

# **ISLAND WALK AT SNOWS CUT HOME OWNERS ASSOC.**

## **RULES AND REGULATIONS**

In keeping with the conditions of the Covenants of the Island Walk at Snows Cut Home Owners Association (IW-HOA), the Board of Directors has the authority to define the rules and regulations for the Association.

- 1. Exterior of Buildings:** IW HOA has the responsibility for all repairs, including painting for the exterior of all the buildings in the complex. Owners shall not change in any way the appearance of the exteriors including, but not limited to additions, painting, or any other structures without Board approval. Any owner who wishes to make a modification to the exterior of a building must make a written request and receive written approval from the Board of Directors.
- 2. Exclusions to Exterior Maintenance:** The Association's responsibility for exterior maintenance shall not include glass surfaces, screens, screen porches, and the framing for such screens and porches, awnings, deck enclosures, tool sheds, storage sheds, and any approved additions made at any time after a unit was originally built (unless maintenance of such additions is affirmatively and in writing assumed by the Association). Neither will the Association be in any way responsible for any unapproved additions or improvements already in place.
- 3. Deck Floors:** Individual owners are financially responsible for the maintenance of their own upper and lower exterior rear deck floors. If an owner does not properly maintain his or her deck flooring and it becomes unsightly to other homeowners from their townhouse, the Board will notify the owner of said deck(s) that his or her deck must be properly maintained.
- 4. Common Area:** Common areas are defined as any area, paved, seeded, or otherwise landscaped, that is outside the footprint of each individual building. Owners are not to leave any material or equipment in these areas at any time. The HOA is responsible for the maintenance and upkeep of the Common Area.

