

SPRING TERRACE HOMEOWNERS ASSOCIATION

REVISED RULES AND REGULATIONS

PER SPRING TERRACE CC&Rs, Article II, Section 2, (c) Association Right to Adopt Rules. The Board shall have the right to adopt reasonable rules not inconsistent with the provisions contained in this Declaration, and to amend from time to time.

These Rules and Regulations shall apply to all persons, including residents and guests. All residents are responsible for the action of their guests. Owners are responsible for their tenants' actions and all guests of tenants.

Any allegation of violations must be in writing and submitted to the Designated Management Company, and must include the date the violation took place, a detailed description of the violation, and the name of the person making the allegation. The name of the person making the allegation will be kept in confidence.

GENERAL

1. All Owners are required to give their tenants a copy of these Rules and Regulations. Failure to provide does not dismiss or relieve the occupant(s) and their guests from abiding by these Rules and Regulations, or the consequences of enforcement.
2. Quiet hours in the community are from 10:00 PM – 8:00 AM; however, excess noise and other regulations still apply 24/7, no exceptions.
3. No commercial business will be established or conducted in any unit.
4. Speed limit in the community is 10 mph.
5. Carports are not to be used for storage, only for the parking of vehicles.
6. Any and all exterior changes must be approved by the Board prior to any changes being made. Request ARC form from Management Company.
7. No unit or restricted common areas shall be used in such a manner as to interfere with the peaceful enjoyment of other residents, annoy them by unreasonable noise or activities, nor shall the nuisance be committed or permitted to occur in any unit, carport, garage, or recreational and common areas.
8. For the safety of all residents, especially our children, the playing of ball and other games in the streets is strictly prohibited.
9. No advertising or signs of any character shall be erected, placed, permitted, or maintained on any Lot other than a name plate of the occupant and street number, except for a "For Sale" or "For Rent" sign displayed in a window or on the patio gate.
10. No patio covers or storage sheds shall be placed or permitted on any Lot.
11. All refrigerating, cooking, or any heating apparatus shall be concealed.
12. No garbage or trash cans or receptacles shall be maintained in an exposed, uncovered or unsightly manner and shall not be stored on patios, unless concealed from the view of the common area.
13. Each Lot at all times shall be kept in a neat and clean condition.
14. No Clotheslines, dog runs, drying yards, wood piles or areas shall be located on any Lot as to be

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visible from the street or visible to any neighbor.

15. Littering is not permitted and will be called to hearing.
16. Trash Enclosures are to be used for everyday trash disposal. No Large item dumping or placing items out for removal that do not fit inside the trash container BELOW the rim of the container. Overfilling dumpsters will be called to immediate hearing for removal fees.
17. Holiday lights and decorations are permitted 30 days in advance of a holiday, however, they must be removed within 15 days after the holiday.
18. All acts of vandalism are prohibited. The Owner is responsible for all damages following being called to hearing.
19. Outdoor cooking is not allowed within ten (10) feet of any structure or tree.
20. No person shall be permitted on or in any portion of a tree, fence, or wall in the common area.

ANIMALS

21. No Horses, cattle, sheep, goats, pigs, rabbits, poultry, or other animals of any description shall be kept or maintained on any Lot.
22. A maximum of three (3) domestic household pets shall be permitted in a unit.
23. Pet waste must be cleaned up immediately. Failure to do so will result in the owner being called to an immediate Health and Safety Hearing with a possible, initial fine of \$1000.00.
24. Pets must be on a leash at all times when outside of the unit and under the control of someone who can handle the pet.
25. Pets are not permitted to be tied to trees, stakes, exterior building structure or other such items.
26. Excessive barking is deemed a nuisance, therefore a violation, and not permitted.
27. The Board has the right to request a pet be removed from the premises if it is deemed a nuisance or shows cause to harm other residents or pets.


VEHICLE PARKING

28. Vehicles must maintain current registration and insurance.
29. No parking in front of or next to any trash enclosure.
30. Areas in front of the mailboxes are for temporary parking only to retrieve mail.
31. Oversize commercial vehicles are not allowed on property.

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32. All unlicensed vehicles (Example: go-carts, motorized scooters, etc.) along with off-road vehicles, with the exception of bicycles, are not permitted to be operated on the property. Joy-riding of any vehicle on streets is prohibited.
33. Oil and other leakage from a vehicle must be cleaned immediately. Damage as a result of leaking vehicles is Owner responsibility.
34. Boats, trailers, motor homes and other such vehicles shall be parked in the RV parking area, but only with written approval from the Management Company.
35. Uncovered parking areas behind units are designated for visitor parking only.
36. Parking is not allowed at any time in the following areas: sidewalks, blocking any carport, fire lanes, on or next to red or yellow striped areas, blocking access to a dumpster, in any area with no parking sign. All violators will be immediately towed at the vehicle owner's expense.
37. All towing is at the vehicle owner's expense. The Association shall not be held responsible for any damages that may occur in the towing or storage of any towed vehicle.
38. Vehicles are subject to a forty-eight (48) hour tow notification for any of the following reasons:
 - a. Abandoned vehicle.
 - b. Inoperable Vehicles
 - c. Unlicensed Vehicles
39. Drivers of vehicles driven in a manner that is a threat to health or safety shall be subject to an immediate Health and Safety hearing with a possible initial fine of \$1,000.00.

These Rules and Regulations were adopted at the March 11, 2020 Board of Directors Meeting.


Board Member

MAY 11, 2020
Date


Board Member

5-14-20
Date