

Park Timbers Homeowners Association

Standing Rules

Property of the General Membership Adopted December 4, 2007

Amended December 2, 2008

Amended December 2, 2014

Amended December 5, 2020

Corrected July 5, 2022

1. Elections

- a. One property owner per lot is entitled to one vote at a general membership meeting, electing members of the Board of Directors, voting on motions, and amending the By-Laws (Cov. 1A)
- b. The Board of Directors (“Board”), comprising a minimum of nine (9) members and not more than fifteen (15), shall be elected at the Annual General Membership Meeting (“AGMM”). (BL Art. III, Sec. 1)
 - i. The Secretary of the Association shall provide a roster of the members attending a general membership meeting to include the name and address of the person attending for the purpose of determining who can vote at the meeting.
 - ii. Only those homeowners in good standing are eligible to vote. The Secretary shall confer with the Treasurer to verify that the dues of the attendees are paid for the current and all preceding years. Non-payment of dues suspends a homeowner’s privilege to vote in all Association elections until all fees are paid and current.
 - iii. The Secretary shall publish the names of the elected members in the Park Timbers Newsletter in the January issue. The Secretary shall publish the names and position of the officers elected in the March issue.
 - iv. In the event that less than nine (9) total members are elected to the Board, the last elected President shall call for another General Membership Meeting to elect the number of members to bring the Board up to nine (9) total members.

2. Architectural Control Committee

- a. For the purposes of efficiency, simplicity, maintaining common standards and effective enforcement of the Covenants under the Architectural Covenants, one Architectural Control Committee (ACC), appointed by the President or the Chairman, shall function in place of the four (4) prescribed by the Covenants, with representation from each of the 4 sections.
- b. Enforcement
 - i. When a violation is recognized, it will be reported to a member of the ACC.
 - ii. A member of the ACC will contact and/or meet with the violator and review the violation.
 - iii. If the ACC cannot resolve the issue, the ACC will forward the pertinent information to the President of the Park Timbers Homeowners Association.
 - iv. The President will send a certified letter to the possible violator.
 - v. The possible violator will have ten (10) days from receipt of the President's letter to respond.
 - vi. If no response is received, the President shall direct an officer on the Covenant Committee Chairman to take the appropriate action.
 - vii. In the event of a city ordinance violation, the President, the Chairman of the ACC, or the Secretary shall notify the City in writing of the violation.

3. Covenant Committee

- a. When a violation is recognized, it will be reported to the Covenant Committee.
- b. At least one (1) member of the Committee will contact the violator in writing regarding the violation.
- c. If the Covenant Committee cannot resolve the issue, the Covenant Committee will forward the pertinent information to the President of the Park Timbers Homeowners Association.
- d. The President will send a certified letter to the possible violator.
- e. The possible violator will have ten (10) days from receipt of the President's letter to respond.

- f. If no response is received, the President shall direct an officer or the Covenant Committee Chairman to take the appropriate action.
4. Forbidden Animals (Replaced 12/5/2020) - Park Timbers homeowners are prohibited from allowing, directly or indirectly through others, the presence of the following animals on their property or anywhere within Park Timbers Subdivision.
 - a. Pit Bull breeds including, but not limited to, the American Pit Bull Terrier, American Staffordshire Terrier, and the Staffordshire Bull Terrier, as well as any mix of these breeds.
 - b. Rottweilers.
 - c. Any dog that has a history of, or exhibits, an aggressive (malicious) demeanor when in the presence of strangers.
 - d. Any and all additions with respect to dog breed to the existing rule that is being replaced will not be applied retroactively. (The prior Rule 4 pertained only to the American Pit Bull and Rottweiler breeds.)
5. Drones - No drones shall be flown over a homeowner's property without the homeowner's explicit consent and approval.
6. Solar Panels
 - a. Solar panels will only be allowed to be installed on a section of the roof of a house, garage, or any structure on the property that is not facing an adjacent street.
 - b. No solar panel shall be placed on any part of a building's roof facing a street.
 - c. For buildings located on corner lots, no solar panel will be allowed to face either street.
 - d. Before installation, a written request together with a drawing, showing the exact location of all panels, must be made to the Architectural Control Committee.
 - e. Written approval from said committee must be obtained before work begins.