

MAJESTIC SHADOWS, INC  
HOMEOWNERS ASSOCIATION COMMUNITY RULES – REVISED 2024

These rules are set to inform residents what is expected of them while living in this community. Violations of these rules may result in fines. The violation fine schedule follows the rules.

Residential maintenance:

- Front & back yards are to be kept free of trash, weeds, and dead vegetation. Vegetation is to be trimmed so that overgrowth is prevented and an attractive appearance is maintained.
- Trash & recycling containers are to be placed out of sight by the end of day after pick-up.
- Structures & gates are to be kept in good repair.

Parking:

- Residents are strongly urged to use their garage for parking their vehicles.
- No parking is allowed along Majestic Shadow Loop and Majestic Shadow Way. These narrow inner streets must be accessible to emergency vehicles.
- Parking spaces around the common area are used for overflow of residents' vehicles and guests—oversized vehicles, cargo/utility trailers, boats, etc. are not permitted.
- Residents along Roadrunner Circle and Majestic Ridge are encouraged to take advantage of the benefit of the on-street parking in front of their homes.
- Unused, inoperable vehicles are not permitted and may be towed at owner's expense.
- Vehicles leaking vehicular or other noxious fluids will be subject to fines and the costs of pavement repair.
- Per residential zoning and covenants, no property may be used for commercial activity.

Quiet Enjoyment: Every resident is entitled to the quiet enjoyment of their home. Please be respectful of your neighbors.

- Excessive or chronic noise are prohibited.
- Foul or noxious odors are prohibited.
- Exterior lights are not to be aimed at the windows of another residence.

Fine Schedule:

- 1<sup>st</sup> violation—Warning
- 2<sup>nd</sup> violation--\$50
- 3<sup>rd</sup> violation--\$100
- 4<sup>th</sup> violation--\$250