

Hunters Crest Homeowners Association Rules and Regulations

Effective July 1, 2016

These Rules and Regulations are published to increase clarity and compliance regarding the governing documents of our organization. The Bylaws of Hunters Crest Homeowners Association, Inc. Article VII, Section 4, states: *The Architectural Control Committee shall have the duties and functions described for said committee in the Declaration. It shall watch for any proposals, programs or activities which may adversely affect the residential values of Hunters Crest, and shall advise the Board of Directors regarding Association action on such matters.*

The Declaration of Covenants for Hunters Crest, Article IV Section 3 includes: *the Architectural Control Committee may disapprove plans and specifications for only one or more of the following reasons: a) Non-compliance with this Declaration, municipal ordinances or other governmental regulations; b) Non-compliance with the Architectural Guidelines as prepared by the Developer and as may be modified from time to time by the Committee.*

These rules and regulations work in conjunction with the Architectural Guidelines, Covenants, Bylaws, and Compliance Process of Hunters Crest HOA. All policies including the ARC Application can be found at www.hunterscresthoa.com.

Note: Special rules apply for issues of non-compliance regarding Architectural changes made without an ARC application or approval. Common ARC items are listed in these Rules and Regulations. However, if in doubt and/or to avoid potential fines or other adverse actions, always submit an ARC Application for approval before commencing installation of any item or structure in the yard (landscaping, decks, patios, pools, etc.) or visible part from outside the house (windows, doors, paint, roofing, shingles, satellite dishes, etc.).

Once properly submitted, the ARC application is either: approved, denied, or approved with changes required by the Architectural Review Committee (ARC). Failure to submit an ARC Application before work is commenced will result in automatic fines and the need to modify, reconstruct, deconstruct and/or remove any work completed to date at the homeowner's expense.

As of July 1, 2016 these rules and regulations are binding on the items, structures and projects stated herein. The following items will act as governing principles for the Hunters Crest Homeowners Association and its duly assigned and elected Board of Directors and representative Committees.

SECTION 1: Architectural Application and Review by the ARC Committee required; all items must be approved before commencement of construction.

ITEM 1: DECKS AND PATIOS

All decks and patios must comply with City regulations and guidelines and also require an ARC application. It is the responsibility of the homeowner to acquire proper permits from the city or governing authorities. However, the ARC application may be denied if deck or patio materials distract from the image of our community at large. Bright, unnatural colors or unusual building components may fail ARC approval strictly on appearance to our community. A deck or patio should naturally compliment the house. Natural earth tone colors are easily approved.

Note: All decks (including cedar and “treated” lumber) must be stained and finished. Periodic maintenance—painting, staining, finishing (including cedar and treated lumber) is required. Decks that fall into disrepair will be subject to remediation.

ITEM 2: FENCES

Four-foot maximum height, black or brown vinyl coated chain link fences, or black wrought iron fences will be approved with ARC application. Wooden slotted fences of any style must pass a higher standard, and will be decided accordingly. Solid face fences (without slots) will not be approved. Any fence that is not properly maintained will be subject to violation and removal. Fences enclose the back yard, and therefore extend off the back corners of house. However, fences may extend as far up as the center plane of a house when aesthetically appealing. “Privacy fences” are not allowed in the Hunters Crest Community.

ITEM 2a: DOG RUNS (Fences) & KENNELS (Dog House)

Dog runs may be permitted with written ARC approval and constructed using vinyl coated (black or green) chain link fence not taller than 6’. The complete dog kennel may be no larger than 6’ X 15’ and be located immediately adjacent to the homeowners building. It is recommended that a dog kennel (dog house) be constructed of similar material as the home itself and be constructed in such a manner as to give the appearance that it is an extension of the home itself. In the event vinyl coated chain link dog run fencing is used, homeowners shall be required to install perimeter landscaping to screen the kennel. Plant materials must be placed 3’ on center along the perimeter of the kennel and must at maturity, grow to a minimum height of 4’. Dog runs must be placed in locations, which minimize impact on neighboring structures.

ITEM 3: LANDSCAPING

An ARC application is required for retaining walls, boulder walls, rock beds and mulch beds on the sides and front streetscape of a home. The planting of trees, shrubs and plants along the sides and back of one's property is at the discretion of the homeowner. For all landscaping on the front streetscape side of the home, including front yard, require ARC approval. All landscaping should be maintained so as to maintain the overall integrity and beauty of the Association. This includes trimming the grass along both sides of a fence. When planting close to the property lines, keep in mind the height and width at full maturity to avoid any potential issues with neighbors. We understand landscaping is an individual and subjective item. However, the Board reserves the right to request modification if landscaping is not done with common sense and complaints are received for things such as overgrowth, excessive plantings, lack of general care and maintenance,

obtrusive items. Driveway borders and/or landscaping consisting of brick, rock, mulch or other materials must be approved by the Board.

ITEM 4: SIDING AND ROOFING: (ARC Application & Approval Required)

All exterior modifications to the home and roof require ARC approval. The material composition of the outside walls including but not limited to, all types of siding, stucco, and brick must be of a quality grade. Exterior color changes also require ARC approval. This includes, but is not limited to, the doors and the trim including front entrance and any painting or replacement of garage doors.

All roofing, including subsequent replacement roofing require ARC approval and must consist of upgraded asphalt architectural composition shingles. Flat, non-architectural, three tab, or any nonconforming shingles are not allowed, and will require replacement at owner's expense.

Note: In the event of storm damage, ARC approval is required before commencing of roof replacement; repairs must be in compliance with the covenants and above rules.

ITEM 5: SATELLITE DISHES

An ARC application must be submitted to ensure that the placement of the dish does not detract from the overall appearance of the façade of the home. All satellite dishes should be mounted in a position that is not visible from street when possible – on the back side of home on the roof. The Board of Directors reserves the right to have satellite dishes repositioned for any non-approved placement so long as the movement of the satellite dish does not hinder the ability of the homeowner to acquire the services being provided.

ITEM 6: AIR CONDITIONERS

Air conditioners may not be installed in windows viewable from the streetscape. Replacing a central air conditioning unit does not need approval unless the location or size of the unit is being changed.

ITEM 7: SOD REQUIRED for ALL LOTS

Covenants, Article II, Section 12 states: Every area on each Lot where natural vegetation has been removed but not replaced with improvements or landscaping must be completely sodded. If a certificate of occupancy for a house is issued in October through April, installation of sod must be completed by the July 15th following issuance of the certificate of occupancy. If a certificate of occupancy for a house is issued in May through September, the installation of sod must be completed within 60 days after issuance of the certificate of occupancy. See also Item G below: Sod shall be installed throughout the entire yard and front boulevard of the homesite upon completion of construction.

ITEM 8: STORAGE BUILDINGS

Free standing sheds or other types of storage buildings are strictly prohibited. Any ARC request of this type will be denied.

Attached structures for storage purposes are permitted with ARC approval, but any storage structure large enough to hold an automobile shall be considered a garage, whether or not it is used as a garage. Each storage structure on a Lot shall be of the same color and constructed of the same exterior materials (including siding and roofing) as the house on the Lot and shall be subject to Architectural Control Committee approval.

Specifically, the storage structure should appear to be a part of the home and not a separate structure. It should match the home including complimentary roof pitch, shingle design and color, siding and windows of the same material and color as house. This type of storage building cannot breach the front streetscape of the house and requires an ARC application prior to construction. With one possible exception (see under-deck enclosures), privacy fences alongside the house are not allowed.

ITEM 9: UNDER-DECK ENCLOSURES

An under-deck enclosure is an atypical structure that may be allowed with proper ARC Application and Approval. Complete enclosure (other than screen enclosures) of the underside of deck will not be allowed for this type of structure. If the homeowner wants a complete enclosure it falls into the storage-building category and requires the same siding, roofing and windows as the house. An under-deck enclosure may allow for special materials, which must be pre-approved, with height and color restrictions, and landscaping (three feet on center) is required. Six feet is the most common height of an enclosure, providing the underside of deck is at least one foot above the enclosure. Maximum height on any enclosure is seven (7) feet, providing the underside of deck is at least one foot above the enclosure. For aesthetic reasons, except for enclosures three feet or less in height, a minimum of one-foot separation space is required between the top of enclosure and bottom side of deck truss.

ITEM 10: PLAYHOUSES

ARC approval is required prior to construction. A playhouse is a play structure and not a storage building, and its general appearance will not be that of a storage building. General guidelines for constructing a playhouse include:

1. Playhouse must conform to the image of the community.
2. Maximum size of playhouse is 12'x12' including porch.
3. Maximum size of door is 36 inches; one swinging door only.
4. Under-window planter boxes are encouraged, but not required for approval.
5. A minimum setback of five feet from neighboring lot line.
6. Three operational windows of standard size.
7. Windows and roof to reasonably match applicant's house (8/12 is recommended 6/12 is minimum roof pitch).
8. Shingles and siding to reasonably match color and style of applicant's house (horizontal siding only, architectural grade shingles).

ITEM 11: PERMANENT SWIMMING POOLS / HOT TUBS

Above ground permanent, in ground, and partial in ground pools must be approved by ARC application and the Architectural Committee. A City permit is required as part of the ARC application process for all permanent pools. Special landscaping and fencing will be required as part of any successful application process.

Hot tubs will be considered in the backyard of the home. Hot tubs must be kept within 10 feet from the home and landscaped around to minimize their appearance. The appearance of the hot tub must be maintained. Covers for hot tubs are mandatory and must be adequately secured whenever the tub is not in use.

ITEM 12: TEMPORARY POOLS

All temporary pools require a special “ARC Application for Temporary Pools” found on HuntersCrestHOA.com website. ARC applications will be considered based on criteria such as size, color, placement, and landscaping. Maximum size is sixteen (16) feet diameter and four (4) feet height and neutral color. Placement of temporary pools will be in area of yard the least obtrusive for the community. Temporary pools are allowed between the dates of May 1st through September 15th and must be disassembled and stored inside between September 16th and April 30th.

ITEM 13: TRASH / RECYCLING CONTAINERS

Trash, recycling and yard waste containers must be stored inside the garage and may be placed at the curb as close as possible to pick up time, but no earlier than 5 pm the night prior to collection, and must be returned inside the garage no later than 11pm the night of collection. If you are out of town during a collection period, please have a neighbor assist in facilitating your trash and recycling containers.

Outside storage of trash and recycling containers is not allowed with the following exception. An ARC approved storage structure built to the following criteria: dimensions of six feet length (parallel to garage); 40 inches deep (perpendicular to garage); 48 inches height (from ground); mounted to side of garage. The front side (toward streetscape) must be brick or stone to match corners/pillars on house; concrete footings and slab are required to prevent tipping; siding must match house; side or rear swinging door (also sided to match house).

ITEM 14: “STREETSCAPE” VIEW of HOME

The streetscape view of home is the area of a house along the front (driveway/address side) and adjacent sides of house visible from the street. The streetscape view of home must be kept aesthetically appealing and void of clutter. Storage of items visible from the streetscape is not allowed. Garbage / recycling containers require inside storage per guidelines. Grills and smokers are preferred in back yards, or on patios and decks. Use of grills and smokers in the front yard or driveway should be limited to a reasonable period of time including safe cooling then stored in the garage once it is safe to do so. Storage of grills or smokers (with or without covers) is not allowed along streetscape side of homes.

Items or structures in disrepair will require maintenance or removal if deemed necessary at the discretion of Property Management and the Association Board.

Property Management and the Association Board may, without warning and at the owner’s expense, remove nuisance items, property, including personal property, which appears to be abandoned in common areas.

ITEM 15: SWING SETS

Rainbow brand swing sets or brands similar in style and construction are preferred. Wooden construction and natural colors are required. Unfinished, metal, or other old style swing sets will not be approved. Swing sets must be placed in the back yard. Small, plastic playsets must be kept in back yard away from streetscape or stored in garage overnight (i.e., young children’s Playschool items). Please be considerate of neighboring properties when selecting a site for your swing set.

ITEM 16: WINDOWS

Only a style change in streetscape windows of the house requires architectural approval.

Or new construction involving windows (new patio, three or four season addition, etc.). For example, installing a new style bay window in the front of the house would require ARC approval, while replacing existing windows with same style would not.

SECTION 2: GENERAL GUIDELINES

The following items generally do not need ARC approval, but remain subject to Hunters Crest HOA compliance and fining policies.

ITEM A: PARKING AND STORAGE OF VEHICLES AND/OR OTHER ITEMS

The driveway is allowed only for operable automobiles, trucks and vans. Inoperable, or stored vehicles of any type, are not allowed on the driveway, and must be parked, kept or stored only in the garage or offsite.

All other vehicles or items must be parked, kept or stored only in the garage or offsite and are not allowed to be parked or stored on the driveway. These items include, but are not limited to: recreational vehicles, buses, all-terrain vehicles, ambulances, hearses, motorcycles, motorbikes, four-wheelers, snowmobiles, jet skis, canoes, boats, and other watercraft, aircraft, house trailers, fishing houses, camping trailers, utility trailers, work trailers, other trailers, lawn tractors, over-the-road tractors, and other tractors; all of which are attached to a vehicle or not.

All items stored in garage must allow for complete closure of the garage door (for example, an oversized boat, item or vehicle that overhangs garage door opening and does not allow for complete closure of the garage door is not properly enclosed).

* If you have a special circumstances that require temporary parking or storage of one of the above items, the Property Manager must be contacted before the item is parked in driveway. Unless that item and dates of parking are approved and recorded with the Property Manager, no temporary exception is granted and the item is subject to violation.

ITEM B: MAILBOXES

Periodically the HOA will assess the condition of mailboxes. Each homeowner shall maintain a mailbox of the existing design and type initially installed by the developer. As mailboxes and posts need repair or replacement, the HOA will assess each homeowner accordingly. Damage caused by negligence (i.e., water from sprinklers, accumulated materials in lower box) will be assessed for repairs accordingly.

ITEM C: OPERATION OF RECREATIONAL VEHICLES

Recreational vehicles, such as but not limited to, snowmobiles, four-wheelers, ATVs, motorcycles, dirt bikes, dune buggies and go-karts may not be operated on HOA property including parks, empty lots, out lots, sidewalks, land buffers, wildlife areas, ponds or city parks within Hunters Crest. In addition to this rule, Minnetrista City Code 920 prohibits activity described above.

ITEM D: SEASONAL ITEMS

Items such as, but not limited to, trampolines, soccer nets, hammocks and stands, are considered seasonal items and must be stored indoors from November 1st through March 31st. Hockey nets and hockey enclosures are seasonal items allowed between

November 1st through March 1st, and must be disassembled and stored indoors between March 2nd and October 31st.

ITEM E: SPORTS/PLAY EQUIPMENT

Sports and play equipment such as, but not limited to, hockey nets, soccer nets, volleyball nets, horseshoe pits, trampolines, and bocce ball courts are permitted in the back yard of home without an ARC request (see Seasonal Items). However, if such items are used in the front of a property, they must be stored inside after use and are not to be left outdoors during the overnight hours.

Permanent, in ground basketball hoops with clear acrylic backboards may be installed along either side of the driveway with ARC approval. Portable basketball hoops may be used and stored on driveway.

ITEM F: PETS

Pets are allowed up to a maximum of 2 dogs or cats per household or a combination of three total pets with no more than two dogs (per covenants). All dogs must be registered with the city of Minnetrista.

ITEM G: SIDEWALKS

With the exception of Hunters Trail, which is maintained by the HOA, individual homeowners are responsible for keeping the sidewalk bordering their home free of ice and snow according to city ordinances.

ITEM H: SUMP PUMP DISCHARGE

Sump pumps must discharge water onto the lot in a manner so as to prevent water from flowing onto or accumulating upon the sidewalk or street.

ITEM I: TREES & SOD

Each homeowner is responsible for the planting of a minimum of four (4) trees on each lot. Two (2) shade trees, a minimum of 2 -1/2" in size, shall be placed along the front lot line as boulevard trees. The two boulevard trees are to be installed by the developer/builder. The remainder of the trees can be placed on the lot at the discretion of the homeowner. The remaining trees shall be a minimum of 2" in size for shade trees, 1" for ornamental trees and 6' in height for conifer trees. Sod shall be installed throughout the entire yard and front boulevard of the homesite upon completion of construction.

If trees are damaged or die because of negligence (lack of watering, fertilizing, proper maintenance), the homeowner will be responsible to replace it.

ITEM J: YARD SIGNS

With the exception of real estate signs used to promote the sale of your home and Yard sale /garage sale signs, all other signs are prohibited in one's yard. Garage sale signs are permitted from 24 hours prior to 24 hours after the sale period. No third party signs are allowed.