

Home Property Owners Association

Rules and Regulations

July 2025

Home Property Owners Association

Home Property Owners Association is the association formed to manage the business of the Association and to enforce the rules and regulations for the benefit of all homeowners owning property in the Home Estates neighborhood. All owners of property in Home Estates are members of the association.

The Declaration (CCRs, or Covenants, Conditions and Restrictions) is the master governing document that defines many rules for our Association. In addition, the Board has adopted the Rules and Regulations included in this document. The CCRs, the Bylaws, and the Rules & Regulations are available on the public section of the Association web site, with no login required. Homeowners are responsible for reviewing and understanding these documents.

Enforcement

The Board may impose fines against a homeowner for violations of the CCRs or of the Rules and Regulations. The goal of enforcement shall be to resolve conflict at the lowest possible level.

The first level of enforcement is advisory. A homeowner in violation of rules, regulations, or CCRs shall be notified in writing of a violation and given a reasonable amount of time to correct the violation, based on the seriousness of the violation and the ability to resolve the issue.

If the violation is not resolved in a reasonable amount of time, the Board may assess fines. These fines will be assessed against the property and may be converted to a lien against the property, subject to approval of the Board. Fines will be assessed on the basis of severity, as determined by the Board.

Review by Architectural Committee

Homeowners must submit construction plans, and plans for landscaping, to the Board for review by the Architectural Control committee before beginning any construction or landscaping project. The Committee will review the plans in accordance with the criteria specified in the Declaration, and refer the plans to the Board for approval. Approval shall not be unreasonably withheld.

Plans for construction or landscaping may be submitted to any Board member for referral to the Architectural Committee.

Construction

Excluding emergencies, to mitigate the potential for noise impacts to surrounding properties, construction activities shall be limited from 7:00 am to 7:00 pm Monday through Friday and 8:00 AM to 5:00 PM Saturday.

Rentals

In accordance with the Declaration Section 7.15.8 and 7.15.9, only entire homes may be rented or leased. No unit shall be rented or leased for transient purposes, and no rooms may be rented.

Homes in Home Estates must be occupied by the owner for the first year after construction or resale.

Per the Declaration, only ten percent of the properties in Home may be rented at any time. The Secretary of the Association will maintain a roster of homes that are currently occupied by renters. Permission to use a home as a rental will end if the property is sold.

Homeowners shall contact the Board before listing their property for rent, so that the number of homes being rented may be tracked for purposes of enforcing the Declaration. Homeowners shall also inform the Board when the property is no longer being rented.

The homeowner must provide a copy of the CCRs and these Rules and Regulations to any renter or tenant. The homeowner remains responsible for complying with the CCRs and Rules of the association and must take appropriate steps to correct any violations on the part of the renter. The homeowner must provide the Board with a current address and phone number so that the homeowner can be contacted by the association.

In accordance with the Declaration Section 7.15.8, an exception to the restriction on transient or partial home rentals may be made when the purpose of the rental is for medical need.

Pets

The common areas of Home Estates are defined as the undeveloped Phase B, streets, sidewalks, roadway frontage and grassy areas that are maintained by the Association. Within the common areas of Home Estates, a pet handler is responsible for the behavior of their pet and shall either confine their pet or keep it under physical control on a leash.

Handlers must prevent their pet from harassing or intimidating people, wildlife, and other domestic animals.

A handler shall pick up and properly dispose of their pet's waste while using the common areas.

Fireworks

Discharging, or causing to be discharged, any firecracker, explosives, torpedoes, rockets, fireworks or other similar materials or substances is prohibited in Home Estates.

Burning of Refuse

Open burning of yard or other refuse is not permitted within Home Estates.

Political Signs

Homeowners are permitted to place political yard signs during a primary or general election, as long as the signs do not exceed the standard size of 24" x 18". Political yard signs must be removed at the conclusion of the associated campaign.