

Welcome to Regency Key Townhomes there are Rules & Regulations that must be followed in the complex. A copy of these should have been given to you prior to leasing or buying. If they were not you need to go to [www.regencykey.org](http://www.regencykey.org) under the Association tab and download the full set of all the rules called **Covenants Conditions and Restrictions**, here are a few.

## **RULES:**

1. You may not make any additions to the outside of your residence without Board approval. All building paintings are performed by person's the Board chooses. Changing door or outside building color is not allowed. No spot lights, flood lighting may be installed. No trees or landscaping may be removed without Board approval. You may NOT attach anything to the outside stucco or roof by drilling, nails or anything that would put holes in the stucco.
2. **Pets:** If you own a dog they must be on a leash when outside and you must pick up after them. There are doggie stations around the complex for convince. No barking dogs; do not leave dogs unattended on the patio or in the home with the windows, this will fall under the Nuisance rule. Household pets only no livestock or poultry (chickens), no pet breeding for commercial purposes.
3. All garbage is to be placed into the compactor up front. Leaving garbage, boxes or any other items outside the unit is not allowed. No large items are to be left at the compactor or placed into the compactor that can jam the compactor. Any large boxes need to be broken down before placed in the compactor, no construction materials.
4. Residents have one parking space assigned with a number do not take up two spaces when parking. Visitors may park in any space without a number. All cars parked in the complex must be operating and have an up to date tag registration no car may remain parked without proper registration or it will be towed at owner's expense. No trailers, motor homes, boats or any other recreational vehicles. No large commercial vehicles, cars or vans with writing/advertisement is considered commercial and therefore must be covered when park in the complex.
5. Nuisances – No obnoxious, unpleasant, unsightly, or offensive activity shall be carried on in the complex. No activities that constitute a nuisance shall be conducted in the complex. Such as loud music, music with offensive language, loud outside parties, using obscenities in a public area etc in the complex, this includes any guest visiting residents. This includes kids, children must be supervised at all times when outside.
6. Windows - No reflective foil, sheets, newspaper or similar materials allowed as window treatments. Only drapes, blinds, verticals in white or light beige may be used. Also, no signs are allowed in windows except For Sale, For Lease, and small security alarm sticker in corner and if you have a surveillance camera you must have a sign posted. No political, football or any other sign except for the ones mentioned above.
7. Pool area – All parties must be out of the pool area by 10pm, this includes weekends. Persons are required to clean up after any parties or get together they have at the pool. No glass permitted at the pool. No children allowed without adult supervision, and gate is to be kept closed at all times; do not throw rocks into the pool.No BBQ pits or fire of any kind allowed in pool area. (See rules posted in the pool area).
8. No oil changes or mechanic work shall be performed on cars on premises. (Exception tire changes for flats and changing dead batteries). If your car is leaking oil you will be required to have this repaired.
9. Gas grill's can be stored outside your back area, but must be on pavers off the grass, store charcoal grills on patio or on pavers when not in use. Gas grills are allowed to be used on your patio, but we do not allow any open flames like charcoal grills or fire pits used on patios. These items need to be used outside away from roofing and trees, but they are not to be left in the yard area must be stored on pavers.