

Portal Estates Homeowners Association, Inc.

RULES & REGULATIONS SUMMARY

March 2023

Homeowners are responsible for informing Residents and Guests of Association Rules & Regulations.



ANIMALS: Dogs must be on leash at all times when outside your home. Pet waste must be removed immediately. Pets cannot become a nuisance or inconvenience.

of hazardous materials. No illegal dumping of appliances, electronics, or bulky items such as couches, mattresses, bed frames, etc. in the dumpsters or dumpster enclosure area.

NOISE: No sound shall be emitted on any part of association that is unreasonably loud or annoying.

CARPORT SPACES: Spaces shall be kept clean, safe free from litter and debris. No combustible or explosive materials shall be stored in any carport space including but not limited to: charcoal, lighter fluid, etc. except fuel in the tanks of parked vehicles or one container of outdoor grill fuel starter of no more than two-liter capacity.



OUTDOOR GRILLS: Propane grills with tanks greater than 2.5lb gas capacity and charcoal fired grills are prohibited. No combustible or explosive materials shall be stored on decks including

but not limited to: charcoal, lighter fluid, etc.

DECKS & PATIOS: Decks and patios are not to be used for storage or other unsightly purpose.

PARKING: Parking in fire lanes is prohibited. Residents are expected to park in their carport. Disabled, inoperable, or vehicles parked in excess of 72 hours in open spaces are subject to tow.



HOLIDAY LIGHTS & DÉCOR: Holiday décor may be displayed 1 month before the holiday and must be removed within 2 months after the holiday.



SIGNS: No sign or advertisement shall be placed in the common area.

HOME MAINTENANCE/APPEARANCE: All homeowners shall keep and maintain their home and lot in good order, condition, and repair. All yards and landscaping shall be maintained in an appropriate manner. Landscaping shall not block sidewalks or driveways.

TRAILERS, BOATS, CAMPERS, MOTOR HOMES, EQUIPMENT, etc.: shall not be stored so they are visible from any Unit or from the street.

UNIT IMPROVEMENTS: Any structural additions, alterations or improvements to a Unit requires approval from the Twin Lakes Master Association Board of Directors.

VEHICLE REPAIRS: No maintenance or repair of any vehicle may occur outside of the carport.



LITTER: All trash or garbage shall be removed regularly and placed completely inside of trash dumpsters. Cardboard boxes must be broken down prior to disposal. No dumping