

Tabler Estates Homeowner's Association, Inc.

P.O. Box 1164

Inwood, WV. 25428

<http://www.tablersestates.org/>

Rules & Regulations

I. Annual Dues

1. Each lot is required to pay annual dues by July 1st. If the assessment is not paid within thirty(30) days of July 1st, the assessment will accrue 8% interest on the delinquent amount. If any assessments are not paid, the assessment shall become delinquent and a lien shall be placed on the property in the amount of the assessment and interest and costs of collection. (Article VI, sections 1 – 5, 7)

II. Grounds

1. Any areas of the lot that are not maintained in grass, exclusive of wooded/natural areas, must remain weed free. (Some areas not maintained in grass may include: flower beds, driveways, landscaped areas, garden courts, walkways, etc.) Gravel areas need to be maintained with no exposed ground and contained within the gravel area, not on paved areas. All grass must remain under 6" inches high. (Article IX, paragraph 7 and 22)
2. All grounds should be kept free of debris and litter. (Article IX, paragraph 7)
3. Undeveloped lots need to be mowed 10 ft. on all adjoining sides of roads. (Article IX, paragraph 22)
4. When pets are outside, they must remain within a fence, visible or invisible, or on a leash (Berkeley County Ordinance, and Covenants Article IX, paragraph 10)
5. No signs other than a "for sale" sign or a 1 sq. ft sign designating the name and address of the residence can be visible. (Article IX, paragraph 2 & 8)
6. Trash cans may not be visible from the road and must be put away within 24 hours of trash pickup. (Article IX, paragraph 22)
7. No farm animals, such as but not limited to chickens, poultry, swine, cows, or horses, can be kept or maintained on any lot. Domesticated dogs, cats, and other household pets are permitted as long as they are controlled and maintained so

that they are not considered a hazard or nuisance. No animals are allowed to be raised, bred or kept for commercial purposes. (Article IX, paragraph 10)

III. Maintenance

1. No shingles, siding, railings, steps, windows, doors, shutters, and other exterior surfaces should be missing or broken. (Article IX, paragraph 4 & 22)
2. Keep exterior surface structures free of dirt, fungus, and stains. (Article IX, par. 4 & 22)

IV. Vehicles

1. Campers, RVs, boats, and trailers need to be garaged or parked on the side of house or back of property, and area around them maintained. (Article IX, paragraph 5)
2. Vehicles or equipment without a current license plate must be garaged. (Article IX, paragraph 6)
3. Vehicles cannot be parked off the driveway on a habitual basis, unless the owner provides a paved or gravel area. Vehicles cannot park on common areas. (Article IX, paragraph 22)
4. Commercial vehicles, $\frac{3}{4}$ or less, that are used on a daily basis for personal transportation may be parked in driveways. All commercial vehicles over $\frac{3}{4}$ ton must be garaged or parked to the side or rear of the house and not visible to neighbors. (Article IX, paragraph 6)

V. Architectural

1. The HOA must approve all exterior changes to the property including structures and temporary objects. This includes but is not limited to an outbuilding, addition, unattached garage, shed, barn, driveway, deck, exterior paint color, brick or stone work, fireplace, fence, wall, swing set, alternative energy source, pool, trailer, storage container, portable toilet, dumpster. (Article VIII, paragraph 1 and 5)
2. Outbuildings, fences, playground equipment, doghouses, alternative energy sources, and other structures must reside behind the front of the house. (Article IX, par. 22)
3. Storage tanks must be screened from or not visible from the roadway and adjacent lots. (Article IX, paragraph 13)

4. No structures (including buildings, fences, pools, etc.) may be built or plants be planted within the easement or right of way. Easements are 10 feet from the side or rear of the property and 20 feet from the road. (Article IX, par. 15 & 22, Article VII par. 1)
5. Fences or walls may not exceed 48 inches in height unless they are enclosing a patio, pool, garden, or athletic or recreational facility. They also cannot interfere with the underground or surface drainage structures, ditches or pipes and may not be placed on an easement. Barbed wire fencing is prohibited. (Article VII, par. 1, Article IX, par. 15)

VI. Construction

1. Each Lot Owner shall assume any and all responsibility for any road damage that might occur or be caused by construction equipment or building supply vehicles. (Article IX, paragraph 23)
2. Only one single-family dwelling (not to exceed 2 ½ stories) and one unattached garage are permitted on a lot. (Article IX, paragraph 1)
3. Private garage and outbuildings cannot exceed the height of the single family home. (Article IX, paragraph 1)
4. All unattached garages must have a level, permanent foundation. All unattached garages and outbuildings must be constructed of the same exterior materials as the dwellings on the same lot. (Article IX, paragraph 5, 14 & 22)
5. On all buildings, cinder block or concrete block should not be used more than one foot above grade level and should be covered with brick or stucco and painted. (Article VIII, par. 2)
6. Any residence shall contain at least 1450 square feet of living area. (Article IX, paragraph 3)
7. All dwellings shall face the development roads. (Article IX, paragraph 3)
8. There shall be no temporary siding, cinder block, concrete block, solid concrete, or asbestos shingles used as an exterior surface facing or roof on any residence or outbuilding built on the premises. (Article IX, paragraph 4)
9. All dwellings shall be completed within nine (9) months after ground has been broken. (Article IX, paragraph 9)
10. All electrical telephone and other wires shall be placed underground from the underground source supply. (Article IX, paragraph 13)

11. Final grading during and after construction shall not divert the natural flow of water, as it existed prior to construction. (Article IX, paragraph 19)

VII. Other

1. No residence or outbuilding may be used to conduct business. (Article IX, paragraph 2)
2. No fireworks may be permitted within 500 ft of any residence and must be set off within the designated dates and times stated in the Berkeley County ordinance. (Berkeley County Fireworks Ordinance)
3. The speed limit is 15 mph on all neighborhood roads.
4. Permanent ban on mini bikes, dirt bikes, go-karts and ATV's on the streets in the neighborhood ridden by unlicensed riders.

Adoption Date: October 7, 2023_



President to the Board of Directors