

Procedures for the Enforcement of the By-Laws, Declarations,
and Rules of the Hearthstone at Village Square HOA

One of the duties of the Board of Directors of Hearthstone at Village Square is to "impose and collect reasonable fines for violation of the rules and regulations of the Condominium Association" (Article V, section 3f). Such rules and regulations can be adopted by the Board provided that the procedures outlined in Article X, section 1 and 2 are followed.

A proposed addition to Hearthstone at Village Square rules and regulations to become effective January 1, 2012 is as follows:

Fines may be assessed to Unit Owners who are in violation of the Condominium Declaration, By-Laws, or Rules and Regulations through the procedure outlined below:

- (a) A complaint of an alleged rules violation may be sent, in writing to the Board of Directors by any unit owner. The complaint must include:

1. The date of the observed occurrence
2. The name and address of the violator
3. A description of the violation
4. The name, address, and signature of the person making the complaint

A form for this purpose may be obtained from the management company or a member of the Board of Directors.

- (b) Upon reception of a written complaint, a letter advising the responsible Unit Owner of the violation will be sent by the management company requesting compliance within a specified amount of time. This notification to cease and desist will contain the following information:

1. The alleged violation
2. The action required to abate the violation
3. A time period, not less than 10 days, during which the violation may be abated without further sanction, if the violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of sanction after notice and hearing if the violation is not continuing.

Order: ZD39KG9KM

Address: 120 W Broadway Unit K

Order Date: 12-04-2019

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(c) If the violation continues past the time allowed for abatement or if a second violation occurs, the Board will send the responsible unit owner a written notice of a hearing to be held by the Board in session. This notice shall include:

1. The nature of the alleged violation
2. The time and place of the hearing, which time may not be less than 10 days from the giving of the notice
3. An invitation to attend the hearing and produce any statement, evidence, and witnesses on his/her behalf
4. The proposed sanction to be imposed.

The hearing shall be held in executive session. Proof of notice and the invitation to be heard will be entered into the minutes.

(d) After following the above procedures, The Board of Directors may proceed with sanctions against a Unit Owner who is found to be in violation of the Condominium Declaration, By-Laws, or Rules and Regulations in the form of the fines listed below. Also, the responsible Unit Owner will be assessed for the costs borne by the association to correct the violation, any legal costs, and any unpaid fines accrued.

First Offense	\$25.00
Second Offense	\$50.00
Third Offense	\$100.00
Fourth and any Subsequent Offenses	\$500.00

A unit owner who is found to be in violation will be notified in writing of an imposed fine. The fine will be subject to collection within 15 days of the notification.

(e) All costs expended by the Board in enforcing these Rules, such as the costs of towing an illegally parked vehicle, shall be assessed and may be collected in the same manner and against the same person as fines.

The rules and regulations which are subject to the procedures for enforcement are to be found in the Hearthstone at Village Square Declarations and By-Laws, and will include any additional rules passed by the Board of Directors. These rules and regulations include but are not limited to, the following:

1. Residents must be 55 years of age or older with a spouse of any age or other person 40 years of age or older. Persons under 40 years of age, other than a spouse, shall not reside in a unit for more than a total of 30 days in a calendar year.
2. No resident shall park or store a camper, boat, commercial vehicle, or inoperative vehicle in the Condominium parking areas.
3. No motor vehicle shall be washed, rinsed, waxed, or repaired in the Condominium parking areas.
- * 4. The residents of a unit may keep a maximum of 2 dogs or 2 cats or 2 caged birds or a combination thereof as domestic pets.
5. Dogs may be walked on the General Common Elements only and must be on a leash. Dog owners are responsible for cleaning up after their pet.
6. No grill or other cooking apparatus may be stored or operated on any patio or balcony.
7. No personal property other than customary outdoor furniture and no more than two planters shall be left on any patio or balcony.
8. Residents shall not back into parking spaces which are in front of Condominium buildings.
9. All unit owners must have their dryer vent cleaned every two years and send proof of the cleaning to the property management company.
10. No resident may dig up the sod on common condominium ground for any purpose.

Complainant Name _____ (Owner Information)
Defendant Full Name _____

Phone Number: _____ Phone Number: _____

Attach photo if possible.

[illegible]

Signature: _____ Date: _____
COMPLAINANT

Signature: _____ Date: _____
COMPLAINANT

Mail completed form to:
Debra Bell, Community Association Manager
Hearthstone at Village Square
Tidewater Property Management, Inc.
3706 Crondall Lane Suite 016
Owings Mills, Md. 21117
443-548-0191 ext. 122

Order: ZD39KG9KM

Address: 120 W Broadway Unit K

Order Date: 12-04-2019

APPROVED RULE AND REGULATION
Hearthstone at Village Square Condominiums, Inc.

Effective **July 1, 2010**, every UNIT OWNER, at his or her own expense, is required to have his or her dryer vent professionally cleaned. The initial cleaning must take place on or before the 1st day of **DECEMBER 1, 2010**, and thereafter, the vents must be professionally cleaned every other year (i.e.: 2012, 2014, 2016, etc.) by the 1st day of **DECEMBER**.

Written proof of cleaning must be submitted to the management company prior to the aforementioned deadlines for the initial year and each year thereafter.

NON-COMPLIANCE

Failure to submit proof of cleaning to the management company on or before the deadlines set forth herein will be deemed a violation of this resolution. Violations of the terms and conditions of this resolution will be addressed in the same manner as a violation of the Condominium Declaration, By-Laws and Rules and Regulations, including but not limited to the imposition of sanctions, including monetary fines, after a notice and a hearing.

Hearthstone at Village Square Condominium, Inc.
APPROVED RULES SUPPLEMENTING
Article X. USE RESTRICTIONS of the
HEARTHSTONE AT VILLAGE SQUARE
CONDOMINIUM DECLARATION
EFFECTIVE APRIL 1, 2013*

The following rules supplement Article X. USE RESTRICTIONS of the HEARTHSTONE AT VILLAGE SQUARE CONDOMINIUM DECLARATION. These rules will be enforced in accordance with the established Procedures for the Enforcement of the By-Laws, Declarations, and Rules of the Hearthstone at Village Square Condominium Association.

1) Section (h) Use of Common Areas. A planter is defined as any container placed on the floor or railing of a patio or balcony, or on a piece of furniture on a patio or balcony, that is filled with soil or other growing medium, and normally contains living or artificial plants. **A maximum of two planters and two hanging plants may be left overnight on any patio or balcony.** Patio or balcony planters left overnight on any patio or balcony shall conform to the following:

Round Planters – diameter shall not exceed 22 inches
Square and Rectangular Planters – sum of length plus width shall not exceed 36 inches
Oval Planters – sum of the principle axes shall not exceed 36 inches
Other Planter Shapes – maximum dimensions shall be as determined by the Board of Directors generally following the above

All dimensions are exterior dimensions measured at point of greatest extent. In cases of dispute, the Board of Directors shall determine the final measurement(s) of the planter.

Any planter placed on a balcony railing shall be entirely on the inside of the railing. The brackets and/or support system for the planter shall be adequate to carry the weight of the planter.

The use of any trellis with a planter is not allowed.

The Unit Owner is responsible for maintenance of any planters on their patio or balcony. The Unit Owner shall insure that no debris or water from their planter(s) impacts lower units. Special care shall be taken when watering to prevent excess water from dripping on lower units. Unit Owners shall remove snow from their planters in order to prevent melt water from forming ice on a lower patio or balcony.

2) Section (h) Use of Common Areas. No one shall plant any flowers, ground covers, shrubs, bushes, trees, etc., or install any decorative items in the lawns or landscaped areas of the Condominium, including the existing mulched beds. Stepping stones may be placed in mulched beds to allow access to patios provided that the existing shrubbery is not impacted.

3) Section (l) Articles Hung from Property. A hanging plant is defined as any plant, with associated container and growing medium, that is suspended from the ceiling of a patio or balcony by an appropriate hanging system.

No planters or hanging plants shall be hung from any outside window. Any planters attached to a balcony railing shall be counted in the "planters left overnight on a patio or balcony" allowed under Article X Section (h) Use of Common Areas. **A total of four plant containers- two planters on the patio or balcony and two hanging plants are allowed.**

A maximum of two hanging or suspended plants may be left overnight on any patio or balcony. Hanging plants left overnight on any patio or balcony shall conform to the following:

Round Hanging Plant – container diameter shall not exceed 16 inches

Square Hanging Plant – container side shall not exceed 12 inches

Oval Hanging Plant – sum of the principle axes of the container shall not exceed 24 inches

Other Hanging Plant Shapes – maximum dimensions shall be as determined by the Board of Directors generally following the above

All dimensions are exterior dimensions measured at point of greatest extent. In cases of dispute, the Board of Directors shall determine the final measurement(s) of the planter.

The above rules for maintenance of planters shall apply to hanging plants. In addition, the Unit Owner shall ensure that the anchor and hanging system for the plant are adequate to support the weight of the plant.