

Cypress Point at University Club
Homeowners Association – Board of Directors

Rules and Regulations Version 1.0

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Bill English - Probate Judge
Lee County, AL

1. Purpose. Article 4.07 of the Cypress Point at University Club Covenants, Conditions, and Restrictions (CCRs) authorized the Homeowners Association Board of Directors (BOD) to establish and enforce reasonable rules and regulations governing the use of all Lots, Dwellings, and Common Areas. The following information is not intended override or rescind any existing Article in the CCRs or Association Bylaws. Those documents detail procedures for formally changing/amending their contents. Rather, the Rules and Regulations will serve as additional guidance and example of acceptable actions by Homeowners as approved by the Board of Directors on the use of Lots, Dwellings, and Common Areas. These Rules and Regulations may be amended and modified as necessary by the Board of Directors and Architectural Review Committee (ARC).
2. Applicability. As defined in Article 4.07 of the CCRs, these Rules and Regulations, approved by the Board of Directors, are enforceable and binding on all Homeowners. The Rules and Regulations may be overruled, canceled, or modified by the Board of Directors or by majority vote of the total votes of the Association at any regular or special meeting of the Association, under Section 2.2 and 2.3 of the Association Bylaws. All Improvements and Uses not addressed in these Rules and Regulations remain governed by the language in the existing CCRs.
3. Rules and Regulation.
 - a. Landscaping.
 - i. The following serves as additional guidance to Article 6.09 of the CCRs.
 - ii. Owners may replace the pine straw mulch within existing beds with wood bark, wood nuggets, or landscaping stone typically found in gardening areas of major retail stores or landscaping companies, without further approval from the ARC. The color of new mulch must compatibly blend with the existing color of the Dwelling exterior features.
 - iii. Owners may add edge borders of wood, stone, brick, or rock around existing beds without further approval from the ARC. The border must be not more than 8 inches in height.
 - iv. Owners may add small (less than 18 inches in height) flowers and small plants within existing beds without further approval.
 - v. Removal/replacement/addition of shrubs or trees must follow the ARC approval process.
 - vi. If you have any questions, seek ARC approval.
 - b. Signage and Decoration.
 - i. The following serves as additional guidance to Article 6.24 of the CCRs and the Auburn Resident's Guide to Signs found on the Auburn City website.
 - ii. Owners may place congratulatory signs (birthdays, school accomplishments, birth announcements, Veteran's appreciation) for a period of seven days within their own Lots, without further approval form the ARC.

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- iii. Owners may display signs endorsing political candidates within their own yards, without further approval from the ARC. These signs must follow City Code of Auburn (see Section 8.5), except that signs are limited to 15 square feet in size within Cypress Point.
 - iv. Owners may place small garden-type banners (such as college or professional sports team logos, military logos, U.S. patriotic, seasonal) in the mulched areas of their front or side yards. Large flags or banners mounted on temporary poles require ARC approval. Permanent flag poles are not permitted.
 - v. Signs noting install security systems that are less than 100 square inches may be permanently displayed in the front mulched areas of the property.
 - vi. Small signs placed by lawns service companies (True Green, pest control) must be removed within 72 hours. All other signs advertising contracted work (construction, landscaping, painting, etc.) require ARC approval.
 - vii. Unless otherwise indicated above, all signs approved under this Rule and Regulation must be no taller than 3 feet in height and should be of good taste and appropriate to the occasion. Larger displays and more than one sign at a time require ARC approval. The ARC reserves the right to order removal of any sign or decoration deemed offensive or inappropriate.
 - viii. All holiday decorations displayed in yards and on the exterior of Dwellings shall be removed within 10 days of the end of the holiday period.
 - ix. Owners may decorate front doors with seasonal wreaths or decorative letters as desired.
 - x. If you have any questions, seek ARC approval.
- c. Parking
- i. The following serves as additional guidance to Articles 6.13 and 6.23 of the CCRs.
 - ii. Guest parking for residences should be within the Dwelling's driveway to the maximum extent possible. Overflow parking on the street shall be in the direction of traffic and no more than 48 hours. Parking for longer periods requires ARC approval. All Owners are encouraged to refrain from parking directly across from another parked vehicle on the opposite side of the street and to notify neighbors and community members of guest parking on the street via the Cypress Point Facebook page.
 - iii. Owners may park recreational vehicles, including motor homes and towed campers, within their driveways for a maximum of 48 hours. Boats and utility trailers that are visible from any street may be parked in the Owner's driveway for a maximum of 24 hours. No vehicle or trailer may block the sidewalk crossing of the driveway. Parking of recreational vehicles and trailers on Southridge Court is not permitted.
 - iv. If you have any questions, seek ARC approval.

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- d. Temporary Structures
 - i. The following serves as additional guidance to Article 6.20 of the CCRs.
 - ii. Owners may erect inflatable play equipment within own Lots in conjunction with birthdays or holidays.
 - iii. Owners may place a movable basketball goal in driveways behind the front building line of the house. Placing a moveable basketball goal in front of the building line, or permanently mounting a basketball goal on a pole or on the Dwelling requires ARC approval. No basketball goal may be placed on the street.
 - iv. If you have any questions, seek ARC approval.

 - e. Common Area/Open Space Usage
 - i. Children and parents/family members may play spontaneously in the corner Open Space (Lot 1341) on Southridge Court.
 - ii. Hosted use of Lot 1341 requires BOD approval. This includes temporary inflatable structures, such as play equipment, for specific occasions. Owners reserving the Lot for such events are responsible for any damage cause to the grass or trees.
 - iii. Collective congratulatory signs (Veterans, high school and college graduates, etc.) may be displayed in Lot 1341 with prior BOD.
 - iv. Hosted events and temporary structures are not permitted in the Entrance Open Space (Lot 1352) or the Detention Pond Lot. Member-placed signage in these Lots require BOD approval.
 - v. If you have any questions, seek ARC approval.
4. Review. These Rules and Regulations will be reviewed annually at the beginning of the new term of the Board of Directors and Architectural Review Committee.
5. Date of Effect: 20 October 2019



David L. Tidwell

President

Cypress Point at University Club Homeowners Association
Auburn, Alabama

10/20/2019

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