

## Summit Property Owners Association

### Rules & Regulations

This document summarizes rules and regulations relative to the Summit development; each item was approved by the Summit Board of Directors.

Summit snow policy: The Board will hire no contractors for snow removal, subject to the discretion/judgment of the Board. (March 10, 2015)

Mailbox policy: The policy of the POA is that any lot/property containing a house with a valid Certificate of Occupancy (COA) is entitled to request a mailbox. The POA will ensure that money is allocated within the budget to ensure that whenever a new mailbox is requested that causes a need for a new "master mailbox", that the POA is prepared to award a contract for that purchase and installation within 90 days. (March 10, 2015)

The homeowner is responsible for transferring mailbox keys to new owners upon the sale of the property. Mailbox owners are responsible for replacing mailbox locks that might fail. (March 19, 2015)

Construction damage: Every Summit Property Owner undertaking improvements to their property is responsible for maintaining the condition and integrity of the Summit's roadways leading to their property. "Improvements" are defined as new construction (home or garage), construction modifications (additions), driveway improvements, landscaping, or any action that involves bringing construction equipment into the Summit for such purposes. All damage to the roads resulting from construction activities is the owner's responsibility. The Board of Directors will take photos of adjacent/proximate roadways before construction is initiated so that comparison to post construction road conditions can be made. Should it be determined that construction activity caused damage to the roadway, the Board will communicate this determination to the Member so he can initiate repairs. The "before" photos will be provided to the owner. It is the property owner's responsibility to notify that Board of pending construction. (Sept. 21, 2014)

Parking: Overnight vehicle parking on Summit roadways is prohibited. (March 19, 2015)

Construction equipment: All construction/heavy equipment in the Summit must be "wheeled." That is, all metal-tracked equipment must be conveyed on a trailer or other wheeled vehicle in order to enter the development. (March 19, 2015)