

COUNTRYSIDE VILLAS HOMEOWNER'S ASSOCIATION

DCC&R HIGHLIGHTS

The Declarations of Covenants, Conditions, and Restrictions (DCC&R's) are a legal document that applies to each of us at Countryside Villas. Its purpose is to establish the common ground for enhancing and protecting the value, desirability, and attractiveness of our properties.

Each homeowner or resident should be aware of the conditions that can affect our everyday life. The following is an attempt to highlight some of the restrictions and responsibilities and does not replace the DCC&R's. For official and legal purposes, please refer to your copy of the DCC&R's, as record November 6, 1984.

1. Residents cannot do or keep anything on the property that violates the law or results in insurance premium increase and/or cancellation (Art. II, Sec. 2.01)
2. The Board must approve the display of most visible signs (nature, composition, number, size, location). (Art II, Sec 2.02)
3. House or yard pets are conditionally allowed. They must not become a nuisance. They cannot be kept or bred for commercial purposes. Only a reasonable number of pets allowed, generally two per home. (Art II, Sec 2.03)
4. Vehicles of any kind, motorized or non-motorized are subject to the DCC&R's and/or the Rules and Regulations. (Art II, Sec 2.06)
5. No basketball backboards shall be erected or attached to any housing unit. (Art II, Sec 2.07)
6. Garage doors are to be fully lowered and closed at all times except for purposes of coming and going. (Art II, Sec 2.08)
7. A nuisance of any kind is not allowed. This includes but is not limited to noises, offensive behavior, rubbish, debris, and unsanitary or unsightly materials. The Board has the right to determine what constitutes a "nuisance." Generally, external sound devices are not allowed without prior approval of the Board. (Art II, Sec 2.10)
8. Unsightly articles are not to be visible from adjoining lots, streets, or public way. (Art II, Sec 2.11)
9. Outside storage of commercial vehicles, boats, trailers, campers, motor vehicles, mobile homes, or house trailers is not allowed on the property. (Art II, Sec 2.11)

10. Planting, destroying or removal of common area growth or plants are not allowed without prior written approval of the Board. (Art II, Sec 2.13)
11. Written approval from the Board is required for any alternation of the exterior appearance. (Art II, Sec 2.20)
12. The Board may suspend the right of common area use and/or impose monetary fines for violations of the DCC&R's Rules. (Art II, Sec 2.20)
13. No gainful occupation, profession, trade or non-residential use shall be conducted on the property. (Art II, Sec 3.01)
14. Renting is allowed for a period of not less than thirty-days (30). All lease agreements must provide that the tenants will abide by the DCC&R's and the Community Rules. (Art III, Sec 3.02)
15. Homeowners have equal rights to the use of common walls as long as it does not interfere with the use and enjoyment of the common user. Conditions for repair provided. Disputes to be settled by the Board. (Art III, Sec 3.03)
16. Alterations to dwelling unit exterior, or exterior color scheme cannot be made unless approved by the Architectural/DCC&R Committee or Board. All plans must be submitted and approved in writing for harmony in design and location. Any building, fence, wall, or other structure to be erected or maintained requires same approval. (Art III, Sec 3.06)
17. With the exception of the common areas, the homeowner is solely responsible for all external maintenance and repair, including replacement of exterior light bulbs. (Art V, Sec 4.04)
18. The Board has the right to determine whether or not a lot or dwelling exterior is in need of repair or maintenance and may set reasonably high standards for pride of ownership. (Art IV, Sec 4.04)
19. Homeowner's use of Common Property is conditional. Rights may be suspended or fines assessed for violations. (Art IV, Sec 4.03)
20. Each owner is liable for damage to Common Property in case of negligence or misconduct or the owner, family or guests. (Art IV, Sec 4.05)