

Elizabeth Townes

Homeowner's Association

Owners Handbook

Revised 4/29/2008

Table of Contents

Important Contact Important Contact Information	P.3
Preface/Tenants	P.4
Violations/Property Manager	P.5
Monthly Dues	P.6
Financial Statements	P.7
Record of Ownership	P.7
Maintenance	P.8
HOA/Homeowner Responsibilities	P.8
Insurance	P.9
Changes in Rules & Regulations	P.10
Board of Directors/Community Committees	P.10
Antennae/Satellite Dishes	P.11
Pets	P.12
Exterior Maintenance	P.13
Exterior Alteration Guidelines	P.14-18
Interior Maintenance	P.19
Frozen Water Pipes/Water Turn-Off Procedures	P.20
Garbage	P.21
Parking & Auto Regulations	P.22
Swimming Pool Rules & Regulations	P.23
Noises & Nuisances	P.24

IMPORTANT CONTACT INFORMATION

Ambulance, Medical, Fire, Police, Security	911
City/County Information http://www.charmeck.nc.us	311
City of Charlotte (Water Dept)	311
Animal Control (Charlotte)	311
Property Management Hawthorne Management Angie Baxter abaxter@hawthornemgmt.com	704-377-0114 ext. 217
Aquatrol (Problems with the lift station)	704-882-2319
Duke Power (24 hour customer service)	1-800-777-9898
Electrical outage/problems http://www.duke-power.com	1-800-769-3766
Poison Control	1-800-222-1222
Sheriff (Mecklenburg County) http://www.co.mecklenburg.nc.us/cosheriff	704-336-2543
NC One Call Number (to identify underground utilities)	1-800-632-4949
Community Website	http://www.elizabethtownes.com

PREFACE

This Handbook provides information about practices and policies at Elizabeth Townes. Residents should become thoroughly familiar with the Handbook as well as the By-Laws of Elizabeth Townes Homeowners Association (referred to in this Handbook as the "By-Laws") and the Declaration of Covenants, Conditions and Restrictions for Elizabeth Townes (referred to in this Handbook as the "Covenants"). Residents are responsible for assuring that their leasees and guests are aware of and comply with all applicable policies, rules, and regulations.

The By-Laws contain information regarding ownership, elections, general rules, assessment procedures, powers and duties of the Board of Directors.

The Covenants focus on the property rights, architectural control, and use restrictions.

If you were not given a copy of these important documents at closing, you may obtain copies from the Property Management Company.

Adherence to the policies, rules, and regulations in this Handbook and to the By-Laws and Covenants, combined with a spirit of consideration and willingness to work together, will ensure the kind of community in which all residents are happy to live.

LEASES AT ELIZABETH TOWNES

1. It is the responsibility of the owner of the unit to provide his/her tenants with the rules and regulations of the Association.
2. Tenants are to abide by the same rules and regulations as the homeowners
3. Owners are responsible for any damages caused by their tenants.
4. Owners are to inform the Management Company as to the identification of their tenants each time their unit is leased. This is extremely important in order for the HOA to communicate effectively with homeowners and tenants.
5. Owners forfeit their use of all facilities at Elizabeth Townes to the tenants when they lease their unit.

REPORTING VIOLATIONS

Any residents wishing to report the violation of a Covenant, By-law, or Rule or Regulation should do so to the Property Manager. A report should contain sufficient information to allow the Property Manager to contact the Owner or Occupant involved to resolve the situation identified.

THE PROPERTY MANAGER

A Property management company has been hired by the Association for day to day management of Elizabeth Townes. Please refer to page 3 of this handbook for the name of the company as well as the name of our dedicated property manager.

The duties of the Property Management Company include:

1. Accounting services
2. Collecting Homeowner's dues
3. Mailing overdue notices
4. Management of agents hired to maintain the pool, performs landscape maintenance services and other common property repair and maintenance.
5. Provide direction and counsel to Board of Directors

The Property Manager should be contacted in the event of any property emergency or to answer any questions related to the Homeowners Association. The Property Management Company has a 24-hour answering service.

MONTHLY DUES

Each townhome is assessed monthly for the operation of the Homeowner's Association. This assessment covers: outdoor lighting, common area & Structure, fire & casualty insurance, lawn care, exterior roofs, swimming pool operation, roll out trash service and general maintenance as provided in the DCC&R. The dues are payable on the first of each month. A check with a coupon from the management company should be made payable to the Elizabeth Townes Homeowner's Association.

Please make certain to include your payment coupon or other identification with your check so that your payment can be accurately credited. If you sell your home, the coupon book should be given to the new owners for the remainder of the current year.

DELINQUENT PAYMENTS

A late fee of \$15.00 is assessed on the 15th day of the month on any unpaid dues. An additional \$15.00 per month will be assessed until all overdue amounts are paid. Any account two-months overdue is subject to legal action through the Court System. Attorney's fees will be added as part of the lien. Any unit that remains in this delinquent status is subject to the loss of the Common Area privileges and/or being sold through foreclosures as stated in the DCC&R.

FINANCIAL STATEMENTS AND AUDITS

Monthly financial statements are available to any homeowner upon request. The board reviews the financial statements on a monthly basis.

An audit of the books is conducted every year.

A copy of the audit report is available to all homeowners upon request.

RECORD OF OWNERSHIP

Homeowners should inform the Management Company of the pending sale of a unit prior to the closing date. In this way, the financial status of all units can be kept up-to-date.

In accordance with the By-Laws of the Declaration of Covenants, Conditions and Restrictions, the management agent will maintain a list of all townhome owners.

MAINTENANCE

Common elements maintenance and repair work is handled on a job-to-job basis under the direction of the Board.

If you know of repair work or maintenance that should be done on the common townhome property, please contact the Management Company. The Board of Directors establishes priorities for repair jobs on the recommendation of the Management Company in conjunction with the Architectural Control Committee.

The Association responsibilities and individual responsibilities are listed in the DCC&R. However, here is a brief outline of responsibilities of the individual owners and Association:

ASSOCIATION RESPONSIBILITIES

Exterior of units including siding, roofs, private streets, and ground maintenance.

UNIT OWNER RESPONSIBILITIES

1. Doors and windows of their units. Including frames, glass, locks, and screens.

If you have any questions, please refer to your copy of the Declaration of Covenants, Conditions and Restrictions (Page 7, Section VI).

FIRE AND CASUALTY INSURANCE

The Homeowner's Association maintains a fire and casualty insurance policy to cover the buildings and common area.

CLAIMS

IN CASE OF AN INCIDENT, PLEASE NOTIFY THE MANAGEMENT COMPANY. Claims and invoices should be coordinated with and mailed to the Management Company.

INTERIOR INSURANCE

Each Resident is responsible for obtaining a homeowner's policy (type HO-6) for his/her furnishings and other personal property. Homeowners should check their individual policy to make sure it covers all their belongings not covered by the master policy including upgrades, and if seepage and leakage from another unit is included. This is to make sure you are properly protected.

CHANGES IN RULES AND REGULATIONS

The Board of Directors may, in accordance with the By-Laws, alter, amend, revoke or add to these Rules and Regulations for the preservation of safety and order in Elizabeth Townes for its care and cleanliness, or for protection of the reputation thereof. When given to any resident, it shall have the same force and effect as if originally made a part of these Rules and Regulations.

The Board of Directors has given the Management Company certain authority for the enforcement of these Rules and Regulations.

These Rules and Regulations will remain in full force and in effect unless amended or revoked by the Board of Directors.

BOARD OF DIRECTORS

The Board of Directors has additional responsibilities outlined in the By-Laws. The Management Company has responsibility for the day-to-day operation of Elizabeth Townes. In addition, the Board supervises committees and approves all projects in the townhome complex and periodically reviews the external units and grounds to insure compliance with the By-Laws and standards. Owners will be advised if a unit needs care. Contact the management agent for a list of current Board members. Refer to By-Laws for further information.

COMMUNITY COMMITTEES

The following community committees have been established to assist the Board of Directors and the property management company:

Architectural Control Committee

Evaluate homeowner requests for exterior property changes

Landscaping/Maintenance Committee

Walk Property for maintenance and landscaping issues the Board needs to address

Social/Newsletter Committee

Publish/distribute periodic newsletter to residents, plan community social events.

Welcome new homeowners

Nominating Committee

Solicit potential candidates for vacant Board positions or those up for re-election.

ANTENNA, SATELLITE DISHES, AND SOLAR PANELS

1. No Television antenna or any other type of antenna for the operation of a radio may be located on the exterior of any unit.
2. No Solar panels may be placed or maintained on any roof plane.
3. Each unit owner may install one 18" satellite dish to be located as close to the bottom of the back of the roof as possible. The homeowner is responsible for any damages that occur during installation. Homeowner is responsible for temporary removal of satellite dish for necessary exterior maintenance to the home.

PETS

1. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any part of the property except that dogs, cats, or other household pets may be kept by residents in their respective units provided that they are not kept, bred or maintained for commercial purposes, meet the requirements of these Rules and Regulations and do not endanger the health of or, in the sole discretion of the Board of Directors, unreasonably disturb the owner or any occupancy thereof.
2. Pet owners are required to pick up and remove all solid waste left by their animals.
3. All animals must be kept on a leash and accompanied by owner when outside of their unit.
4. Animals are not allowed to run free, Violations of rules 2-4 should be reported to Charlotte Mecklenburg Animal Control (see page 3 for contact information)
5. Do not tie animals outside the unit or keep them on patios, balconies or decks.
6. Any animal trained for attack is considered vicious, and is not allowed in Elizabeth Townes. Dangerous dogs should be reported to Charlotte-Mecklenburg Animal Control (see page 3 for contact information)
7. Any damage to property or injury to anyone will be the direct responsibility of the owner of the animal.
8. Pets are not allowed to urinate on shrubs and small trees as the acid will kill them, and the may not urinate on mailboxes. The pet owner will be liable for cost of replacement.
9. Visiting pet must also abide by Pet Rules.
10. Owners shall not house a pet in any constructed type of pen, enclosure or other structure either attached or adjacent to their home or anywhere on their lot.
11. Any violation of these regulations may result in the Animal Control Unit being called and the animal being removed from the property.

EXTERIOR MAINTENANCE

1. No exterior alterations are allowed without written permission from the Board of Directors. No attachments, awnings, enclosures of any type are allowed without permission. Any unapproved alterations will be removed at the expense of the owner. Forms are available from the Management Company.
2. No unit owner, his/her employees, agents, or guests will mark, paint, drill or in any way deface any exterior walls, shrubbery or grounds.
3. No signs, plaques, or any other commercial or decorative signs may be installed outside the unit with the exception of security signs.
4. As roofs are common elements no repairman, owner, guest, nor any other person will be allowed on the roof of any building without written permission, and will be held liable for any damage to the roof system resulting thereof.

COMMON AREA

1. No items, such as towels or linens, may be hung so as to be visible from the outside of the units.
2. The sidewalks, entrances and passages should not be obstructed by the unit owners or sed by them for any purpose other than entering and exiting. The sidewalks, entrances, porches, patios, floors and front and back yards should be kept free from rubbish.
3. No bicycles, lawn chairs or other articles of that kind are permitted to remain on the common area except when in use. Anything stored in these areas constitutes fire hazard.
4. Please avoid any actions that will prevent the grass from growing. Bicycles and foot traffic cutting corners will result in unsightly worn areas.
5. No parking of vehicles is permitted on the grass.
6. No fences, enclosures, personal play equipment, or structures of any kind will be erected or placed upon the common area.
7. The sidewalks, entrances, and front and back yards will be kept free from rubbish, bicycles, baby carriages, boxes or any other articles which will obstruct maintenance of the grounds or distract from the appearance of lawns, courts and strolling areas. Please avoid any actions that will prevent grass from growing. Bicycles and foot traffic cutting corners will result in unsightly worn area.
8. All grills are restricted to rear of unit.

EXTERIOR ALTERATION GUIDELINES

Fences

Goal

Maximize the amount of property a homeowner can fence in without adversely affecting common area maintenance or interfering with cross-easements along rear of all properties
Keep a consistent look to all fences constructed

Standards

All fences must be approved by the Board **PRIOR** to construction

All homes entitled to construct fences 11 feet out from predominant rear building line of their unit. The predominant rear building line is defined as the rear wall of the unit having the greatest length. In some units there is only one building line while others have two building lines due to building offsets

Fences must be 6 foot shadowbox style privacy fences

Tops of fences should be as level as possible. Minor dips (<1 foot) in the property should be resolved at the bottom of the fence. If the property is graded up or down, the top of the fence can reflect the grade at a consistent angle but should not contour to the ground.

Fences cannot be constructed past the side of the building.

Fences must remain within property lines

If a side of a fence is to be shared by two neighbors, a written agreement signed by both homeowners must be submitted for approval to the Board outlining the maintenance responsibilities for the shared fence as well as what will happen if one neighbor decides to remove their fence.

Fences should go straight back from sides of unit.

If obstructions such as air conditioner units or gas meters exist, every effort should be made by the homeowner to have these items moved to accommodate the fence

If items cannot be moved and are close to the building, the fence may be angled such that the obstruction is accessible by the owner responsible for the obstruction

Upon approval, fences can extend past the 11 feet as long as it will leave 5 feet between the fence and any obstructions such as natural areas for landscaper access to other properties as well as cross-easements in rear of all properties. Under no conditions can a fence extend past the property line.

Going forward, the Board would like to keep all fences even across the back of the unit. Future fence approvals should allow the other units to bring their fences out even with the approved fence.

Post tops should match post tops of existing fences for that building. If no fences have been constructed or constructed fences have no post tops, no post tops should be approved for that building

A clear-coat protectant (no colored stains) may be used on the fence and is recommended
Removal of existing fences must be approved by the Board

Flowerbeds

Goal

Allow individuality in existing flowerbeds but keep the overall look of the community consistent with the original plan.

Keep HOA maintenance responsibilities in check

Maintain accessibility for landscaper maintenance of grounds

Standards

No vegetables may be planted in flowerbeds (except within approved privacy fences)

New flowerbeds may be created along the sides of the homes on the edges of the buildings, around patios, screened in porches and fences with the following restrictions

Beds cannot extend more than 3 feet out from the side of home/structure

No trees may be planted in the beds, only flowers and small shrubs

Bedding must match the bedding of the existing visible flower beds

Maintenance of flower beds will be the responsibility of the homeowner

Beds must be located entirely on homeowners property. If your fence comes out to the edge of your property, you may not add a flowerbed along that part of the fence since it would be located on the common area

Any damage to the home resulting from the creation/maintenance of beds is the responsibility of the homeowner (i.e.: moisture damage)

No new trees may be planted anywhere on the property without the approval of the Board

New shrubs and flowers may be planted in existing flowerbeds but will be the responsibility of the homeowner to maintain

Any shrubs originally planted by the HOA that are moved by the homeowner become that homeowner's responsibility to maintain.

If any homeowner fails to maintain any changes they have made, the HOA may remove the change and restore the property to its original condition at the cost of the homeowner

Bedding may be changed but, if homeowner changes from pine straw, it becomes their responsibility to maintain. Also, the same bedding should be used throughout all externally visible flowerbeds on the individual property

Flower beds edging may not extend 12 inches in height

Homeowners may not plant in flowerbeds on common areas

Satellite Dishes

Goal:

- Allow 18" satellite dishes
- Control placement of dishes in order to avoid unsightly installation
- Release HOA from responsibility for damage resulting from installation

Standards:

- No approval necessary if installation meets the standards below
- No satellite dishes over 18" in diameter are allowed
- Only one dish per unit
- Satellite dishes must be mounted on rear of rooftops as close to the bottom as possible
- Any damage resulting from installation of dish is the responsibility of the homeowner
- Homeowner is responsible for temporary removal of dish if it interferes with necessary maintenance of the building

Patio Coverings

Goal:

- Keep rear patio coverings consistent; maximize the space a homeowner can enclose

Standards:

- Must be approved **PRIOR** to construction
- Only screened in porches are permitted
- Can enclose a total of 11 feet out from predominant rear building line of unit (this is 3 feet past the original concrete patio)
- Roof must be angled to allow for water runoff
- Same color/style of siding must be used where necessary
- Screens only...no glass enclosures allowed
- Look must be consistent with current patios constructed in community
- No building-attached awnings allowed

Decks

Goal

Keep decks consistent in look and location

Standards

No new decks may be constructed unless they are within an approved fence and not externally visible. New decks must be approved prior to being constructed. Existing decks may be extended to a maximum of 11 feet from predominant rear building line (usually an additional 3 feet)

Extensions must be approved by the Board PRIOR to construction

Extensions must look identical to existing deck

Gate and steps may be added to decks

Gates and steps must be approved by the Board PRIOR to construction

Gate must be consistent with the look of the existing deck

Steps must come down onto the homeowners property

Decks may be stained specific color

To protect the decks from weather, a clear-coat protectant may be used

Behr Deck Plus Semitransparent Stain DP-391 has also been approved for use on decks only (not fences). If you wish to use a different brand, a request must be submitted in writing to the Board for approval. It should include the details of the stain and a sample of it used on a small piece of wood representing how the color will look on the fence

Decks with a different color stain, must conform the next time they stain their decks.

This may involve pressure washing to remove the current stain. All decks must be in compliance by December 31, 2003 or be subject to fines.

Storm Doors

Goal:

Allow storm doors but keep a consistent look throughout community

Standards:

Do not need to be approved but must meet standards

Must have white trim/brass fixtures

Must be full glass with NO etchings

EXTERIOR ALTERATION GUIDELINES (CONTINUANCE)

Fines

Goal:

Provide a way for the Board to enforce the guidelines set forth

Standards:

Failure to correct violations of the Exterior Alteration Guidelines in a timely manner may result in fines of \$25 per day per violation until the violations are corrected. Repeat violations may result in fines up to \$150 per day per violation.

INTERIOR MAINTENANCE

1. Maintenance and repair of the entrance doors and locks, windows and latches are the responsibility of the unit owner.
2. The unit owner will be responsible and will pay for any damages or waste resulting from stoppage in the plumbing pipes as a result of misuse or neglect, and shall reimburse the Association on demand for the expense incurred due to waste or the repair or replacement of any such equipment.
3. Should any adjacent unit incur damage as a result of negligence by a unit owner (or his/her tenant), that unit owner will be held responsible for the cost of all repairs to the damaged unit.
4. Smoke detectors are required by our insurance company. Carbon Monoxide detectors are required by the City of Charlotte. Their installation and maintenance are the unit owner's responsibility.

FROZEN WATER PIPES

Prolonged outside temperature below freezing can result in frozen water pipes if precautions are not taken by homeowners. The precautions include, but are not limited to:

1. Maintain the heat in your unit at 55 degrees F or higher at all times. Insurance policies will not cover damages from frozen pipes if the heat has been turned off in the residence. **PLEASE DO NO TURN OFF YOUR HEAT!** It could result in your personal liability for damages it may cause.
2. Run (dripping) water from all inside faucets on occasion to prevent standing water from freezing.
3. Inform neighbors when you will be out of town during the cold weather months and leave a key with the neighbors so they can periodically check your pipes.
4. If the unit will be vacant during the winter months **cut off the main water supply and drain pipes by opening all faucets in kitchen and baths.**
5. Shut off all outside faucets to insure that these pipes will not freeze. (See next page for instructions)
6. Notify the Management Company if you feel a unit is subject to frozen pipes and should be checked.

WATER TURN-OFF PROCEDURE

Each model differs in outside valve locations. However, all models have one master valve located in the garage.

All water shut-off valves are "on" when parallel with pipes and "off" when at right angle to the pipe.

REMEMBER: All plumbing, including sewer and the underground drainage system within your townhome (to a point 5" from your outside walls) is your responsibility as owner.

TRASH/GARBAGE

Garbage service is supplied to each unit on an individual basis.

1. No article larger than a household garbage can should be placed in containers.
2. Furniture, mattresses, building materials, etc. require a special pickup - obtained by calling the trash collection company listed on page 3 of this handbook.
3. Anyone depositing anything other than household garbage will be charged for the removal of these articles from the property. The collector will not empty the container if he/she sees anything other than garbage.
4. Cans are emptied every Thursday. If a holiday falls on or before the regular day, cans are emptied on Friday. The following holiday's affect trash pickup day:

New Year's Day

Independence Day

Thanksgiving

Christmas

5. Trash Containers should be brought to the curb no earlier than 6:00PM the night before pickup day and returned to the garage or backyard (within fence if backyard is fenced in) by the end of the day of pick up.
6. No garbage or trash may be deposited at any place on the premises.
7. Please make sure that all trash goes into the cans and that no trash is left outside the receptacle.

PARKING AND AUTOMOBILE REGULATIONS

Each unit has been provided (2) - parking spaces, for two vehicles only. Units have one space in the garage and the second space in the driveway. The Board has given the management company authority to tow, at the owner's expense, cars or other vehicles improperly parked.

1. Spaces are to be used for the parking of automobiles and passenger trucks only
2. The following vehicles may not be parked on the property except for the conduct of business at the property:
 - Vehicles over 10,000 pounds
 - Vehicles with commercial equipment, supplies, ladders, etc., visible to the eye.
 - Vehicles must fit adequately within the parking space
4. No automobile, moving van or delivery truck will be parked, driven across, or onto the lawn or walkways. Any damage resulting from the violation of this regulation will be the direct expense of the unit owner.
5. All vehicles must be properly licensed.
6. All tires on any vehicle must be inflated at all times.
7. No inoperable or wrecked vehicle of any type may be allowed on the property.
8. No repairs are allowed in the common parking areas. No vehicle may be left on blocks, jacks, etc., overnight. No repairs can be made by driving a vehicle upon the sidewalk or lawn area.
9. Visitors may park in any visitor space. To provide space for visitors, residents must park their owned vehicles in their assigned spaces (driveway or garage) and not in visitor parking area.
10. No parking on the street.
10. The maximum speed limit is 15 mph.
11. No recreational vehicles, boats, trailers, busses, etc., are allowed on the property.
12. **VIOLATION OF ANY OF THE ABOVE REGULATIONS MAY RESULT IN THE VEHICLE BEING TOWED AT THE OWNER'S EXPENSE OR A FINE.**

SWIMMING POOL RULES AND REGULATIONS

1. **Children:** All children age 12 and under are required to be accompanied at all times in the pool area by his/her parent or an adult resident who will be directly responsible for them.
2. **Registration:** Only townhome residents and their guests are permitted in the pool area.
3. **Safety:** NO GLASS OF ANY KIND IS PERMITTED WITHIN THE POOL AREA. No running, pushing, wrestling, or other horseplay is permitted that disturbs the enjoyment of the pool facilities by all.
4. **Cleanliness:** Caution your children to use the toilet facilities provided at the pool area. No pets of any kind are permitted. Deposit trash in receptacles. No rocks or debris will be allowed in the pool and pool area. No person will be allowed in the pool wearing street clothes (bathing suits only). Absolutely no cut-offs permitted. Showering before entering the pool is recommended. Babies in diapers must wear protective pants for health reasons.
5. **Pool Equipment Preservation:** Under no circumstances is any person to play with the cleaning implements. Pool furniture cannot be removed from the pool area at any time, nor placed in the pool. The homeowner is responsible for his/her family's guests and may be charged for damaged property.
6. **Intoxicants:** Persons under the influence of intoxicants are not permitted in the pool area.
7. **Smoking:** Smoking will not be allowed in the pool area. If you must smoke while at the pool you must do so in front of the pool house. You will be responsible for disposing of your butts. Do not flick the butts as it is a fire hazard and littering.
8. **Noise:** With due regard to the close proximity of some townhomes to the pool area and so as not to interfere with other users, noise level must be kept to a minimum. Radios and TVs are permitted with the use of earphones.
9. **Pool Hours:** Sunday through Thursday: 9:00 AM to 9:00PM; Friday and Saturday: 9:00AM to 10:00PM
10. Group use may be arranged on an individual basis. Contact the Management Company to arrange. Please remember this does not deny homeowners usage during said gathering.
11. Residents are responsible for removing any personal items brought to pool area or said items are subject to disposal.

ALL PERSONS USING THE POOL OR POOL AREA DO SO AT THEIR OWN RISK.

DISTURBING NOISES AND NUISANCES

1. No unit owner will make or permit any disturbing noises in the building by him or herself, his/her family, his/her servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of other unit owners.
2. No Obnoxious or illegal activities will be permitted within the community.
3. No signs, ads, or solicitations are permitted in or about the Elizabeth Townes Property without the prior consent of the Board of Directors with the exception of security signs. Units may place one normal size security sign in their yard without approval from the Board.
4. For Sale/Lease signs may NOT be placed on the grounds within the community. They may be placed at the entranceway to the community on Friday but must be removed by the end of the day Sunday. Failure to remove these signs may result in signs being disposed of. Units may also display on sign inside their window.
5. No resident will play any musical instrument or operate a record player, stereo, television, or radio in such a manner as to disturb or annoy other residents.
6. The discharge of firearms and/or any noise making or explosive device is expressly prohibited on any part of Elizabeth Townes property at all times. The discharge of firearms on the property, including BB guns and air rifles, is forbidden at all times.
7. Full size flagpoles are not permitted within the community. One standard mounted pole may be attached to the home to display a flag. Any damage to the home resulting from the mounting of the flag will be the responsibility of the homeowner.