

Zoar Estates Rules of Enjoyment

This document represents Rules and Regulations the Board of Directors, as they are permitted to do under the Declaration of Covenants, has created to better define aspects of residing in Zoar Estates.

1. Grass Cutting –
 - a. When cutting grass, it is courteous and expected cut grass will be blown/swept off of all hard surfaces such as but not limited to: sidewalks, streets and driveways.
 - b. Penalties as outlined below, will be enforced.
2. Parking along private roads –
 - a. Parking along the road in front of your home is permitted. However, parking overnight should be limited to overflow (when the driveway is full) to allow for safe traffic flow of visitors and owners as well as Emergency Vehicles.
 - b. Parking on sidewalks is strictly prohibited with any portion of the vehicle/tires. Sidewalks are not meant to take the weight of a vehicle. Sidewalks are a community amenity.
 - c. Penalties as outlined below, will be enforced.
3. Parking in “parking area” near entrance –
 - a. There is to be NO overnight or unattended parking permitted in the parking area near the front entrance. The driver must be with a vehicle at all times when utilizing the parking area. An example of an approved use is picking up/dropping off children for the school bus.
 - b. Penalties as outlined below, will be enforced.

Penalties for non-compliance

1. Warning Letter – on first violation, the offender will be sent a warning letter
2. Fine – Upon second violation of the same rule, or non-correction of an existing violation for 10 days, a fine will be issued in the amount of \$75.00 to the offender
3. Escalated Fine – Upon a third violation of the same rule, or non-correction of an existing violation for more than 20 days, a fine will be issued to the offender in the amount of \$10.00 per day until the violation is resolved to the satisfaction of the Board.