

Arden Place Rules

Buildings and Grounds

(2008)

It is the intention of the Arden Place Board and of all homeowners that we live together in this community in a harmonious and respectful manner. These rules are set forth to help us all make decisions that honor one another and respect the values we all hold in common. In choosing to abide by these rules, we are taking positive action to live together well, sustain the beauty of our grounds, and maintain our property values.

1. The speed limit within the grounds is 15 mph.
2. Two parking spaces are provided in front of each unit for residents. Guest parking is provided in the median parking areas.
3. All parking areas are to remain clear of trailers, campers, boats and commercial vehicles. Vehicles not licensed with current state tags are prohibited in parking areas. Two-wheeled motorized vehicles (motor scooters, motorcycles) may be parked in the parking area. Riders of these vehicles must observe all speed limits and other road rules. They are permitted only if the sound does not exceed the sound of a typical automobile. In cases of complaints, the Board will decide whether they violate the sound limit.
4. Washing of cars is not allowed on the premises because we all pay for water.
5. All pets must be in compliance with the Metro Animal Control Policy. Dogs must be on leashes whenever they are outside of a unit or patio.

Plastic bags are provided for owners to meet their responsibilities to collect and dispose of their own pet's feces. Pets are not allowed in the common areas near the Clubhouse, swimming pool, or tennis courts.

Pets are not to be tied outside of units. To avoid attracting raccoons and rodents, do not leave food for pets outside of units either on patios or elsewhere. Do not leave unattended pets on patios when barking disturbs neighbors.

Pet owners are asked to be sensitive to any nuisances created by their pets. Home owners are encouraged to communicate with their neighbors and eliminate nuisances created by their pets. If a nuisance is reported to the Board, the Board will request that the parties involved meet and discuss how to eliminate the nuisance. The responsibility of eliminating the nuisance will fall upon the pet owner. Pet owners are responsible for the costs of repairing any damage caused by a pet.

6. Storage of any kind is to be kept inside the unit and patio. Firewood is to be neatly stacked at least 10 inches away from wood patio fences. Rotten wood should be removed to discourage termites.
7. All trash inside garbage containers is to be placed in heavy duty plastic bags to discourage animals. Place excess trash in bags beside the garbage containers no sooner than the night before the garbage pickup.
8. Plans for plantings in the front of a unit or on a side of a unit facing a street are to be approved in advance by the Grounds Committee. The guidelines for personal plantings on other common areas are as follows:
 - they are limited to a three-foot wide strip along the rear and the side of the building and patio and as a screen around utilities;
 - the plantings must be maintained by the homeowner, including being mulched, weeded, and bordered with a material consistent with the character of the unit;
 - artificial plantings are not permitted;
 - the use of ornamental material, statuettes, and similar objects are permitted with the prior written approval of the Grounds Committee; and
 - no personal gardens are to be placed in other common areas without the approval of the Grounds Committee.
9. Estate and yard sales are not permitted. Open House and For Sale signs for house sale purposes may be erected only on the day of the Open House.
10. Any changes in any part of unit exteriors, including doors, windows, awnings, ornamental screens and ironwork, storm doors and windows, paint color, window boxes, gates, and fences, require prior Architecture Committee review and approval.