August 22, 2024

St. Andrew Square Condominium Association
Homeowner Rules and Guidelines

To maintain an attractive, uniform look to the St. Andrew Square properties the board of directors has established the following rules and guidelines. This document is a condensed, user-friendly version of the information found in the Executive Summary. The referenced Architecture (ARC) and Estate Sale Application forms are submitted through the Ogden community portal.

Building and Grounds

1. Parking:
    a. Overnight street parking on SASCA private roads is prohibited.
    b. Common Parking areas are provided for guest parking; board notification required if parking for more than 48 hours. Resident long-term or daily parking in Common Parking areas is prohibited without previous board approval.
    c. Vehicle storage on Common Parking areas for more than three (3) successive calendar days is prohibited without previous board approval.
2. Any exterior changes to the buildings require approval of the board and an ARC form submitted.
3. Garbage cans, storage of firewood or any personal property of the owner (except patio furniture and covered grills) are not allowed on the exterior of units.
4. Satellite dishes are not allowed.
5. No temporary shack tent, trailer, etc. may be placed on condominium property.
6. For appearances and security, garage doors must be closed when the owner is not involved in projects in the vicinity of unit.
7. St. Andrew Square has no age restrictions; however, sandboxes, swing sets and play structures are not allowed. Toys/bike, etc. are not to be left outside overnight.
8. The exterior face of all window coverings must maintain conformity of appearance with all units of condo association.
9. Garage window covering required for appearance, to hide contents and for safety reasons.
10. Window Replacement:
    a. A signed *SASCA Window Installation agreement* should be obtained by the contracted company prior to installation. Forward signed copy to Ogden and SASCA Board.
    b. In order to maintain a uniform appearance, all windows must have window grids between panes of glass.
    Exception: *The units of buildings 3 and 12 were built in 1995 with removable window grids. Many grids have subsequently warped or broken and in early 2000's some windows were replaced by unit owners without grids. It is preferred that replacement windows have grids between panes of glass, however, due to the difference when built and replacement of single windows causing a non-uniform look for the units of Buildings 3 and 12 they will be the only ones included in this exception.*

11. Garage, rummage and yard sales are not permitted. However, estate sales or one-time sales are permitted provided the unit owner:
    a. Submit Estate Sale application and receive board approval in advance.
    b. Sale must not exceed two consecutive days.
    c. Garage door must remain closed during sale.
    d. All items must be displayed in the unit, not outside.
    e. Additional items may NOT be brought in. Only items owned by the unit owner may be sold.
    f. Parking arrangements must be monitored by unit owner to ensure safe and accessible streets for other St. Andrew Square unit owners.
    g. Signage: One sign may be placed at Capital Drive entrance. Additional signs must be placed within St Andrew Square to direct traffic to proper unit only during hours of sale.
12. Trash receptacles should be stored out of sight. Unit owners, agents, employees, invitees, or guests shall not leave any waste/litter within St. Andrew Square.

Plantings and Landscaping

13. Window boxes and front porch hanging planters should be planted in a tasteful manner and well cared for by unit owner. Should be planted by Memorial Day and cleaned out after the first frost or November 15, whichever comes first. Window box plants must be planted in plastic lined boxes to prevent wood rot.
14. No plastic or artificial materials are permitted in window boxes or front porch hanging planters.
15. Front porch planter containers should be in earth tone colors.
16. Any potted personal plants on patios, decks or entrances must be maintained in acceptable condition by the unit owner. Failure to do so may result in necessary work being performed by the association and charged to the unit owner.
17. Plants in foundation beds are permitted provided they are cared for and weeded by the unit owner. They must be cleaned up after the first frost or by November 15, whichever comes first. Once the planters have been emptied, they must be put away until spring.
18. In preparation for snow removal, any pots/containers placed on sidewalks and/or driveways must be removed and stored inside by the first frost or November 15, whichever comes first.
19. No vegetable or herb gardens are permitted.
20. An ARC form is required for all deck/landscaping/large planting plans and all work completed must be according to an approved plan. Planting of bushes, shrubs, trees and within designated garden areas (even if paid for by unit owner) require an ARC form and board approval to identify any possibility of interference of maintenance, electric lines, water lines, etc.
21. Unit owners may not plant on the berms or other areas outside of the unit yard area without the board approval. Board of directors may ask unit owner to remove any landscaping that was installed in yard or common area without approval.
22. Permanent stone or wooden sitting areas, charcoal pit or permanent grills may not be constructed as part of a landscape plan. When not in use, temporary grills are to be covered with commercially made covers.
23.

24. Yard, personal property or similar signage in windows or on the property are not permitted. Political signs that support or oppose a candidate for public office or referendum question may be displayed in your unit. A real estate agent may place a sign inside a door or window with permission of the board.

Exterior Decorations

25. Fall trimming materials and decorations are permitted between Labor Day and Thanksgiving provided there is no damage to the building exteriors or lamp posts. Furthermore, materials may not interfere with or hinder lawn maintenance work. All trimmings are to be removed by the weekend following Thanksgiving. Unit Owner is responsible for any repairs and expenses for any damage.
26. Winter holiday trimmings and decorations are permitted between November 15 and January 15 provided they will not damage exteriors or lamp posts and do not hinder snow removal. All trimmings/decorations are to be removed by January 15.
27. Only traditional American flags are permitted on the front of the buildings in appropriate holders.

Pets/Animals

28. Any dog or cat more than twenty-six inches in height or 24 pounds in weight are not permitted. Service animals that exceed these limits are approved, however, please advise the board.
29. Dogs and cats must be always walked on a leash and under owners' control.
30. Pet waste on any property, including that of visitors' pets, must be cleaned up and disposed of at the owner's residence. Leaving waste in storm/water grates or in common areas is not permitted.
31. Dogs are not to be staked outside as continued urination in the same area can harm grass/plants.
32. Owners are financially responsible for the replacement cost of any area damaged by their pet. This includes, but is not limited to, grassy areas and plants killed by urine or digging. In such cases, the association will notify owners, obtain price quote, and have the problem area fixed at the owners' expense.
33. No pet which causes unreasonable disturbance shall be permitted.
34. No wild or exotic animals such as snakes, racoons, reptiles, etc. are permitted.
35. No more than two hanging bird feeders per home are allowed in the back or side yard. Resident assumes full responsibility for maintenance of feeders. The location of feeders must not impact landscaping maintenance.