

# **McNeill Farms Condominium Association Handbook**

## **Child Safety and Liability**

Under Ohio Law, parents are liable for damage to property caused by their children. Parents are responsible for their children's behavior and safety while playing or congregating in the common areas, including parking areas and roadways. Children should not be left to play in these areas.

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## **Parking and Vehicles**

### **Parking by Residents or Guests**

All parking within the community (except for handicapped parking spaces) is common area and no particular unit is assigned any particular parking space within those parking areas. The only parking area that is for the exclusive use of any unit owner is the driveway immediately in front of their garage.

All parking by residents or guests must be:

- Within the garage
- In the limited common area (driveway) in front of the garage door *in end units* (See Parallel Parking below)
- In lined parking spaces in front of the buildings
- In the parking spaces provided adjacent to the Clubhouse area
- In designated guest parking areas
- Residents may not park extra vehicles in guest parking areas for more than 48 hours

### **Handicapped Parking Spaces**

A handicapped parking space is to be used ONLY by an individual with an official handicap placard displayed in the front window of the vehicle and with license plates matching the vehicle that was assigned the handicapped placard by the Ohio BMV. Any vehicle illegally parked in a handicapped parking space can be towed without any notice to the owner of the illegally parked vehicle. All costs and expenses of towing and recovery of the vehicle will be at the owner's expense.

### **Boats, Trailers, Recreational Vehicles, and Trucks**

No boats, trailers, motor homes, recreational vehicles, trucks (larger than a 1 ton pick-up), campers, travel trailers, or personal watercraft may be parked on any street or driveway.

### **Moving Vans and Commercial Trucks**

Moving vans, when conducting business and commercial trucks when in the area to perform service or repair work are authorized.

### **Inoperable or Unidentifiable Vehicles**

Inoperable vehicles (with flat tires, broken out windows, expired license tags, etc.), or vehicles which cannot be identified as belonging to a resident, which are parked in any common or limited common area for more than 48 consecutive hours may be towed off the premises at the

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vehicle owner's expense. Violators will be told to move the vehicle by property personnel or a notice will be placed on the vehicle with 24 hours to correct the violation.

## **Repair Work**

No repair work is permitted on vehicles in limited common or common areas except for short-term emergency work (flat tire, battery change/jump, etc.).

## **Storage of Vehicles**

Storage of vehicles is prohibited in any area other than the unit owner's garage.

## **Parallel Parking and Parking in Front of Garages**

No parallel parking is permitted on the property. No vehicle shall be parked in any manner, which blocks any street or driveway, or the ingress/egress to any other garage.

## **Speed Limit and Safe Vehicle Operation**

The speed limit within the community is 12 m.p.h. Reckless operation, excessive speed and parking or driving on the lawn areas is prohibited. Stop signs are posted at all corners and must be obeyed.

## **Pedestrians**

Pedestrians, children, bicyclists, and pets use the streets and have the right of way.

## **Violations**

ALL VEHICLES PARKED IN VIOLATION OF THESE RULES CAN BE TOWED WITHOUT WARNING AT THE OWNERS EXPENSE.

In the case of vacation or absence, phone the management company if a vehicle(s) will be parked longer than the stated period.

\*NOTE: IF YOUR VEHICLE HAS BEEN TOWED, PLEASE CALL BROAD & JAMES TOWING AT (614) 231-8697 FOR INFORMATION.

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## **Pets**

Having pets in the community is a privilege, not a right. The following rules clarify the covenants and restrictions of the Association Declarations and By Laws.

### **Leashes**

All pets (including cats) must be walked on a leash, with leash in hand when outside the unit. The Condominium Common Areas are for the enjoyment of all unit owners. These areas cannot be fully utilized if animal waste is left on the ground and pets (including cats) are allowed to run uncontrolled.

### **Animal Waste**

Pet owners are responsible for immediately cleaning up after their animals. Chapter 707.03 of the City of Columbus Municipal Code states, "No person shall deposit or allow to accumulate in any building, premise, yard, court, lot, street, alley, sidewalk, easement, right-of-way, or any other place, except in authorized receptacles, any solid waste, or any other substance, solid, semi-solid or liquid, or animal, vegetable or mineral origin, that by its decay, decomposition, chemical action or by becoming a harbor for animal or insect pests, would become an unsanitary condition." And Franklin County Department of Health regulation 102.01(B)(4) states, "All Exterior Property, Yards, and Structures shall be free from any accumulation of animal waste, animal feces or manure..."

Limited Common Areas including patios and decks as well as Common Areas, must be kept clean and free of pet waste. Grounds maintenance people will not clean up after pets

### **Animal Pens or Houses**

No animal pens or houses are permitted on patios, decks, or in common and limited common areas.

### **Tethering Pets**

Pets may be tethered inside any open patio or backyard area. They may not be tethered on common areas. The homeowner must be present while the animal is tethered outside.

### **Feeding Animals Outdoors**

Feeding animals outdoors is prohibited. Franklin County Department of Health regulation 709.05 states "No person shall: harbor, feed or sell wild, exotic, prohibited, dangerous, or feral animals within the jurisdiction of the Franklin County District Board of Health" as they have the capability to acquire and transmit rabies to humans and other animals.

### **Animals in the Clubhouse Facilities**

No pets are permitted in the clubhouse or swimming pool area. (Leashed pets are permitted in the management office.) No pet shall be tethered or tied to the pool fence or any portion of the clubhouse building.