

# Goldenview Park

## Homeowner House Rules

### 1. **ARCHITECTURAL CHANGES** –

All sheds, play houses, fences, landscaping, and exterior paint must be approved by the architectural control committee prior to changes and additions. Forms are provided at [www.gvphoa.com](http://www.gvphoa.com), or by contacting Real Estate Unlimited.

### 2. **IN-HOME BUSINESSES** –

In-Home Businesses may be allowed, with prior approval from the HOA board, within the Association so long as there exists no external evidence or increase in traffic in neighborhood.

### 3. **SIGNS** –

No signs of any kind may be placed within Goldenview Park Subdivision, including political signs. Such signs may be displayed on the interior of the window of your home. A sign of not more than six (6) square feet advertising the property for sale or rent is permitted. No signs shall be nailed or affixed to trees on any lot.

### 4. **PETS** –

Only two (2) dogs, cats, or other pets are allowed per home as pets only. All pets shall be chained, fenced, or otherwise restrained at all times. You are required to clean up after your pet(s), especially on trails and your neighbors' property along with the park and greenbelts. More than 2 pets require prior approval from the HOA Board. No vicious dogs, as defined by municipal ordinance, Title 17 ([muni.org](http://muni.org)) shall be kept on any lot.

### 5. **NUISANCES** –

Goldenview is a community neighborhood where diverse activities and interests reside. The spirit of these House Rules is to minimize barking dogs, loud disruptive noise, to achieve overall harmony. , the Board has the authority to assess fines for repetitive violations of rules. Use of snow machines, off road use of motorcycles, and all other all-terrain vehicles within the subdivision is expressly prohibited.

### 6. **GREENBELT CARE** –

All Greenbelts are common areas and are to remain natural and undisturbed. Lawn, tree trimmings, rubbish, trash, garbage, or other waste are not allowed to be dumped in Greenbelts and Lots. Many serve for drainage of the hillside and you are not allowed to obstruct or retard the flow of water. If a tree is dead and needs to be removed, approval from the Board is required before the tree is removed. No live trees may be removed from any property, including Greenbelts, without prior approval.

7. **BIKE/FOOT PATHS –**

No motorized vehicles, including motorized scooters, etc., are allowed on bike or foot paths. The only exception is maintenance vehicles for snow removal, etc.

8. **GARBAGE –**

Garbage cans may not be kept on the exterior of your home. They must be enclosed in a garage or shed. Garbage, which includes bags of lawn clippings and leaves, must only be placed out the day of pickup per the municipal ordinance, not the night before.

9. **EXTERIOR FIRES/FIREWORKS –**

No burning in an outside container, burn barrel, etc. is permitted within Goldenview Park. Pre-made fire pits which have been store bought are allowed as long as the fire is contained within the fire pit. Fireworks of any kind are strictly prohibited.

10. **LAWN MAINTENANCE –**

All lawns are to be maintained free of weeds. Lawns are to be mowed and trimmed when the growth exceeds 4 inches. Homeowners shall mow and maintain roadside right of way drainage and shoulders in the front of their lots. Fertilizer shall be used sparingly, not more than twice a year, to minimize adverse environmental effects.

11. **EASEMENTS –**

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within the easements, no structure, planting (other than ground cover), or other material shall be placed or allowed to remain which may damage or interfere with the installation or maintenance of utilities, or which may change the flow of drainage facilities in the easement, or which may obstruct the flow of water through drainage channels in the easements. The easements of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. No live vegetation shall be disturbed in the perimeter buffer easements, except where utilities and storm drainage structures are to be installed. All disturbed areas must be re-vegetated with buffer landscaping. The perimeter buffer landscaping must be maintained.

12. **SHEDS –**

Sheds may be permitted with prior approval from the Architectural Control Committee (ACC). The form is available at [www.gvphoa.com](http://www.gvphoa.com). Please check with Municipality of Anchorage for setback rules that apply to your home. If you place it too close to your home, the Muni may require it to be moved.

**13. TEMPORARY PARKING OF SEASONAL USE VEHICLE(S) –**

A. The executive board intends to strictly enforce the prohibition in the declaration regarding storage of recreational use vehicles on any lot. Year round storage and covering recreational vehicles, on any lot is prohibited by the declarations of the subdivision.

The Executive Board has adopted the following definition of Parking and Seasonal Use:

**Storage:** Parking a recreational use vehicle of any type, on any lot, during the time of year or season when the vehicle(s) would not traditionally be in use. The total number of recreational vehicles parked on any lot shall be limited by the number of vehicles that can reasonably be accommodated on the paved surface of the individual driveway without displacing regular vehicle parking. Additional paving beyond what was originally approved by the Architectural Control Committee is not permitted as a means to expand RV capability unless specifically approved in writing by the Architectural Control Committee. Parking on lawns, in side or back yards, is prohibited. Owners are obligated to maintain their lots in accordance with the Declarations, Bylaws and Homeowners Association Board adopted policies. Parking on greenbelt space, bike trails, sidewalks or other common interest space within the subdivision is prohibited. Continued or repeated use of on-street parking in lieu of space in individual driveways is prohibited.

**Seasonal Use:** Parking a recreational use vehicle of any type, on any lot, during the time of the year when the vehicle by its design would traditionally be in use on a regular basis. Approval for seasonal parking approval not consistent with this provision may be obtained from the Architectural Control Committee on a case by case basis to accommodate special circumstances.

B. Traditional SUMMER use vehicles may be parked at the residence within the Association between May 15 and September 15 as stated in the declaration cited above. However, the executive board may adjust the date limitations for unusual circumstances where there is an early or late start or early or late end to the “normal summer season” due to weather on a case by case, year by year basis.

C. Traditional WINTER use vehicles may be parked at the residence within the Association between October 15 and April 15 unless extended by approval of the Executive Board.

D. The “shoulder” season of September 15 to October 15 and April 15 to May 15 shall be the transition period between seasonal parking of different types of vehicles at any residence. This is intended to give the homeowner sufficient time to remove one type of vehicle and bring in vehicles traditionally used for the next coming season. (i.e. take the motor home out and bring the snowmobiles in)

E. Vehicles that do not meet the traditional definition of winter or summer use recreational vehicles may not be stored at the residence within the Association for indefinite periods of time. (i.e. Three and Four Wheelers, ARGO and other tracked vehicles) such as those traditionally

used for hunting or other off road recreation may be parked at the residence) for a reasonable time period in preparation for hunting or recreational trips.

14. **ANTENNAE –**

Each home may have one (1) standard TV antennae or satellite dish. More than one dish will require approval from ACC. All other antennae, satellite dishes, etc. must be approved prior to installation. Satellite dishes are to be painted to match the roof color, and siding in order to camouflage dish. Inoperable or non-used antenna or dishes must be removed from lot. Use the request form on [www.gvphoa.com](http://www.gvphoa.com).

More information may be obtained at:

[www.gvphoa.com](http://www.gvphoa.com)

Or with the Municipality of Anchorage at:

[www.muni.org](http://www.muni.org)