from the City of Oxford Utility Department at 101 East High Street or from Ace Hardware at 300 South College Avenue. The City of Oxford must be notified ahead of time when an oversized item has a sticker – please call 524-5221. Additionally, outdoor storage of personal property (aside from landscaping tools, etc.) is not permitted. Put trash only in trash dumpster and recyclable items only in the recycle bin. Please break down and flatten cardboard boxes and put flattened boxes in the recycle bin. Keep dumpster lids closed. Garbage/refuse pick-ups (3/wk) are Monday, Wednesday and Friday. The dumpster will not be emptied by Rumpke if there is trash in front of the dumpster or the lid is open due to overfilling. Recycle container pick-ups (2/wk) are on Tuesdays and Fridays. All items must be in the containers. Do not place anything outside or around the refuse and recycling containers. This rule will be strictly enforced.
4. Parking: Each unit designated **2 parking spaces**. ALL visitors need to park on the street as there are NO visitor spaces within the parking lot. Special parking arrangements may be worked out between neighbors at their own discretion, if necessary. **Handicap parking spaces** (we currently have 2 van accessible and 1 regular handicap space) are for legally designated vehicles displaying a proper handicap plate or hang tag. Additionally, there are **three parking spaces** designated for **service vehicles** (contractors, plumbing, heating, TV, satellite, etc.) **only**. They are NOT to be used for any residents and or, visitors. Parking or driving on the green areas is not permitted. Junk, derelict, unlicensed, expired or otherwise inoperable vehicles cannot be kept at Oxford Green, and major vehicle repairs are not permitted. Additionally, trailers, campers, mobile-homes, busses, trucks over ¾ ton may be used for moving or other temporary activities, but may not park regularly in the lot. Handicap parking spaces are for legally designated handicap vehicles only. Violators will be towed with no notice per the signage posted.

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5. Common elements: No person is allowed to impede rightful access of others to any part of the property or common elements, and the building of fences requires written approval by the board of directors. Use of the Common Elements is restricted to their intended purpose.
6. Trade/Business: Business may be conducted within a unit provided that (a) the existence/operation of the business is not detectable from outside the unit; (b) the business conforms to all zoning requirements for the property; (c) the business does not involve people coming to the property who do not reside in Oxford Green (e.g. customers or employees); and (d) the business activity is consistent with the residential nature of the property.
7. Animals: Guide animals and orderly domestic pets are permitted at the discretion of the unit's owner. Pet owners are responsible for cleaning up after their pets, and for the conforming to any applicable legal ordinances concerning pets (this will be strictly enforced). Animals are not allowed to be kept on the property for commercial purposes, such as boarding, breeding, etc. Pets that are causing a nuisance or unreasonable disturbance to residents may be permanently removed from the property with notice from the Board of Directors.
8. Improvement & Upkeep: Improvements, repairs, and maintenance of the interior of each unit are the responsibility of the unit's owner and may be carried out at their discretion. However, any improvements or changes to the exterior must be approved by the Board, and should conform to the nature and appearance of the Oxford Green community.
9. Plants & Landscaping: The Landscaping Committee will adopt and enforce standards for Oxford Green grounds. Residents are encouraged to add plantings and landscape ideas to their units, but are asked to first consult the committee on appropriate plantings and changes. Exterior lights cannot project beyond the boundaries of the property.
10. Satellite Dishes: Dishes are allowed. Residents need approval of installation and work from the Board of Directors in writing. Tenants must also have approval from the owner. Installation needs to be done by a professional or the provider and shall not be mounted on the roof shingles. The Association has a right to modify, change or remove any installations that are suspect or illegal.
11. Other: Residents are required to observe all laws, zoning ordinances, and other legal requirements relating to the property. Residents are also required to adhere to the requirements of the Oxford Green's insurance coverage, and not take any action that may lead to a loss or suspension of coverage. Units may be leased, providing that lease complies with Oxford Green By-Laws and all legal requirements.
12. Porches: Porches are part of each individual unit and are not considered common elements. Upkeep and snow removal of the pad is the responsibility of the owner or resident. Steps and sidewalks are part of the common elements and will be maintained by the Association. Outdoor storage of personal property (aside from landscaping tools, etc.) is not permitted on the porches.