

COBBLESTONE LAKE PRESERVE HOMEOWNERS ASSOCIATION
RULES & REGULATIONS ADOPTED BY THE BOARD OF DIRECTORS

Rule 1 - Garage Sales

Adopted 8/13/15. Guidelines as action of the board to interpret the “Use Restrictions” regarding the restriction of business, sales, or trade: Private garage/yard sales by individual homeowners are allowed within the following guidelines:

1. A homeowner may hold a maximum of one garage/yard sale per calendar year, and this includes the annual city-wide garage sale date.
2. A garage/yard sale may be held for a maximum of three consecutive calendar days, between the hours of 8am and 8pm on those days.
3. Reasonable signage for the garage sale is allowed on the homeowners personal property, may be placed 24 hours before the start of the sale, and taken down immediately at the end of the sale. Signage is not allowed in the common areas, and signage on others' personal property may be allowed only with the explicit permission of that homeowner, provided it follows the display duration guidelines as well.
4. The Board reserves the right to change these guidelines, or prohibit homeowners from further garage sales if they do not honor these guidelines. In addition, these guidelines do not supersede or replace anything in the formal HOA documents.

Rule 2 - Renting Homes

Adopted 6/13/16. Any homeowner found to be renting their home in violation of the First Amendment to the Declaration is immediately subject to a \$1,500/month fine until the home is once again owner-occupied, as well as any other action decided at that time by the Board of Directors.

Rule 3 - Late Dues

Adopted 4/6/17. Dues notices are sent in early April. Dues are due by 5/31. By 6/7 the Board receives an update from accountant, and all accounts past due receive a reminder a letter that dues not paid by 6/30 will be fined \$20/month thereafter. Monthly fines accrue until the account is completely current including payment of all fines.

Adopted 3/23/18. Accounts with annual dues that are more than one (1) year past due are deemed “Excessively Late” and will be subject to an annual administrative fee of \$1,000 assessed on the anniversary of the delinquency.

Rule 4 - Liens

Adopted 4/6/17. Accounts requiring the placement of a lien will be subject to a \$1,000 administrative fee levied at the time of lien placement.

Rule 5 - Violation Fines

Adopted 3/23/18. First warning \$0, Second warning \$25, Third warning additional \$50, Fourth warning additional \$25 per week will accrue until violation resolved and account is current. Ongoing violations are subject to a lien or increased fine schedule at Board discretion.

Rule 6 - Fence Maintenance

Adopted 3/23/18. New or existing fences on Owner's lots must be maintained in a good and workman like manner. Violations subject to Violation Fines Policy.

Rule 7 – Home Sales Documents

Adopted 6/8/19. In the spirit of minimizing costs to homeowners, at the sale of a home, the Board provides the Bylaws, Declaration (and its Amendments), and Dues Current Letter free of charge. We also answer questions and provide interpretation and explanation for potential buyers on what is and isn't allowed, also free of charge. We also provide a "Welcome Packet" with basic information and the printed documents free of charge once a new homeowner moves in. If further administrative efforts are required a minimum administrative fee of \$100 will be assessed. This fee may increase relative to the work required and will be quoted at the time work is requested.

Rule 8 – Solar Systems and Panels

Adopted 1/8/20, as written by legal counsel

The following requirements apply to all Homeowners who seek to install a solar panel system on their Lot.

- A. Homeowners are bound by Article VII of the Declaration, Architectural and Exterior Controls, which governs procedures for Homeowners obtaining approval for alterations made to their Lot by the Architectural Control Committee (ACC); except that the failure of the ACC to approve or disapprove a Homeowner's proposed alterations after 20 days shall not be deemed an approval of the project; and there is no one-year statute of limitations for the ACC to bring an action in law or equity against a Homeowner who failed to submit the required plans and documentation to the

ACC or Board of Directors (“Board”). All approvals or disapprovals by the ACC/Board must be in writing.

- B. Every proposal will be reviewed on a case by case basis, and the ACC and the Board have the sole discretion to approve or disapprove installers, design and equipment.
- C. Design and installation must be performed by a professional solar panel installation contractor with wiring hidden from view. Homeowner is solely responsible to ensure the contractor is licensed and insured.
- D. Homeowner solely responsible to obtain all necessary permits and inspections from the city pursuant to the city code/ordinances.
- E. Homeowner is solely responsible to ensure the system is in compliance with all applicable city, county, state and federal laws and ordinances.
- F. Homeowner is solely responsible to ensure the system is in compliance with all applicable power company rules and regulations.
- G. Solar panels are not allowed on the front pitch of the roofline.
- H. Homeowners shall sign a separate indemnification agreement with Cobblestone Lake Preserve Homeowners Association, indemnifying the Association, ACC and Board of Directors against any and all claims against them related to Homeowner’s solar system and panels, including the approval of the proposed solar panel project.
- I. Homeowner is solely responsible to maintain the solar panel system and ensure that it is intact and functioning at all times. If the solar panel system on a Homeowner’s Lot becomes non-operational or damaged, Homeowner shall fix or tear down the solar panels at Homeowner’s sole expense. If Homeowner fails to fix or tear down the solar panels after notice by the ACC or Board, the Board may pursue its remedies under Article XI of the Declaration and Minnesota law, including commencing legal action for equitable relief or damages and fining Homeowner’s account. All attorney’s fees expended by the Board to seek compliance shall be assessed to Homeowner’s account and shall be the personal liability of Homeowner(s) and a lien upon the land as more specifically described in the Declaration. Homeowner has the right to a hearing as described in Article XI of the Declaration.
- J. Failure to obtain ACC/Board approval for a solar system or solar panels will result in the Board exercising any or all of its remedies under the Declaration or Minnesota law. All attorney’s fees expended by the Board to seek compliance shall be assessed to Homeowner’s account and shall be the personal liability of Homeowner(s) and a lien upon the land as more specifically described in the Declaration.