

# WESTCHESTER PLACE HOMEOWNER'S ASSOCIATION

## COMMON AREA

### **The Common Areas Consist of:**

1. The ten, open, park-like areas including:
  - a. The seven large open areas adjoining Westminster Drive
  - b. The two areas at either side of the entrance where the two brick monuments are erected.
  - c. The triangular area behind the lots at the junction of Brighton and Ashton Courts.
2. The private streets: Ashton Court, Brighton Court, Carlton Court, Denton Court and Eaton Court.
3. The quest parking areas.

### **Rules and Regulations for the Common Area**

Article VII of the By-Laws in Section 1, paragraph (a) provides that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Areas and facilities.

The Common Area is for the use and enjoyment of all Homeowners and their guests. The repair of any damage to the Common Area shall be at the expense of the Homeowner responsible for the damage. The Common Area shall not be used for storage of any kind. Playground or sporting equipment shall be removed immediately after use. Tents, tables, chairs and other party equipment shall be removed within twenty-four (24) hours after use. No vehicles of any kind including bicycles can be operated or parked on the open park like grass areas except temporarily for the delivery of equipment for a party or event.

There shall be no planting of trees, shrubs, bushes, flowers or any kind of vegetation in the Common Area. No bird feeders or other ornamental objects shall be placed on the Common Area and the feeding of wild life is strictly forbidden.

The maximum speed limit on the private streets is 20 miles per hour. No parking is permitted on one side of the street as posted or within 20 feet of fire hydrants. Overnight parking is prohibited from 2:00 am to 6:00 am.

Any vehicle remaining unmoved in "guest parking" after seven (7) consecutive days shall be charged a Ten (\$10.00) dollar per day rental fee. This fee will be payable by the homeowner for all vehicles that are the homeowner's property, the property of residents of the homeowner's unit or the property of guests of the homeowner or residents of the homeowner's unit. Any unpaid charges will become a lien on the homeowner's property.