

Tealstone Homeowners Association

Approved by the Board of Directors 5/17/21

Rules and Regulations

The Tealstone Homeowners Association provides a high-quality environment for its members. The Board of Directors is responsible for assuring that our homes and common areas are maintained to enrich our lifestyles and preserve our property values. Each association member is responsible for the compliance with the Rules and Regulations by themselves, their family, tenant(s), and guests.

Governing documents for an HOA include the Bylaws, Declaration, and the Rules and Regulations. The Bylaws provide a structure that pertains to how the HOA will be operated and what responsibilities the Board of Directors are tasked with. The Declaration provides a vague structure of rules for the members of the HOA. The Rules and Regulations provide clarification of the Declaration, as it pertains to your specific association. In accordance with Article VII(a) of the Bylaws, the following Rules and Regulations are submitted for Tealstone Homeowners Association.

Rules #1 USE (Article V(1) of Declaration)

The homes shall be occupied and used only for residential purposes. Only owners, their families, guests, and/or tenants may occupy and use the homes. Homes shall not be used in a manner that is illegal under Federal, State, or local laws. Owners may not rent homes for any period less than nine months. Other than the above-mentioned obligations, owners shall have the absolute right to lease their homes provided that:

- a. The owner and the tenant have a written lease agreement.
- b. This lease agreement obligates the tenant(s) to comply with all the Tealstone Homeowner Association's governing documents.
- c. A copy of the lease agreement, and a copy of the Housing Registration Certificate, has been filed with the property management representative prior to the start of the lease term.
- d. No subletting is allowed.

Rule #2 FLAGPOLES AND SIGNS (Article VI of Declaration)

1. Flagpoles

- a. Not more than one (1) flagpole attached to the residential dwelling or garage is permitted on a Lot.
- b. No freestanding or permanent flagpole is permitted on a Lot.
- c. A flagpole attached to the residential dwelling or garage shall not exceed six (6) feet in length.
- d. A flagpole attached to the residential dwelling or garage must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in the construction of the flagpole and harmonious with the residential dwelling on the Lot on which it is located.
- e. A flagpole attached to the residential dwelling or garage shall not be located in an easement or encroach into an easement.
- f. A flagpole attached to the residential dwelling or garage must be maintained in good condition; a deteriorated or structurally unsafe flagpole must be repaired, replaced, or removed.

- g. An Owner is prohibited from locating a flagpole on property owned or maintained by the Association.
 - h. Permitted Flags:
 - a. The flag of the United States
 - b. The flag of the State of Minnesota
 - c. The official flag of any branch of the United States Armed Forces
 - d. Professional Sports Teams
 - i. Permitted Flags must be displayed in a respectful manner, in accordance with current federal state, or military code.
- 2. Signs**
- a. No signs of any kind shall be displayed on a lot to the public.

Rule #3 PARKING (Article V(7) of Declaration)

Amended 10/7/21

Amended 3/13/23

General

Temporary parking is allowed on the street for up to 24 hours. All parked vehicles must allow enough space for all passenger vehicles and emergency vehicles to access each residence without delay.

Recreational Vehicles

Trailers, recreational vehicles, and similar vehicles are allowed to be parked in driveways, or on the street, for up to 24 hours, while loading or unloading only.

Moving

When a member is moving in, or moving out, a trailer or moving vehicle may be parked in approved areas for up to one week, with written pre-approval from the Board of Directors.

Snow

Street parking is not allowed during snow events or when the vendor is plowing.

Violations

Any parking violations brought to the board's attention will result in written notification for the first offense. Following a parking violation notice, the vehicle in violation must be moved within twenty-four (24) hours. Failure to remove the vehicle may result in the vehicle being towed at the owner's expense. Subsequent parking violations may also result in immediate removal of the vehicle at the owner's expense. All vehicles parked must be operational and have current registration.

Rule #4 COMMON ELEMENTS AND ALTERATIONS (Article VI of Declaration)

No person may do, or permit to be done, install, or keep, or allow to be kept, anything in any unit or on the Common Elements that will increase the insurance rate for the Tealstone Community without the Board's prior written consent.

No person may make any alteration, that can be seen from a common area space, without prior approval, utilizing a pre-approve application process, from the Board of Directors or the Architectural Control Committee.

Rule #5 PETS (Article V(4) of Declaration)

Pet owners shall assume full responsibility for nuisances, personal injuries, or property damage caused by their pet. We strongly suggest that any pet owner carry personal liability insurance and/or pet liability insurance to protect their accumulated wealth and assets.

- a. Pet owners must properly immediately dispose of their pet's waste in his/her receptacle.
- b. Animals must be on a leash and in total control by its owner when outside the unit or in common areas of the property.
- c. Pets must be licensed and tagged in accordance with state and local laws.
- d. Kennels and tethers are not allowed.

Rule #6 NOISE (Article V(2) of Declaration)

No noxious or offensive activity shall be permitted in any home or on the Common Elements. Nothing shall be done either willfully or negligently that may be a nuisance to the other homeowners. Each member should make every effort to minimize noise intrusion in any form from 11 p.m. to 6 a.m.

Rule #7 TRASH (Article V(3) of Declaration)

Amended by the Board 3/13/23

Trash containers should be stored as quickly as possible after trash is picked up. Trash cans should be stored out of sight when not at the curb awaiting pickup.

Rule #9 DUES (Article IV of Declaration)

Association dues, special assessments, fines, etc., are to be paid in full by the first business day of every month. The Association will assess a late fee of \$25 if any balance is not paid in full within 30 days of the due date.

Rule #10 STORM SHELTER

The storm shelter is for emergency use only. No items may be stored inside the shelter.

Rule #11 GARAGE SALES

Owners may hold a garage sale on the 1st weekend of May each year. Additionally, an owner may hold one garage sale within the 30 days prior to moving out of the home.

Rule #12 Vulgar, Threatening, or Harassing Images

Approved by Board 8/7/21

Removed by Board 3/13/23

Rule #13 Noxious Activity (Article V(2) of Declaration)

Approved by the Board 3/13/23

No noxious, offensive, belligerent, or annoying activities shall be conducted on any Lot or Living Unit. Additionally, Owners may not put up, display, or otherwise promulgate any images that may be deemed

vulgar, threatening, or harassing. In any such instance, the Board will notify that member of the need to immediately remove or take down the infringing item. Failure to do so, or further violations involving the same member, will result in a fine of \$100.

Fine Schedule (Section VII of Declaration)

Any violations brought to the board's attention will result in written notification for the first offense, followed by a monetary fine for the second and subsequent offenses. Monetary fines will be \$50. All violations will be reviewed by the board to determine appropriate homeowner responsibility.

Fines must be paid within thirty (30) days. A \$50.00 fee will be assessed for payments not made within the allotted time.

In compliance with MN Stat 515B.3-102(11), you have the opportunity to be heard before the Board of Directors, or a committee appointed by it.

Contacts to the Tealstone Homeowner Association Board should be made via email to:

Tom Hill with Matik Management
(507) 216-0064
thill@matikmanagement.com

1124 11 ½ ST SE
Rochester, MN 55904

Or

PO Box 7317
Rochester, MN 55903