

## **Aberdeen Court Property Owners Association, Inc. - Rules**

On May 12, 2005, The Board of Directors of the Aberdeen Court Property Owners Association, Inc., established rules pursuant to Article IV, Section 4(j) of the Bylaws, to be applied in the same manner as the Aberdeen Court Bill of Assurance adopted October 5, 1993 and the Declaration of Covenants and Restrictions of Chenal Valley adopted November 17, 1989, as amended.

### **I. Signs**

**(A)** Signs shall be posted on the right side of the entry and shall be placed so there is no damage to sprinkler lines or shrubbery. No signs of any type shall be placed in or around the middle or the left side of the entry.

**(B)** Signs shall not be taped to the rock at the entry.

**(C)** No signs of any type shall be kept permanently at the entry way to Aberdeen. "Open House" signs shall be promptly removed after the open house hours. They shall not be placed at the entry any earlier than two hours before an open house begins. "Open House" signs shall not be posted on a daily basis.

**(D)** Failure to abide by these rules shall result in the removal of the sign and its return to the homeowner's yard. It is the homeowner's responsibility to notify its realtor that Aberdeen Court has Sign placement rules.

**(E)** Homeowners shall not place signs in their yards advertising commercial businesses.

**(F)** Emergency Lost or Found Pet Signs may be posted on light poles at the entry, but should be removed along with the tape promptly after the owner or pet is located.

### **II. Yard Maintenance**

**(A)** All homeowners shall maintain their yards and at a minimum shall do the following:

**(i)** Prompt removal of all litter, trash, refuse and waste;

**(ii)** Lawn mowing;

**(iii)** Tree and shrub pruning, if necessary;

**(iv)** Watering;

**(v)** Keeping lawns and garden areas alive, free of weeds, and attractive;

**(vi)** Keeping parking areas, driveways in good repair; (Note: It is each homeowner's responsibility to maintain the sidewalk abutting their property.)

**(vii)** Complying with all governmental health and police requirements;

**(viii)** No garbage, refuse, rubbish, tree limbs, pine straw, leaves, cuttings or grass clippings shall be deposited on any street, road, or common area.

**(B)** In the event any of the foregoing requirements are not met and the homeowner refuses to perform same after "Adequate Notice," if the Aberdeen POA expends funds to do so, a "Special Assessment" shall be levied against the homeowner's property.

### **III. Garbage Cans and Recycling Bins**

Garbage cans and recycling bins shall not be visible from the streets if not kept in homeowner's garage and shall be removed from the street as promptly as possible on trash days.

### **IV. Paint and Other Chemicals**

Paint and other chemicals should be disposed of as required by the City of Little Rock and should not be poured down the curbside gutters. Any homeowner, or contractor employed by a homeowner, who disposes of paint or cement products in an irresponsible manner shall be assessed the cost of cleaning up the unsightly condition.

### **V. Homeowners or Their Family Who Damage POA Property**

**(A)** No vehicles of any type, including three or four wheelers, shall ever be driven on common areas owned by the Aberdeen POA. Homeowners and their children who do so will be assessed for damage to sprinkler heads, landscape plantings and the repair of ruts and other damage to the grass.

**(B)** Homeowner's children who break or damage street lights shall be responsible for the cost of repairs.

### **VI. Dogs, Cats and Other Pets**

**(A)** All owners are expected to keep their dogs, cats and other pets within their own yards or in their homes and no animal shall be allowed to roam the neighborhood causing damage to their neighbor's property or infringing on the neighbor's right to peacefully enjoy their own property.

**(B)** Owners who allow their dogs to bark incessantly when they are in their yards shall be notified to keep their animals within their homes or that they be allowed out only when accompanied by their owners. Further complaints by the neighbors may result in the Board's recommendation that the matter be reported to the Little Rock City Prosecutor for handling.

**(C)** All dog owners are required to clean up after their dogs and should not allow their animals to defile another homeowner's yard.

## **VII. Parking**

Residents shall not park commercial vehicles on the streets or in driveways.

## **VIII. Holiday Decorations**

All holiday decorations, lights and seasonal displays shall be removed by the homeowner in a timely manner after the holidays.

## **IX. Speeding**

The twenty-five mile per hour speed limit within Aberdeen is too fast for safety when there are your children present. Residents are urged to take every safety precaution around these youngsters.

## **X. Expenditure of Funds by POA Due to Homeowner's Failure to Abide by Rules of the Association; Damage to POA Property by a Homeowner, or Homeowner's Family, or Failure of a Homeowner to Properly Maintain Homeowner's Property.**

**(A)** After "Adequate Notice" to homeowner to correct a violation of these Rules, funds expended by the POA on behalf of a homeowner to bring the homeowner into compliance shall become a "special assessment" against homeowner's property, and shall be due and payable promptly upon receipt of the POA's itemized statement. If not paid within thirty days, said sum shall be added to the dues for that year and collected from homeowner in the same manner as delinquent dues.

**(B)** Adequate Notice is defined as written notice, either delivered in person, or placed in the U.S. mail properly addressed to the property owner at the Aberdeen Court address, setting forth the Rule violated, the action sought by the POA, and the timeframe within which that action should be performed. Homeowners shall be given two weeks within which to perform, and that time shall begin on the date the Notice is posted or delivered in person.

## **XI. Dues and Special Assessments**

Dues are payable on January 1<sup>st</sup> of each year and are in arrears if not paid by March 31. Liens will be filed promptly after June 30 for any dues still in arrears. All dues which are in arrears bear a 6% simple interest rate. All payments received by the Property Owners Association shall be first applied to "Special Assessments" and then outstanding dues and any interest earned thereon.