

Consolidated and Revised Rules,
Regulations and Guidelines
for
Forest Edge Cluster Association, Inc.



These rules, regulations and guidelines should be retained with the legal documents for your unit and transferred to the new owner upon sale of your home.

Revised and adopted by resolution of the Board of Directors of Forest Edge Cluster Association, Inc. on May 30, 2022.

Consolidated and Revised Rules, Regulations and Guidelines

Forest Edge Cluster Association, Inc.

1. Animals, Birds and Insects.

Except for one (1) dog, cats, rabbits or small caged animals limited to guinea pigs, hamsters, gerbils, ferrets, mice and rats. No animals, birds or insects shall be kept or maintained on any Lot or other portion of the property except with the consent of the Board of Directors of the Association. The Board of Directors of the Association may from time to time, impose reasonable rules and regulations setting forth the type and number of animals, birds and insects and prohibit certain types of animals, birds or insects entirely. Pets shall not be kept, bred or used for any commercial purpose. All dogs, cats, rabbits and ferrets must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe. Dogs must be licensed as per Amherst Town Code. Proof of license must be provided to management. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Per Town of Amherst, pets in transit are to be restrained by a leash not exceeding six (6) feet or placed in an animal carrier. Persons who walk pets are responsible for immediate cleanup after their animals. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. **Unit owners may extend the same pet privileges to their tenants as long as the proper documentation is submitted to the Board of Directors for their approval prior to the pet being harbored in the unit and all pet rules must be followed.** The Board of Directors of the Association shall have the right to require any Unit owner (or any family member or guest of any Owner) to dispose of any animal, bird or insect, if, in the opinion of the Board of Directors, acting in its' sole discretion, such animal, bird or insect is creating a nuisance because e.g. the Unit Owner does not clean up after the animal, the animal is too noisy, or the animal is not properly controlled. All dogs must be registered with the Association utilizing the Dog Registration Form provided by the Association.

2. Residential Use Only.

Except as provided in Rule 3 below, the property shall be used for residential purposes and purposes incidental and accessory thereto.

3. No Commercial and Professional Activity on Property.

No wholesale or retail business, including any salon, studio, laboratory, home industry, daycare, medical or dental office, shall be conducted in or on any Lot or other portion of the Property without the consent of the Board of Directors, except the conducting of business by telephone and internet. This restriction is not intended to preclude the operation of an in-home office for purposes other than those set forth above.

4. No oversized, Commercial, Recreational, Unlicensed Vehicles, Camper Bodies, Boats Trailers or Appliances.

Unless used in the maintenance of the Property or unless otherwise consented to by the Board of Directors of the Association, the following shall not be permitted on the Property:

- Oversized vehicles exceeding $\frac{3}{4}$ ton vehicle (vehicles which cannot be garaged on the property).
- Commercial vehicles (vehicles displaying commercial advertising)
- Recreational vehicles;
- Unlicensed motor vehicles of any type;
- Camper Bodies;
- Boats, jet skis or trailers.
- No appliances outside of unit

5. No Clotheslines.

No outdoor drying or airing of any clothes or bedding shall be permitted within the property at any time.

6. Leasing.

Effective December 16, 2021, as per the owner approved amendment, no units may be leased except by current owners of record. Upon transfer of the unit to a new Owner, the unit must be owner occupied. An owner who has deeded their unit to another party for estate planning purposes, and continues to reside in the unit, will still be considered an owner for the purpose of that Unit being considered “owner occupied.” Immediate family members living in a Unit will be considered “owner occupied” Units.

7. Lease Terms of Residential Units for Units Owned Prior to December 16, 2021.

No lease of a Unit shall be for an initial Term of less than one (1) year. Owners shall provide Tenant and Vehicle information as well as the lease to the Board of Directors. Owners are responsible for providing copies of the rules and regulations to their tenants. Rules and regulations must be signed by the tenant and provided to management. Homeowners are responsible for their tenants’ actions and will be held accountable. Multiple complaints could lead to eviction by the homeowner. An owner shall not lease any portion of a Unit (other than the entire Unit).

8. No operation of snowmobiles, motorcycles, all-terrain vehicles or similar vehicles.

The operation of snowmobiles, motorcycles, all-terrain vehicles or similar vehicles is prohibited within the property unless authorized by the Association’s Board of Directors.

9. Storm/Screen Doors.

Storm/screen doors are prohibited unless approved by the Architectural Committee.

- Forest Edge East door color is white or brown
- Forest Edge West door color is white

10. Garage Doors.

Garage doors are to be kept closed at all times except for purposes of ingress and egress. Owners are responsible for garage door maintenance and replacement. Garage door color in Forest Edge East is taupe/sandstone and Forest Edge West is white.

11. Decks and Patios.

- No hanging of any towels, clothing, etc. shall be permitted over the edge of the railing of any deck.
- Only outdoor furniture, a grill and flower pots shall be allowed on the decks and patios. No storage of any kind is allowed except, patio furniture can be stored from October 1st through May 1st. Outdoor furniture tarps must be removed from May 1st through September 30th.
- Approved deck colors at Forest Edge are: Home Depot: Behr Solid Color Stain Taupe SC-153 or Lowe's: Olympic Maximum /Wood Protector Rescue IT! Taupe (no color number). Railings and lattice: painted/ stained white. Composite decking: must complete architectural form.
- There are no pools, baby pools, or related paraphernalia placed on any deck, patio or common area. All children's toys are to be removed to the

interior of the unit when play is finished and not stored outside at any time.

- The installation of deck gates is prohibited, unless authority for such installation is approved by the Board of Directors upon the written request made by the individual unit owner.
- Charcoal or pellet grills are not permitted on decks or within 10ft of buildings.
- Gas grills are allowed on decks. Wood-burning fire pits and charcoal or pellet grills are not permitted on decks or within 10 feet of buildings.

12. Playing in the streets.

No portable basketball nets are allowed at any time. Any equipment (hockey nets, etc) must be put away when not in use.

13. Landscaping.

Any shrubbery, hedges and trees shall be properly trimmed and maintained by home owners. Any change in the grade of a lot more than six (6) inches from that existing at the time of purchase by the lot owner, is also prohibited without Architectural Committee approval. Landscaping shall be permitted in the common areas adjacent to a unit only with the prior approval of the Architectural Committee and the submission of a full landscape plan for review. Any new planting beds approved and installed within the common areas shall have black edging installed to protect against edge trimming conducted by the landscape company.

14. Parking.

No overnight parking is permitted on the streets. All vehicles must be garaged, parked in a driveway, a designated parking space or guest parking, to provide for emergency access. No parallel parking is allowed in front of any building at any

time to also allow for emergency access. No resident may use visitor parking for personal use over 24 hours without notifying the property manager.

15. Nothing may be impaled on the brick, siding, front porch or privacy fences.

Nothing is to be impaled into the brick, siding, front porch of a building without architectural approval. No greenery attached.

16. Fans and air conditioners.

No fans or air conditioners are allowed in windows or window areas. No air conditioning units may be installed through the sides of a building.

17. Hose reels.

No hose reels are to be attached to siding or brick on the units. Whenever possible, hoses are to be stored inside garages during the winter months.

18. Storing of trash and recycle containers.

All garbage and recyclables shall be securely placed in appropriate Town issued garbage or recycling totes. Private or personal containers for disposal of garbage are not allowed. No garbage or recycle containers shall be stored on the outside of a unit at any time. Such containers must be stored in the garage or storage rooms provided for end units at Forest Edge East. Trash is to be placed out for pick-up no earlier than 6:00pm on the day before trash collection day, which is Thursday of each week. Early placement may result in a \$50.00 fine being levied by the Board of Directors. Empty receptacles shall be removed and properly stored by 11:00pm. Bulky items, such as furniture, mattresses, box springs, etc., can be placed at the

curb with the garbage. No more than eight (8) items can be placed out per week in addition to garbage totes or property owner will be subject to a \$250 move out/clean out fee. All white goods and large metal items - ovens, washers, dryers, dishwashers, etc., will be picked up by the Town by appointment only. At no time can you dispose of electronics, tires, propane tanks and dangerous liquids including paints.

19. Watering of Lawn Areas and Trees.

All owners are encouraged to water lawns and trees on a regular basis to assist the Association in maintaining the lawn covering throughout the property.

20. Architectural Approval Required.

Architectural Committee Approval is required for all changes to the exterior of the unit including any new planting beds, satellite dishes, etc. Satellite dishes on resident homes which cause damage to any roof or siding will be repaired at the homeowner's cost.

21. Maintenance of Front and Rear Beds.

Front and rear beds are to be maintained by the individual unit owner. If necessary, the Board has the right to have any bed area maintained if the unit owner does not, with the costs being charged to the unit owner.

22. Awnings.

Awning installation is allowed with prior architectural approval. Any awning company may install at Forest Edge if the color and style conform to: Sunbrella Black Forest #4923 or Sunbrella Linen #4633. No awnings shall be installed prior to April 15th and must be removed no later than October 31st. If owner decides to

permanently remove metal frame work, all holes must be filled in on the siding and deck at the UNIT OWNER'S EXPENSE.

23. Extermination.

All Unit Owners are responsible for the extermination of all bees, ants, wasps, bats, etc, that invade their property. The association is only responsible for the removal of larger animals (rabbits, raccoons, skunks, etc) when found in a common area or near a unit where peril is eminent from its' presence.

24. Common Water Charges.

Forest Edge West units remit proportionately larger monthly assessments than Forest Edge East. The reason for this is that the Forest Edge East units have their own meters and those at Forest Edge West are on the master meter system as per the Declaration.

25. Winter Walkway Maintenance.

All unit owners shall be responsible for the removal of 3" or less of snow on their front walkway, stoops and porch areas. Amount greater than this in one snowfall shall be removed by the winter snow contractor as a courtesy. Salting or other treatment of the sidewalks shall be the responsibility of each unit owner and not of the Association. Only calcium chloride is approved for owner use (not rock salt). The Association shall only be responsible for the salting of treatment of the main roadways and mailbox cluster areas.

26. Signage.

No signs of any kind including, but not limited to realty, security, and political signs, shall be visible from the exterior or in the yard of a dwelling without prior written approval from the Board of Directors.

27. Common Area.

No lawn furniture or personal possessions are to be placed on common areas.

28. Birdfeeders.

Birdfeeders are not permitted at Forest Edge per Chapter 169 of the Code of the Town of Amherst Article II.

29. Paint Colors.

The color used on the brown areas of Forest Edge is sweet molasses.

These rules, regulations and guidelines supersede any other distribution to all Unit owners and may be modified, added to or adjusted according to the needs of the community with approval by the Board of Directors pursuant to the By-Laws established for the Forest Edge Cluster Association, Inc.