

The rules and regulations apply to all owners, residents, tenants, visitors, guests and invitees without exception. The Board of Directors requires non-resident owners to provide a copy of these Rules and Regulations to their tenants.

OWNER/RESIDENT/VISITOR CONDUCT:

1. All owners/tenants or visitors of any unit shall not be allowed to behave in such a manner so as to be deemed noxious, offensive, illegal or immoral. No noxious, offensive, illegal or immoral acts may be conducted in any unit, or the common area, at any time which interferes with the quiet enjoyment of a neighboring resident.
2. Individuals shall not disturb the peace of any other person or neighbor by means of loud or unusual noise, offensive conduct, and quarreling, fighting or threatening behavior. Use of vulgar, profane or indecent language in a loud and/or boisterous manner shall be deemed noxious and offensive conduct.
3. Any person or persons who commit any act which injures the person or property of another, or which disturbs or endangers the public peace or health, or which openly outrages public decency shall be deemed to have committed a noxious and offensive act.
4. **There shall be no loitering (remaining in an area for no obvious reason) at any time in the common area. The common area includes garages, carports, balcony stairs, and laundry rooms and extends to the curb of the public street.**
5. The volume of televisions, stereos, or other sources of noise must be maintained at a level such that it cannot be heard outside the building or any vehicle. The volume shall be lowered after 10 pm so that the sound cannot be heard by anyone in an adjoining unit.
6. The laundry room use hours are from 8:00 a.m. to 10:00 p.m. Show consideration for the residents in the #4 unit by not slamming the laundry room door. Each building has one laundry room for use by that building's residents only. The users are to keep the room and equipment clean. (Example: lint, fabric softener sheets or other debris are to be placed in trash container) For safety reasons, please keep the laundry room doors closed and locked at all times.
7. Owners, residents and visitors may not climb onto the roofs, trees, mailboxes, or any other HOA maintained property, for any reason.
8. Individuals shall not litter within the complex.
9. Owners, residents or visitors shall not tamper with the irrigation valves, common area lighting, door locks, hot water heaters or other items which are the Association's maintenance and repair responsibility.

GENERAL & RESTRICTED USE COMMON AREA (includes decks/balconies, exterior stairs, unit entryways and laundry rooms)

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| <ol style="list-style-type: none">10. No personal belongings of any kind shall be left or used in the common area or restricted use common area; this includes, but is not limited to, the following items:<ul style="list-style-type: none">- Mops, brooms and cleaning supplies- Non-outdoor furniture- Clothing, laundry and rugs- Tools, maintenance & repair supplies- Boxes/crates or storage bins |
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- Combustible or other hazardous materials
- Picnic tables and hammocks
- Sports equipment such as basketball hoops and volleyball nets
- Toys & play structures, such as swings, play or inflatable houses, pools or water slides

The following are allowed if kept in good condition and neatly stored next to the building or on the balcony.

- ✓ **two lawn chairs or one bench (made for outdoor use only)**
- ✓ **one barbecue (see Rule #16 below)**
- ✓ **a reasonable number of potted plants**
- ✓ **a reasonable number of bicycles.**

Personal belongings left in the common area or restricted use common area may be removed, stored or disposed of by the Association without warning. The Association may provide a courtesy notice, but it is not required.

11. Owners, agents of owners or tenants shall not post any advertisements or posters of any kind in the common area except as authorized in writing by the Board of Directors. A sign of customary and reasonable dimension, advertising the unit for sale, rent or lease, may be displayed in the window of the individual unit.
12. Yard and garage sales of any kind are not permitted.
13. Exterior clotheslines shall not be erected or maintained and there shall be no drying or laundering of clothes or other items on the balconies, or other common areas.
14. Cleanliness of the garbage enclosure is the responsibility of the residents assigned to it. Nothing is to be left in the garbage area that does not fit into the can. If problems arise, building residents should communicate with one another to identify the source of the problem. In the event of unclean, unsafe, or unhealthy conditions in the garbage enclosure, all owners of the building will be notified of a violation.
15. If security bars are installed over the trash can area it must be kept down and locked at all times when not in use.

BARBECUE USE

16. One barbecue/grill device (barbecue) is allowed per unit. Barbecue devices must be kept in clean and in good condition. Barbecues shall be used in a safe and reasonable manner. When using barbecues, users shall take care not to allow vapors, smoke or odors to enter any other residence or disturb others. Coals shall be disposed of safely and only after they are completely cold. Coals shall not be dumped onto the common area. Flammable, combustible, or explosive materials shall not be stored in the common area.

UNIT #4: No barbecues, grilling devices or cooking equipment of any type may be used or kept on a #4 balcony. Unit #4 residents may use a barbecue at the base of their stairway only.

Storage: Barbecues shall be stored in a clean and safe manner. Units #1, 2 and 3 may store barbecues near their front door. Unit #4 may store a barbecue at the base of their stairway.

GARAGE and CARPORTS

17. Personal items may only be stored;
 - In the assigned storage closet.

- If there is a vehicle garage door items may be stored in the front area of the garage that is designated by floor striping and unit numbers. Items may not extend beyond the lines on the floor.
 - If a carport; only the following items are allowed, one BBQ grill, one bicycle and a reasonable number of large toys.
18. Vehicles must not block access to storage areas, the carport, or extend to other unit's parking area.
 19. Major repairs to vehicles within the carport area or on driveways or other common areas are not allowed. Fluids dripping from vehicles must be wiped up immediately and the cement cleaned. The Association is authorized by the governing documents to bill the owner of the property for the cost of the clean-up.
 20. No hazardous materials may be stored in the garage.
 21. Pets must not be left unattended in the garage.
 22. No loitering.
 23. Further rules are detailed in the Parking and Vehicle Rules.

EXTERIOR ALTERATIONS

24. Owners, residents, or tenants shall not construct fences, walls, or make any alterations, additions or modifications to or on any part or portion of the Common Areas or Restricted Use Common Area, or place or maintain any objects on or about the exterior of any building within the project except as authorized in writing by the Board of Directors. Any such unauthorized changes, alterations, additions, or modifications, may be subject to an order to return the area to its original condition at the owners expense.
25. **SATELLITE DISHES & Cable TV – An application for dish or Cable TV must be completed and approved by the Association following the rules and diagram on the form.** Wiring for electrical, telephone, TV cable or air conditioning units, etc., is not permitted on the exterior of the building, except as authorized in writing by the Board of Directors.
26. Plumbing, air conditioning conduits, etc., are not permitted on the exterior of the building. Re-routing the plumbing to a unit, if necessary, is not allowed except as authorized by the Board of Directors.

WINDOWS

27. Aluminum foil, newspaper, cardboard, wrapping paper, blankets, sheets, towels or flags of any type may not be used as window coverings.
28. All curtains, drapes, shades, shutters and blinds which are installed as window coverings shall be neutral in color. Neutral in color shall mean "not noticeable as something different, without patterns, and not clashing or accenting the surface".
29. Owners are required to keep all window coverings in good repair.
30. Window mounted air conditioning units are not allowed.

ADDITIONAL RULES

31. Owners must promptly perform all maintenance and repair work within their own unit which, if omitted, would affect the complex. Owners are expressly responsible for damage and liabilities that failure to complete repairs promptly may cause. Plumbing or other water leaks must be repaired immediately. The Association may make repairs at the owner's expense if owner fails to make necessary repairs promptly or in the event of an emergency.
32. The Board of Directors may require that An owner reimburse the Association for any expenditure incurred in repairing or replacing any Common Area or Restricted Use Common Area such as the garage/carport entrance ways, walls, ceilings, storage areas, etc. damaged through owner's fault, negligence, or failure to promptly correct problems brought to the responsible owner's attention.
33. Owners are responsible for the repair, maintenance, and replacement of the front door(s) of their unit.