

CONDENSED SUMMARY OF CC&Rs
FOR DISTRIBUTION TO TENANTS/OCCUPANTS

1. **RESIDENT CONTACT INFORMATION:** Property owners are to inform the office of pending changes in ownership and/or arrival of new tenants. Property owners are to notify the office of new tenants and their contact information. Property owners are to keep the office updated on their current mailing address and phone number.
2. **AGE REQUIREMENTS AND NUMBER OF OCCUPANTS:** At least one resident must be fifty-five (55) years of age or older and no one under the age of twenty-five (25) may reside in a unit. Only three (3) people may reside in a two-bedroom unit and five (5) people in a three-bedroom unit.
3. **VISITORS:** Visitors are limited to a total of fourteen (14) days consecutively and six (6) weeks per year. This pertains to underage visitors or visitors that exceed the number of occupants allowed in a unit. (No daily or professional childcare is allowed.)
4. **TRAILERS, BOATS, RECREATIONAL AND INOPERATIVE VEHICLES:** No tent, shack, boat, trailer, RV or inoperative vehicle may be placed or stored in any yard or driveway visible from the street for more than 72 hours. No one may reside in any such vehicle overnight and no utilities may be attached for habitation. **Note:** It is a violation of City Code to park any such vehicle on the street without a City permit. The Board will notify the City of each occurrence.
5. **SIGNS:** Temporary signs only, i.e., for sale, for rent, or political and must be removed at the close of the event. No sign may exceed 3'X3'. Any garage sale signs must also be removed at the close of the event.
6. **MAINTENANCE:** Yards must be neatly maintained. No clutter or furniture may be stored on property where it is visible from the street.
7. **TRASH BINS:** All trash, recycle and green waste bins shall be kept out of sight (viewable from the street) except for the night before and the day of trash pick-up.
8. **ANIMALS:** Only two (2) domestic animals are allowed as pets (no poultry or other livestock). No animal breeding is allowed. **All dogs are to be on a leash when off premises and cats must be confined to owner's property or on a leash at all times.**
9. **COMMERCIAL BUSINESS:** No commercial business or any other enterprise creating a nuisance or increased traffic, or parking may be conducted on the property. Garage sales are limited to one per quarter (one in three months). It is prohibited to sell furniture and other items out of one's garage on a consistent basis. It is up to the Board of Directors to determine what is consistent.
10. **NUISANCE & OBNOXIOUS BEHAVIOR:** Any breach of the CC&Rs by a tenant or occupant is considered a nuisance and is the sole responsibility of the homeowner. Any activity that is noisy, hazardous, noxious illegal or offensive emanating from any lot is a violation of the CC&Rs.
11. **LEGAL ACTION:** The Board has the responsibility to act on any non-compliance of the CC&Rs. **A homeowner who allows over maximum occupancy, or underage residents to remain in residence or allows occupants to continue to be a nuisance forty-five (45) days after notification may be fined up to \$500.00 for each infraction. If legal intervention is necessary, homeowners are responsible for all legal and litigation costs required to maintain compliance with the CC&Rs.**