

KENSINGTON VILLAGE HOMEOWNER'S ASSOCIATION
Residential Rules and Regulations

QUICK REFERENCE GUIDE- DOES NOT REPLACE THE COVENANTS AND BY-LAWS

1. Renters and guests are responsible to the owners of their units to follow all Rules and Regulation and must report all maintenance needs to the owner.
2. All units shall be utilized for residential purposes only. No portion of the property may be utilized for any business or commercial enterprise.
3. No offensive or noxious activity is allowed on any portion of the property.
4. **No lot shall be used for vehicle repair work, whether performed by the owner or other parties.**
5. All vehicles: other than automobiles shall be kept in the garage, such as boats, equipment for boating, and boat trailers.
6. No sign or advertising display is permitted on the property or in windows. Only signs provided and approved by the Architectural Review Committee and sales agents are permitted for the sale of a lot or home. Any sign must be 8 inches by 10 inches in size.
7. No animals other than dogs, cats, and other household pets in reasonable numbers shall be allowed and they must be kept inside the residence. When taken out for exercise, the pets must be kept on a leash and not allowed to become a nuisance to other residents. Pets will not be allowed to walk upon, exercise or deposit wastes on any portion of the property (including streets, common areas and recreation area). Owner must rectify any defacing of said property.
8. The Town of Aberdeen collects garbage on Tuesday of each week. Except on trash pickup days, approved trash container must be stored in the garage. Each homeowner or rental should place the container near the driveway on collection days and returned to the garage that same evening. Trash cans or other containers will **not** be left on the street or in view from the street.
9. No burning of leaves or other debris is permitted.
10. Residents shall not be allowed to park vehicles on the street. On-street parking shall only be allowed to visitors and guests of the owner/rental for short durations, absolutely no overnight parking on the street. **No parking on the lawns is permitted.** The Association has the right to tow or otherwise remove any vehicle parked in violation of these restrictions, at the expense of the owner.
11. To protect and enhance the appearance of the community, all garage doors will be closed except when in use for moving automobile and other items to and from the garage.
12. No improvements, alterations or changes to the exterior of the residences or the landscaping (i.e. TV satellite/antennas, fuel oil tanks) are permitted without the written consent of the Architectural Review Committee. In addition, the ARC requires an owner to use plants or some other type of screening at an improvement (i.e. HVAC, fuel oil tanks, or satellite dishes).

13. No owner shall place or cause to be placed an obstruction of any type in the walkways, driveways, parking areas, or other project areas. All toys and bikes should be returned to the garage or back yard at the end of the day.
14. No mobile homes, house trailers, outbuildings or any temporary structures shall be placed on the property, either temporarily or permanently.
15. Garage/yard sales are limited to semi-annual events at KVHA or in emergency situations those approved by the Board.

This is a quick reference guide; it does not replace the Covenants and By-Laws of Kensington Village.

Please call Condominium Association Services office at 295-3791, option 2 to report any problems.