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<https://homeland.cincwebaxis.com/cw>

THE COMMUNITIES OF CASTLEWOODS RULES AND REGULATIONS

Amended and re-stated rules and regulations that pertain to all Castlewoods Homeowners Association members, tenants, and guests as approved by Board of Directors on June 2, 2022 to become effective on August 1, 2022. It is strongly recommended that all residents of Castlewoods go to www.castlewoodshoa.com and register through the portal to manage individual Homeowner accounts. For any questions or to request a copy of these Rules and Regulations, visit your member portal or www.castlewoodshoa.com or email castlewoods@homelandmgt.com.

ASSESSMENTS

- Billed annually on January 1.
- Due upon receipt and Delinquent on February 1 with \$25 late fees applied automatically.
- Liens and lien fees are placed on each property that is delinquent as of April 1. Balances of \$500 or more shall be turned over to an attorney for collection and lender lienholders notified.
- All administrative, liens, and collections cost and fees added to delinquent amount.
- Payment plan hardship requests must be received in writing by January 31 to be considered. Late fees still apply when not paid in full by the deadline.
- Deployed military hardship waiver must include copy of orders with written request.

COMMON AREAS – including Parks, Walking Trails, Pavilion, Sidewalks, Retention Ponds

General info:

- Members and guests may use common areas, parks, trails, etc. at their own risk.
- Playground and pavilion available for general use from 5am - 10pm.
- Members must request reservations for use of pavilion for private events through castlewoods@homelandmgt.com.
- Trails available for walking, jogging, or related exercise at all hours provided activities produce NO noise nuisance.
- Live or recorded music shall be played at a reasonable volume so as not to interfere with other users of the parks or designated common areas and nearby residents.
- Pets (dogs, cats, etc.) must be on leash per Rankin County Ordinances - owners, dogwalkers, etc. are required to pick up after pets.

Prohibited Activities:

- No resident or their guest shall misuse, destroy, or tamper with street signs, irrigation systems, landscaping, event signage, entrance structure, playground, or pavilion.
- All residents and guests MUST obey all traffic laws within the jurisdiction of the Rankin County Sheriff's Office including observing all traffic signs, lights, speed limits, and stop signs, and other rules of the road including golf carts.

- Residents shall not permit any activities, illegal or otherwise, considered a nuisance, obnoxious, or offensive to others including the use of profane or vulgar language, including music within earshot of others or other excessive noise nuisances.
- Littering.
- Political speeches or other political activities.
- Smoking anywhere near the playground or pavilion.
- Motorized vehicles of any type not limited to those listed here: ATV's, motorcycles, motor bikes, mopeds, go-carts, and golf carts (Special Needs equipment exempt).
- The use of weapons of any kind not limited to: BB guns, pellet guns, handguns, shotguns, rifles or bows and arrows within any part of the development for such purposes as hunting, target practice or other recreational use.

LOTS AND DWELLINGS USE

- Garage sales, or other business type events are in violation and subject to \$500 fine per offense (No first or second warnings).
- Discharge of any weapon within Castlewoods is an immediate \$500 fine unless waived by the Board due to extenuating circumstances such as physical dog mauling.
- Estate sales or estate liquidation sales -the sale or auction of a substantial portion of the materials owned by a person that is recently deceased or moved into a retirement home may be requested at least 7 working days prior to the request sale date and must be indoor and backyard only. Goods shall not be displayed in the front lawn or driveway. NOTE: Downsizing is not considered an acceptable reason for an estate sale.
- Residents shall not permit any activities, illegal or otherwise, within the residence or Common Areas that may be considered a nuisance, obnoxious, or offensive to others.
- No business or trade of any kind which results in customer/client traffic shall be conducted on any lot or in any dwelling.

RENTALS

Leasing of dwelling is allowed pursuant to the Covenants; however, the CHOA has developed rules and regulations relating to such which may be found in member portal and include the following:

- Leases must be for the entire dwelling, for a term of at least 6 months and must be in writing. No room rentals or air B&B allowed.
- Tenants must observe all covenants, rules, and regulations of Castlewoods Homeowners Association.
- Copies of all leases must be submitted to the Association management company within 5 days of signing.
- Property owner is subject to a non-refundable fee of \$200 per lease. This fee will be assessed annually (or within each 6-month lease if applicable) in addition to the Castlewoods Homeowners Association annual assessments. See LEASE ADDENDUM for further details.

MAINTENANCE OF RESIDENCE, LANDSCAPING AND SIDEWALKS

- **A fully completed Architectural Review Committee (ARC) application request must be submitted and approved by the CHOA prior to beginning work on any of the following:**
- Exterior remodeling – including painting of doors, shutters, etc.
- Mailbox replacement, Storage sheds
- Swimming pools which must include all equipment & drainage plans. (Note: above ground pools are not allowed)

- Pergolas, Outdoor kitchens, Enclosing and covering patios, Deck, or concrete patio replacement
- Driveway repairs and replacement
- Roof replacement
- Fence addition, replacement
- Major changes to landscaping that may affect water runoff to other properties to include view and runoff affecting the golf course
- Adding or repairing retaining walls, adding or deleting French drains
- Removal of large trees, etc. as these are often pertinent to the aesthetics/curb appeal of Castlewoods

Directions for submitting said ARC application is online via login to the Members Only portal section of the website. Failure to submit a completed ARC application for approval prior to engaging in any activity that requires ARC approval shall result in an automatic fine of Five Hundred Dollars (\$500.00).

RESIDENCES -all residents shall maintain their homes, lawns, approved fences, and outbuildings in a state of good repair and with materials authorized in covenants or these rules.

- Garage doors should be closed when garage is not in use.
- Carports and garages must be kept clean of debris and unsightly clutter and must maintain garage for parking of at least two (2) vehicles.
- Window blinds in garages must be lowered/closed.
- Prompt attention must be paid to needed maintenance for peeling paint, rotting wood, broken/damaged windows, faded/falling shutters, failing/broken gutters, front doors, window blinds or other repairs.
- Homes and sidewalks shall be periodically cleaned as needed for dirt build up, mold, or algae by power washing or spray algaecide.

FENCES

- Wooden fences require the good neighbor fence style in most subdivision and are made of cedar. Plain post or French Gothic posts are specified depending on section.
- Height depends on location and subdivision-specific covenants which can be found in your Member Portal website.
- Metal fencing required along golf course lots is 4 ft tall unless exception approved.
- Broken, sagging, rotting or otherwise neglected fences must be repaired promptly.
- Architectural application and review are required to ensure compliance with your respective neighborhood's covenants.

MAILBOXES

- Individual subdivisions each have their own specifications of style and paint.
- A list of such specifications may be found on your Member Portal website.

VIOLATIONS – PROCEDURES AND ASSESSMENTS

Residence Maintenance

- 1st notice a warning for non-compliance-homeowner given 7 or more days to comply or provide reasonable repair date for approval.
- 2nd notice issued if 1st notice deadline not met, homeowner given another 7 or more days to comply.
- If non-compliance not corrected by end of 2nd notice, Association issues \$100 fine.

- Association has authority under covenants to enter property to make required repairs and bill costs to homeowner.
- If violation continues homeowner assessed another \$100 fine and given 30 days to pay outstanding balances or reimbursement of repairs if needed.
- Subsequent violations of same non-compliance issue will result in additional \$100 fine.
- If fines are not paid within 30 days, lien may be placed against property.
- Costs and fees associated with liens and collections will be added to delinquent account balance.

Lawn Maintenance

- Lawn/property must be kept in a condition consistent with reasonable neighborhood standards and community aesthetics.
- Must be mowed at a minimum of twice a month, more often if growth exceeds 5 inches.
- Health of lawn must be maintained through: Seeding, Fertilization, Watering, Weeding, Mulching of beds, Removal of litter or other debris.

Landscape Maintenance

- 1st notice a warning for non-compliance-homeowner given 7 or more days to comply
- 2nd notice issued if 1st notice deadline not met, homeowner given another 7 or more days to comply
- If non-compliance not corrected by end of 2nd notice Association issues \$100 fine
- Association has authority under covenants to enter property and arrange for lawn maintenance by a third party and bill homeowner minimum of \$100
- If violation continues homeowner assessed another \$100 fine and given 30 days to pay outstanding balances or reimbursement for lawn care
- Subsequent violations of same non-compliance issue will result in additional \$100 fine
- If fine not paid within 30 days, lien will be placed against property
- Costs and fees associated with liens and collections will be added to delinquent account balance

MISCELLANEOUS VIOLATIONS

Vehicles, Boats, Trailers, Recreational Equipment

- Residents must maintain garage for parking of at least two (2) vehicles.
- All automobiles/vehicles owned/used by owners or occupants, other than temporary guests and visitors shall park in garage or driveway.
- Automobiles/vehicles MUST BE KEPT ON HOMEOWNER PROPERTY.
- Homeowner parking in the street or yard is prohibited, this includes parking half on driveway and half on yard.
- Storage of vehicles on the street or front/side lawns prohibited.
- No vehicles shall be parked in a manner that blocks sidewalks.
- No Guests/hired contractors may park blocking anyone's driveway or cause unsafe conditions.

Repairs

- No resident may repair or restore any vehicle of any kind upon or within any lot or dwelling or common area except those that may be completed in enclosed garage.
- If emergency repairs are necessary, repair is allowed only to extent of enabling vehicle to be moved to a repair facility in a timely manner.
- Broken down vehicles outside garages are subject to assessments or removal at cost of homeowner.

Recreational Vehicles

- No boat, watercraft, recreational vehicle, school bus, motor home, tent, camping trailer, work, utility or other trailer, farm equipment, golf cart, ATV's or other similar vehicle or structure shall be placed on any lot, temporarily or permanently unless: (Screened from street view, adjacent property owner, view of the golf course).
- Parking on the street, sidewalks, driveways, front yard, or common area is prohibited.
- Castlewoods HOA does not have the authority to regulate what occurs on public streets.
- There is no official HOA policy prohibiting the use of these vehicles on public streets within Castlewoods, however the HOA discourages such use in particular by underage drivers.
- The HOA recommends parents discourage the use of said vehicles by non-licensed drivers.
- If anyone is seen operating any of these vehicles in an unsafe manner, i.e., Reckless driving, speeding, too many on the vehicles, by drivers of ANY age it is recommended that they contact the Rankin County Sheriff's Office.

Recreational Items

- Basketball goal, soccer nets or other sports equipment are not allowed in the street or common area medians and must be kept in good working condition
- Swing sets, playground sets, and play houses must be set up in back yards only, front or side yard use prohibited
- Recreational items should not be a nuisance to other neighbors
- Basketball goals on a driveway can be visible
All other nets, toys, go carts or other recreational vehicles must be stored in a fenced back yard or otherwise stored out of sight when not in use.

Storage Pods or Construction Dumpsters

- Must be approved by Castlewoods in advance and shall not exceed 30 days which complies with Rankin County permits

Vehicles, Boats, Trailers, Recreational Equipment Violations

- 1st Violation will result in warning notice of non-compliance and delivered by phone, email, door hanger, letter or other method and homeowner shall have 24 hours to correct violation.
- 2nd Notice gives homeowner 24 hours to correct violation.
- Should violation continue past that time homeowner fined \$100 and given thirty (30) day to pay fine.
- Subsequent violation will result in additional \$100 fine.
- If fine not paid within 30 days, lien will be placed against property.
- Costs and fees associated with liens and collections will be added to delinquent account balance.

Garbage Cans

- Garbage cans, trash receptacles, boxes and other unsightly objects must be stored concealed from view from the street, adjacent property, and golf course.
- Residents may place all trash cans, etc. at the street curb apron no sooner than 12 hours prior to day of pick up
- All trash cans, etc. must be returned to storage out of view within 12 hours of trash pick up.
- Loose trash, furniture, debris, or other objects may not be piled at street curb except immediately before trash pickup services.

- Cut limbs and pruning into sections as required by Waste Management and neatly placed at the curb without blocking neighbor driveways or protruding into street excessively; do not block pedestrian sidewalks.

Garbage Violations

- 1st notice of non-compliance will be by phone, email, door hangers, letter or other methods giving homeowner 48 hours to comply.
- 2nd and Final notice will note impending assessment for non-compliance within 48 hours.
- After 2nd notice, homeowner will be assessed \$50 and given 30 days to pay.
- Each subsequent violation will result in an additional \$50 assessment that will double beginning with the 3rd violation.
- If assessment not paid within 30 days, lien will be placed against property.
- Costs and fees associated with liens and collections will be added to delinquent account balance.

Trash Burning

- The burning of trash or debris of any kind including leaves is not allowed.
- ARC approval required for contained fire pits which can't be used for large quantities of debris, including leaves, due to safety and health issues caused by smoke.

Trash Burning Violations

- Consequence of violation is an immediate \$100 assessment.
- Subsequent violations will result in an additional \$250 assessment per violation.

Signs

- Placing any type of sign on common ground areas is prohibited with the exception of event signs and announcements placed by the CHOA.
- Taping or attaching signs to traffic or street sign poles or to any CHOA owned property is prohibited and will incur a \$100 fine per sign no first warning.
- Signs advertising work being done to property may not be placed on property (this includes signs advertising company's doing roof replacement, repairs, installations of any kind).
 - a) The following signs may be placed on homeowner property: Those required by legal proceedings
 - b) Those that indicate property is for sale or rent either by owner or real estate agent.
 - c) For Sale or Rent signs, by owner or real estate agent may not be placed anywhere in development except on affected property.
 - d) Directional signs for staffed open houses of rental or property for sale may be used in common areas only on the day of the open house.
 - e) Political signs may be placed on homeowner property 30 days prior to the election to which the sign applies.
 - f) Political signs must be removed within 1-2 days following the election.

Pets

- All Rankin County leash laws will be enforced by CHOA within development.
- No owner or custodian shall allow pets of any kind to roam free.
- All pets (dogs, cats, etc.) shall be kept either on proper leashes or within fences (visible or invisible). Invisible fences shall not allow pets on pedestrian sidewalks.

- Any pet found unrestricted in violation may be impounded unless rightful owner can immediately be identified and notified.
- Owner shall be allowed to take custody of the animal but may be subject to fines.
- Resident shall prevent their pets from causing nuisances, excessive barking / noise, uncleanliness, foul odors, unsanitary conditions, unsafe or dangerous conditions.
- Adequate food, water, and shelter are required.
- Inhumane treatment will be reported to the proper authorities.
- Operating commercial breeding kennels is prohibited.
- Owner or custodian of any pet shall be responsible for removing excrement/feces deposited by said pet on the property of another including sidewalks, common areas or other public places.
- No animals, livestock, or poultry of any kind shall be raised, bred, kept, staked, or pastured on any lot, or common areas.

Pet Violations

- 1st violation results in a notice of non-compliance with 1 day to comply, or less if animal is determined to be a danger requiring Rankin County Animal Control to be brought in for immediate resolution.
- 2nd notice of non-compliance with 1 day to comply.
- 3rd Final notice will result in assessment if not corrected or intervention by Rankin County Animal Control depending on the circumstances.
- Additional/Repeat violations will result in fine of \$100 with each additional violation doubling in amount.

Non-Specified Issues

- Vandalism or other activities will result in immediate \$100 assessment plus cost of any necessary repair or replacement.
- Vandalism caused by non-HOA resident will result in notification of Rankin County Sheriff's Office and other actions as needed.

Non-specified Violations

- 1st notice a warning for non-compliance-homeowner given 1-14 days to comply depending on type of issue or vandalism committed.
- 1st notice warnings for non-compliance regarding trash, litter issues -homeowner given 24-48 hours to comply.
- 2nd notice issued if 1st notice deadline not met, homeowner given another 7 or more days to comply.
- At end of 2nd notice period CHOA will arrange for either the repair to be done by third party and billed to homeowner or an assessment of \$100 whichever is greater.
- If violation continues homeowner assessed another \$100 fine and given 30 days to pay each outstanding balances or reimbursement of repairs if needed.
- Subsequent violations of same non-compliance issue will result in additional \$100 fine.
- If fine is not paid within 30 days, lien will be placed against property.
- Costs and fees associated with liens and collections will be added to delinquent account balance.

SPECIAL VIOLATION NOTICE

- If a homeowner commits the same violation within a 1-year period, first fine shall be increased to \$250.
- 2nd Specific violation fine shall be \$500.
- Thereafter, fine will be \$100 per day until violation rectified.