

Quillen's Point Homeowners Association
COMMUNITY RULES & REGULATIONS

Board of Directors, in accordance with
QPHA By-Laws Article VIII, Section 1, Paragraph A
Approved by Board of Directors on 21 November 2005;
amended 20 March 2006, 13 October, 2011 and 24 March, 2018.

Owners should provide the general Community Rules and Regulations and Marina Rules and Regulations to their guests and renters. Owners are responsible for their guests' and renters' compliance.

1. **Homeowner's Association Meetings** will be conducted with civility and respect for the opinions of all residents in attendance. We encourage active debate of the issues, however, personal attacks and denigration of others will not be tolerated. Residents behaving in this manner following a warning will be asked to leave the meeting.
2. **Dogs** - Owners and their guests shall have dogs leashed at all times when on common property, roads, and open lots. Owners shall promptly clean up, bag and properly discard any waste from their dogs deposited on common areas, roads, open lots and neighbors' property.
3. **Marina Parking** - No parking is permitted in the marina cul-de-sac except when actively loading or unloading. At all other times, marina users shall park in the recreational parking area along Bayfront Drive, or in the owner's driveway.
4. **Boat and Trailer Storage** – Boats and boat trailers shall not be stored or parked on Common Areas. Following a written request to remove boats or trailers from Common Areas, the Association will have such equipment towed to the owner's property or a storage yard at the owner's expense.
5. **Oversized Vehicle Parking & Storage** – Parking and storage of oversized vehicles (e.g. buses, RVs, motor homes and trailer homes) are not permitted in Common Areas and may not be used for living quarters while within the boundaries of the Quillen's Point community. Following a written request from the Association to remove such vehicles from Common Areas, the Association will have the vehicles removed at the owner's expense.
6. **Speed Limit** - The speed limit on Quillen's Point roads is 20 miles per hour. Watch for children at all times.
7. **Use of Unlicensed Vehicles** - Operation of unlicensed motorized vehicles (golf carts, motorbikes, motor scooters, etc.) on Quillen's Point roads is only permitted by a licensed motor vehicle operator.
8. **Road Maintenance** - To preserve the service life of our community roads, owners shall periodically sweep and remove gravel (displaced from their graveled driveway and/or graveled easement) from the roadway in front of their property.

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9. **Damage to Property** - Owners (or their guests) found damaging or destroying Quillen's Point property will be invoiced for repair or replacement.
10. **Responsible Water Use** - Maintaining adequate water pressure and proper water treatment is a community priority of the Association.
- Pool owners** may top-off, but *may not fill*, swimming pools using community water. A pool fill charge of \$1500 will be invoiced to owners using the community system for such purpose.
- Lawn irrigation system owners** must comply with schedules, posted at the end of this handbook, for normal system operation, and must install operating rain sensors. A temporary variance from the published schedules can be obtained for special conditions (new sod, seeding, etc.) by contacting the Water Committee Chair.
11. **Architectural Review** - *The Covenants require* all exterior construction and landscape projects and modifications to be reviewed and approved by the QPHA Architectural Review Committee. Contact the Board of Directors for detailed information on project submissions and requirements.
- Saturday construction hours:**
- Memorial Day to Labor Day - 8:30am to 5:00pm
- All other Saturdays - 7:30am to 5:00pm
- Sunday construction** - prohibited, except by property owner
- Utilities access:** If QPHA requires access to community water and sewer connections under your paved driveway, you are responsible for any repairs to your paved surfaces.
- Construction parking:** Please instruct your contractors to park in your driveway or in the common area in front of your home; they may not block the street or park on other homeowners' property, including undeveloped lots.
12. **Covenants and By-Laws** - The governing documents of Quillen's Point, to which all owners committed when they purchased property at Quillen's Point, are available for review and download at www.quillenspoint.org.