

## Amendments to By-Laws for the Shires of Cambridge

As voted and approved September 6, 2018 by the Board of the Shires of Cambridge Homeowners Association.

### Use Restrictions:

1. **LAWN MAINTENANCE:** Grass height will be no longer than 4 inches in height. Lawns visible from the street are required to be weed free. Shrub beds, tree beds and non-grass areas are to be maintained and free of weeds. This would include pavers, concrete and other surfaces where weeds can grow. Additionally, if the homeowner fails to comply with the above mentioned, the HOA has the right to hire a contractor to remediate the violation and charge back the owner with 10% penalty.
2. **EXTERIOR MAINTENANCE:** Painted surfaces such as shutters, siding and columns are required to be free of chips, fading and general age / weather deterioration. Roofing shall be maintained and replaced as needed. Garden hoses shall be stored out of sight from street view. Proper maintenance of decks, walkways and patios is required.
3. **RENTAL PROPERTIES:** Owners intending to rent or not live in their home shall be subject to the following restrictions:
  - Owners are required to obtain approval from the board 90 days prior to renting or vacating the residence and are required to provide a copy of the lease agreement to the board for approval.
  - Owners shall acquire approval from the board 6 months prior to lease expiration if planning to continue leasing the property. Auto renewals of lease agreements are not allowed.
  - Owners must provide a valid forwarding address and phone number. Owners shall be responsive to board inquires and reply to such inquiries regardless if a management company is hired by the owner.
  - Owners are required to provide the contact information for the management company if hired.
  - Owners and the management company are responsible and shall maintain the property at all times as governed by The Shires Declaration and By-Laws. The board does not recognize renters or other parties occupying the home.
  - Owners and / or the management company are required to have a licensed home inspector provide a detailed report of the rental property, submitted to the board annually.
  - Homes that are not occupied by the owner and not currently leased / rented shall be subject to the same restrictions listed above.
  - For owners renting at the time of this amendment being enacted, owners shall be subject to the restrictions above after a 30-day grace period.
  - The board may elect to revoke or suspend renting privileges to any owner for failing to comply with the use restrictions.

**PENALTIES FOR NONCOMPLIANCE WITH THE ABOVE:** Please reference article 7, section 7.06 of the Declaration for the Shires of Cambridge.