

RULES and REGULATIONS of

VILLAS DEL LAGO CONDOMINIUMS

The Board of directors reminds the Owners of Condominium units at Villas Del Lago that you are responsible for informing your Renters of the rules and regulations contained herein. If it is necessary that Special Assessments (FINES) be levied because of rules violations or damage, those special assessment will be charged to Owners of the units in which the violators resided.

The Board has also employed a Property/Association Manager. His/her obligation is to assist the HOA in conjunction with the Owners and Tenants of the Villas Del Lago Condominiums to help ensure that the Owners and Tenants receive the “Quiet Enjoyment” that they are both morally and legally entitled to.

No owner or tenant has the authority to approach or engage with another owner, tenant or guest to enforce rules and regulations.

All complaints shall be made in writing with the date, time and pictures if possible. Complaints may be submitted to any Board member or the Property/Association Manager. The Board of Directors shall verify the validity of the violation/complaint and may send the offender a written warning or fine.

Property/Association Manager obligations are also to maintain the common areas, enforce the following “Rules and Regulations” and help with the safety and well-being of all the residents. The Property/Association Manager works for the HOA (as an Association) & does not work specifically for each individual unit owner. Each individual Owner or Tenant is responsible for issues that are NOT considered problems within the common area. If you feel there is an “EMERGENCY” situation, please feel free to contact the Property/Association Manager. Every owner will have his/her contact information and should pass on that information to their Tenants or to any Management Company that they are contracted with on the Tenants behalf.

The Board also wishes to remind ALL OWNERS, RENTERS that Villas Del Lago Condominium units shall not be rented by the owners 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 service such as room service for food and beverage, maid service, furnishing laundry and linen, and bellboy service. Other than the foregoing obligations, the Owners of the respective units shall have the absolute right to lease same in accordance with the terms herein contained, provided that said lease is made subject to the covenants and restrictions contained in this Declaration and further subject to the Bylaws and Association Rules. Each owner shall be responsible for compliance by set owners' agent, tenant, guests, invites, lessee, licensee, their respective servants and employees to the provisions of said Declaration, Bylaws and Association Rules. The owner's failure to so ensure compliance by such persons shall be grounds for the same action available to the Board by reason of said owner's own noncompliance.

If you MAKE A MESS, YOU CLEAN IT UP. Cigarette butts and other trash are subject to FINES! If you are a smoker, make sure you are at least 20 ft. from anyone's door and ALL ashtrays are covered or emptied after use as wind and other elements can cause obsessive littering! Failure to do so will result in Special Assessment.

The Condo Association has a ZERO tolerance for any illegal activities conducted in this property. Violators will be asked to vacate the premises.

SINGLE FAMILY RESIDENTIAL USE

- 1) A Condo unit shall be used exclusively as a single-family residence.
- 2) NO gainful occupation, profession, trade, or other non-residential use shall be conducted in any Condo unit.
- 3) Occupancy is limited to LOCAL, STATE and FEDERAL regulations. Over occupancy of a unit will be subject to EVICTION.
- 4) BBQ's are NOT permitted on the upper level per LHC Fire Department.

ANIMALS

- 1) Domestic pet Owners (Dog or Cat) is limited to unit OWNERS ONLY. (Service Animals excluded) any owner of a service or legal companion animal must provide legal documentation to the Board and must abide by all the rules of pet ownership.
- 2) PETS are to be kept on a leash at ALL times while on property (common areas) and Owners are responsible for cleaning up after their pets. Management will assess our pet owner are \$100.00 fine to clean any waste.
- 3) No fowl, poultry, livestock, reptile (fish excluded) is permitted on the Villas Del Lagos property at any time (other than stated in #1 in this section). **This includes guests of Owners or Tenants.**
- 4) In certain circumstances, the pet policy may have exceptions or may be grandfathered by a current Owner or Tenant.
- 5) Animals will not be allowed to make loud or unreasonable noise such as barking, howling or whining. (Service and Companion Animals INCLUDED!) PLEASE BE RESPECTFUL TO NON-PET OWNERS.
- 6) Violation of the pet policies WILL be subject to FINES and may result in EVICTION.

EXTERNAL FIXTURES

- 1) No external fixtures may be affixed to the exterior walls, railings, etc. of units such as antennae, flagpoles, satellite dishes, clotheslines, etc. Holiday decorations shall be accepted. Such holiday decorations shall be limited to 72 hours prior to and 24 hours after Holidays. Winter holiday (Christmas and other) decorations shall be permitted from December 1st through January 7th.
- 2) Outside laundering or drying of clothing, swimwear, towels and other items is NOT permitted on porches or railings.

WINDOW COVERINGS

- 1) Only curtains, drapes and shades may be installed as window covers. NO window shall be covered by paint, foil, sheets or similar items.
- 2) Nameplates on doors shall not exceed 6" in length and 2" wide.
- 3) Owners are responsible for Windows, Window Screens, Screen Doors and Door maintenance, repair or replacement. All colors and technical aspects must be uniform as defined by CC&Rs.
- 4) Owners may install or pay to install in a workmanlike manner, New Windows, Doors, Screens etc., per Association guidelines. Owners must submit in writing a request to Property/Association Manager for BOD approval. Property/Association Manager will provide guidelines.

PARKING

- 1) Every unit has a garage that is the property of the Owner. The ONLY parking of vehicles by Owners and Tenants is to be in their assigned / owned GARAGES.
- 2) There are ONLY three (3) additional parking spaces on the property and those spaces are regulated by the HOA.
- 3) Each unit will be assigned a given a **"parking pass"** that shall be used for their Guests or Visitors **ONLY!** Guest or Visitor parking is limited to **24** hours unless Owner or Tenant has written consent from the Property/Association Manager. **PLEASE BE COURTEOUS AND REALIZE THAT WE ONLY HAVE 3 SPOTS FOR 14 UNITS!!!!!!**
- 4) **Temporary or short-term parking (1hr) if needed to load / unload groceries or other items from personal vehicles is permitted as well as such vehicles for deliveries and performance of services.**
- 5) No boat, trailer, camper or truck over $\frac{3}{4}$ ton capacity or vehicle designed for commercial purposes shall be parked in the common area spaces without prior written consent of the Property/Association Manager.
- 6) No repairs of any vehicle shall be made upon the common property other than emergency repairs.

- 7) Washing off vehicles on the common area or in garages is NOT permitted. **PLEASE WASH VEHICLES OFF PREMISES!!**
- 8) Parking or blocking of any of the garage accesses is prohibited and is in VIOLATION OF FIRE LANE LAWS. Vehicles or other obstructions that are in violation at ANYTIME in those areas will be IMMEDIATELY TOWED or REMOVED.
- 9) All Owners or their Tenants will be responsible for any oil or other contaminated fluid leaks on the common parking areas caused by their Guests or Visitors. The HOA strongly advises that if such vehicles leak contaminants, they should be parked OFF premises as the costs of cleaning and removal of such contaminants could become very costly and WILL be assessed to the Owner of the unit.
- 10) THERE WILL BE NO EXCEPTIONS TO THESE PARKING RULES UNLESS PRIOR WRITTEN AUTHORIZATION FROM THE PROPERTY/ASSOCIATION MANAGER IS GIVEN.
- 11) AS POSTED, IN FRONT OF THESE SPEACES, VEHICLES PARKED IN VIOLATION TO THE RULES & REGULATIONS WILL BE TOWED AT OWNERS EXPENSE, NO OTHER NOTICE OR WARNING WILL BE GIVEN.**

GARAGE / PATIO SALES

- 1) Garage sales, patio sales are not permitted.

TRASH AND RUBBISH DISPOSAL / UNSIGHTLY ITEMS / NUISANCES

- 1) All trash shall be placed in bags and boxes shall be broken down prior to placing in dumpsters and closing the lid.
- 2) Nor trash whatsoever shall be placed alongside of or outside the dumpster.
- 3) There will be NO BLOCKING of the dumpster at ANYTIME.
- 4) If the lid does not close all the way, items are not permitted in the dumpster.
- 5) No containers, furniture or other items may be placed outside a unit or in any of the common areas.

- 6) Nothing shall be permitted to be stored or left unattended on patios. Doormats and outdoor furniture shall be accepted.
- 7) It shall be the responsibility of the Owners to maintain their screen doors in good repair. If Owner fails to do so, the repairs will be contracted out by the BOD and the specific unit Owner will be assessed the costs incurred.
- 8) No radio, stereo, broadcast or loudspeaker unit of any kind shall be placed on the outside or directed to the outside of any building without prior approval of the Property/Association Manager.
- 9) The use of skateboards, bicycles, roller-skates/blades, scooters, small motorized, any battery-operated toys or toys with wheels shall be prohibited on any portion of the common area.

PLEASE NOTE: THE CITY HAS VERY STRICT ORDINANCES ON TRASH, HEALTH & ENVIROMENTAL ISSUES, TOXIC WASTE AND POISONS, DO NOT PUT CONTAMINATES IN TRASH BINS & FOLLOW THE RULES ABOVE, FINES CAN BE ANYWHERE FROM \$50 - \$5,000 FOR VIOLATIONS AND THE OWNER OF THE UNIT WILL BE ASSESSED!!

POOL, SPA, BBQ & PATIO AREAS

- 1) Each unit will have one (1) key for the locked gate and the Owner or Tenant is responsible for the control and management of such key. If at any time, a key is lost or stolen, or is no longer in control of the owner or their tenant comma the Owner of the unit will be fined \$150.00 (One Hundred & Fifty Dollars). The reasoning behind the excessive fine is to cover the costs created to replace ALL the keys and new lock that will have to be provided to all the Owners.
- 2) The Owners shall be responsible for any violations or damage done by their Renters and/or guests.
- 3) Use of the pool, spa comma and patio area shall be limited to residents and two (2) guests only, unless consent from Property/Association Manager is given.

- 4) Pool, spa & patio area hours are from 8:00 AM to 10:00 PM, seven days a week.
- 5) No children under the age of 14 shall be permitted in the pool and spa area unless accompanied by a person over the age of 18.
- 6) No glass of any kind will be permitted in the pool/spa area.
- 7) The spa should be turned off after use.
- 8) No electrical appliances shall be permitted in the pool/spa area.
- 9) No foreign substance may be added to the pool/spa water.
- 10) No metal objects (coins, metal toys) shall be used in the pool/spa area.
- 11) NO RUNNING or HORSEPLAY & only soft sole shoes should be worn in the area.
- 12) Appropriate swimwear shall be worn when in the pool/spa area.
- 13) Skinny dipping & street clothes are prohibited.

THE POOL GATE MUST NEVER BE UNLOCKED WHEN LEFT UNATTENDED!!!!

On behalf of the HOA, the Board and the Individual Owners and Tenants of Villas Del Lago, please follow the rules and regulations and enjoy the many benefits we are so fortunate to have here.