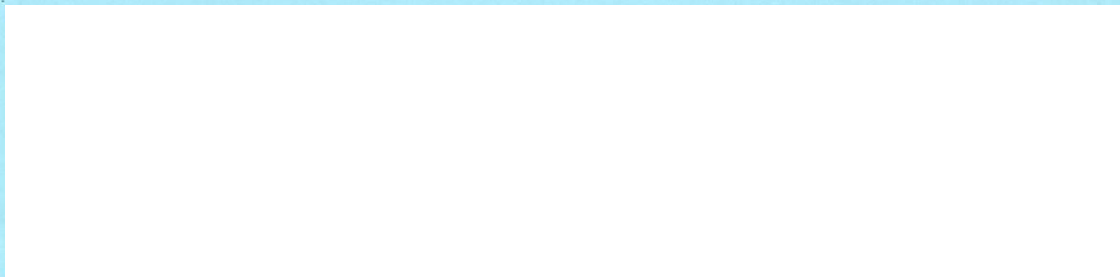


# ARCADIA SUNRISE HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS



Rec 9/29/01

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## RULES AND REGULATIONS

### INTRODUCTION

Condominium community living is a comfortable, mutually beneficial and enjoyable means of Homeownership. To ensure these benefits for all members of the ARCADIA SUNRISE HOMEOWNERS ASSOCIATION, it is necessary to establish Rules and Regulations set fourth in this booklet. Yet, there will be situations that will arise which are not discussed herein. When that occurs, courtesy, common sense and consideration for our neighbor should be the rule until the Board of Directors can act to clarify and correct the situation.

Adherence to established Rules and Regulations make day to day living more enjoyable for residents, their neighbors and guests. Common facilities are for the use of all residents, but our limited common facilities must serve all residents equally, and each unit is entitled to the same consideration as any resident. Through mutual respect, friendly cooperation and courtesy for each other, ARCADIA SUNRISE will remain the desirable community each purchased for personal living pleasure. The Rules and Regulations are for the benefit of all. Your support, participation in, adherence to these Rules and Regulations is the answer to harmonious living.

As need demonstrates, these Rules and Regulations will be revised by your Board of Directors, as your representatives.

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The following rules and regulations do not supersede or change the by-laws or the Covenants, Conditions and Restrictions (CC&RS) in any manner. They do have the same status of law and enforceability. The intent of these rules and regulations is to provide the maximum use of facilities for the benefit of the residents, and exceptions will only be made in keeping with that spirit. The rules are made for the benefit of the community as a whole, and violations of them may result in a loss of privileges or other penalty, as the Board of Directors shall determine, pursuant to the by-laws and/or the CC&RS.

Wherever the word "OWNER" appears and the word "TENANT" shall also apply.

### Disposal of Trash

1. All trash, garbage, refuse or other waste shall be deposited in the trash bins and not on the side or around the bin. If you see that the trash bin is overflowing, please keep your refuse in the garage until the disposal company has emptied the bin. *There is to be no parking in front of the bins on pick up days as posted.*
2. No owner, his or her family, tenants or leases, guests invitees, agents, employees or contractors shall permit or cause any trash, refuse or other waste to be deposited on any portion of the ARCADIA SUNRISE development.

### PARKING

1. ***Designated common area parking is for guest parking only.*** Residents are required to park their vehicles in their garages.
2. ***Due to fire Department Regulations, no vehicle shall be parked or left standing in any driveway or in front of any garage, except for washing cars loading or unloading of passengers or merchandise.***
3. Residents are permitted to park their cars in front of their garages only for the purpose of, and during the process of washing a vehicle, loading and unloading of passengers or merchandise. At all other times parking in the driveways is prohibited. Any cars left unattended will be considered abandoned and subject to legal consequence.

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4. Any vehicle parked in violation of the parking rules set for the herein will be towed away at the owner's expense.
5. No vehicle may be parked in one spot in the common area for more than 72 hours. Such vehicles will be considered abandoned and will be towed at the owner's expense.
6. Any homeowner or guest of a homeowner who parks a vehicle which leaks oil or grease, will be subject to a fine, which the homeowner will have to pay, plus the cost of cleaning the driveway.
7. No truck over 8 ft. tall or 4 tons.

### **PETS**

1. The county and City ordinances pertaining to dogs apply to this project. Which provide, in part, that dogs must be kept on a leash or confined within the owner's unit. If any pet is a general nuisance, restrictive action will be taken. All animals are the responsibility of the owner. The owner is responsible for immediate clean up of animals waste products. Damage to shrubbery, etc. by animal will be at the owner's expense.
2. Owners of pets are responsible for any personal injury or property damage caused by their pets.
3. Pets making excessive noise, or in any manner unduly disturbing other residents may cause to be removed from the premises of ARCADIA SUNRISE, by order of the Board of Directors.
4. No pet shall be left unattended in any common area.
5. Patios are not to be used as a kennel for any pet. Doghouses and other such structures are not permitted on patios and waste products must be cleaned up immediately.
6. No exotic or dangerous pets allowed within the community. Pets over 20lbs are not permitted.

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## **SIGNS**

1. Only one (1) sign indicating "For Sale", "For Rent" or "For Lease" when appropriate will be permitted to be visible from a window of any unit. All other signs visible to the exterior of any unit are prohibited. No signs of any kind are permitted in the common area under any circumstance.

## **RENTING OR LEASING OF UNITS**

1. The respective units shall not be rented by the owner, for transient or hotel purposes, which shall be defined as: a) Rental for any period less than thirty (30) days; or b) Any rental if the occupants of the unit are providing customary hotel services, such as a room service for food and beverage, maid service, furnishing laundry and linen and bellboy service.
2. Other than the foregoing obligations, the owners of the respective units shall have the absolute right to lease same, provided that the lease is made subject to the CC&RS, limitations and uses as contained in the Declaration of Establishment of CC&RS for ARCADIA SUNRISE, By-laws, of ARCADIA SUNRISE HOA, and have read same and agree to abide by them.
3. Owner shall provide his or her tenants or lessees with a copy of the rules and Regulations of the Arcadia Sunrise HOA, and shall obtain and forward to the Board of Directors an affidavit stating that they received a copy of the Rules and Regulations of Arcadia Sunrise HOA, and have read same and agree to abide by them.
4. In the event of any violation by tenants or lessee, his family, guests, invitees, agents or employees or contractors of the Rules and Regulations of ARCADIA SUNRISE HOA, the penalty or fine assessed shall be added to and become part of the assessment to which such lot is subject.

## **GENERAL RULES**

1. Owners or tenants are not permitted to borrow or remove any equipment or property from the common area.

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2. Depending on the severity of a particular violation, the Board of Directors at its discretion, may determine what action (s) is deemed necessary to protect the interests of the Homeowners Association.

Violation of the CC&RS and Rules and Regulations may result in a monetary corrective assessment, which shall be levied against the Homeowner responsible for such violation (s).

(a) Minor violation shall carry a minimum corrective assessment in the amount of \$50.00.

(b) Major violations shall carry a minimum of \$1,000. Major violations generally are related to structural violations.

The determination of whether a violation is “major” or “minor shall be at the discretion of the Board of Directors.

Major violation shall be made to all homeowners and tenants any corrective assessment may be imposed as a lien against the owner’s property.

3. Owners or tenants are required to keep their patios in a neat and clean condition
4. Exterior alterations or additions of any type are not permitted without written consent of the Board of Directors.
5. No clotheslines, laundry or blinds (exterior sun shades) shall be placed on the exterior of any lot, in such manner or location so as to be visible from adjoining properties, street or driveways.
6. No owner or guest is permitted up on the roof, walls or fences.
7. Additional outside antennas/satellite dishes shall not be attached to roofs or buildings without the written consent of the Board of Directors please contact management for architectural application.
8. Exterior painting of the units or fences or walls by an individual owner is not permitted.

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9. Screen doors are not permitted to be attached to the entrances of any unit.
10. Noise from the units (loud television, radios, stereos, voices parties, etc.) must be kept at a reasonable level at all times. Consideration of your neighbors will enhance the enjoyment and tranquility in the community. Please be considerate of your neighbors. We are all aware of how sound is magnified between the two rows of Townhouses. After late parties, say your goodnights before going outdoors, request guest with particularly noisy vehicles to please park on the street and do not bang the lid on the dumpster when emptying the garbage.
11. No blowing of the vehicle horn is permitted.
12. Do not leave water running unnecessarily. Inside water costs each owner money; just as exterior water does, through the Association.
13. The storing of explosives, flammable or combustible liquids or articles of any kind in an individual unit or in the common area is strictly prohibited in accordance with State and Local Ordinances.
14. No trade or business activity including but not limited to garage sales or any activity obnoxious or offensive to residential use, shall be conducted or permitted.
15. Garages cannot be converted to an additional room. They were designed to park cars and must be used as such.
16. Garages doors should be kept closed at all times, except when entering or exiting, or loading or unloading of passengers or merchandise, or he washing of your vehicles, or the cleaning of garages, but under no other circumstances. This is not only for security reasons, but also as a courtesy to homeowners using the driveways and owners who over look the garages.
17. Activities in driveways, fire lanes, parking, and all other common area are prohibited. None of these areas can be used for activity such as play, sport, social etc. at any time.

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18. The entrance way to each unit must be kept clear of daily papers, flyers etc. this is for appearance of the complex and protection of each of us.
19. No grease, paint, sanitary products, facial tissue, or any other products not designed to dissolve should be disposed of in any sink, drain or toilets.
20. All garage, moving and estate sales are prohibited.
21. The speed limit within the complex is five (5) mph at all times.

All rules and regulations herein may be changed, deleted or added to at any time by the Board of directors, with due notice. Any consents granted hereunder may be revoked for due reason.

Penalty assessments for uncorrected violations are as follows and will be imposed by the Board of Directors until the violation is corrected.

## FINING SCHEDULE

- FIRST OFFENSE – WARNING LETTER
- SECOND OFFENSE – FINAL WARNING LETTER
- THIRD OFFENSE - \$25.00 FINE
- FOURTH OFFENSE - \$50.00 FINE
- FURTHER OFFENSES - \$100 FINE & ATTORNEY