

Salem Rooftop HOA Rules in Haven Oaks Community

1. Storage Shed Guidelines

- **Location of Storage Sheds:** Storage sheds are only permitted on outside parcels along the community fence line.
- **Common and Limited Common Areas:** Storage sheds are strictly prohibited in common areas. For units with private backyards (designated as limited common areas), homeowners may install a storage shed within their backyard, subject to the following restrictions.
- **Size and Height Restrictions:** Storage sheds cannot exceed 50 square feet in size, and the height must not exceed 7 feet at its highest point.
- **Color, Design, and HOA Approval:** All storage shed designs, including colors, location, and dimensions, must be submitted to and approved by the HOA. Written approval from the HOA is required before building or installing any storage shed.

2. Pet Registration and Clarification

- All pets must be registered with the HOA. Failure to immediately pick up pet waste will incur a \$75 charge per occurrence. Register pets here: [Pet Registration Form. https://forms.gle/Yw3q374JUXeX2Maa6](https://forms.gle/Yw3q374JUXeX2Maa6)
- **7.10 Pets (CCR Reference)**

No animals, livestock, birds, insects, reptiles, or poultry of any kind shall be raised, bred, or kept on any Lot, except that not more than two domesticated dogs and cats (or a small number of fish kept in a fish tank in the residence) shall be allowed as long as said animals or fish do not bite, scratch, attack, threaten, harass, annoy, emit odors or unreasonably bother or constitute a nuisance to another Person and provided such animals are strictly kept or governed in compliance with the Governing Documents. If a pet owner violates any of the rules and regulations of the Association, or contained in the Governing Documents, the Board shall have the authority to issue citations or levy assessments or damage or penalty, and enforce and collect these by seeking lawsuit, judgment, lien or foreclosure. The Board may also require that the Owner or Resident remove any pet or animal, livestock, bird, insect, reptile, insect or poultry from the premises. **For clarification Owners may have up to 2 dogs and 2 cats.**

3. Parking Regulations

- Overnight parking is permitted only on driveways and in interior garages.
- Guest parking spaces require an overnight permit from the HOA, with a \$5.00 fee per night. No street parking is allowed, and vehicles parked in violation of this rule will be towed at the owner's expense.
- Additional parking spaces, if available, can be rented from the HOA at \$25 per month.