

GROUNDS RULES:

1. All residents should know, follow and enforce all of the rules and regulations of the Vintage Townehomes Homeowners Association.
2. Vehicles are not to be driven on the grass for any reason.
3. Minor auto repair is permitted in the resident's own garage ONLY. Auto washing is permitted only in front of the resident's own garage.
4. No ball playing of any kind is permitted within the complex.
5. No Fireworks, guns, pellet guns, sliding shots or similar contrivances shall be used in any manner or from the premises.
6. Garage doors are to be kept closed at all times except to enter or exit the unit, or while someone is physically in the garage. This is for your own protection.
7. At no time shall any resident or guest make or permit to be made any disturbing noise on or from the premises or to do or permit to be done anything that interferes with the rights, comforts, safety or conveniences of other residents.
8. Sidewalks and roadways shall not be used in any manner that will limit the entry or exit from any home or detract from the neat and consistent appearance of the complex.
9. No bicycles, skates, skateboard or other wheeled vehicles (wheelchairs excepted) shall be ridden on the sidewalks, in the pool and spa areas, or in the tot lot.
10. No signs, posters, or handbills shall be posted in the complex with the exception of one (1) sign advertising "For Sale", "For Rent" or "For Lease" to be placed in the unit window ONLY. This sign shall be no larger than 18x30 and shall be of standard color. Homeowners will be allowed to place up to three (3) window stickers not to exceed a size of 8"x6". These stickers can only consist of the following: Name of your alarm company or Neighborhood Watch.
11. The roadways within the community are also Fire Lanes and must be kept clear for two way traffic at all times.
12. All damage to buildings, recreational facilities, any common area and/or its equipment caused by resident, owner, family members or guests shall be repaired ultimately at the expense of the unit owner.
13. Residents shall not borrow from the common area any equipment or property belonging to the Association.
14. Trash of any kind is not to be discarded in the common area.
15. All grease, oil or damage to asphalt in assigned parking spaces shall be cleaned and repaired at the owner's expense. If residents fail to clean their own space, the Association will do so at the owner's expense.

GROUND RULES CONTINUED....

16. Homeowners are responsible for the actions of their tenants and guests. It is therefore required that landlords have their tenant(s) read and comply with these rules as well as the CC&Rs.
17. Each occupant shall keep his/her unit in a good state of preservation and cleanliness.
18. Patios and balconies are particularly visible and must be kept clean and attractive. No storage of any kind is permitted on the patios and balconies; only barbecues, patio equipment, planters and children's toys which do not exceed three (3) feet in height are allowed.
19. No occupant shall play any musical instrument, radio, or television in their homes if the same shall disturb other residents. Observe quiet hours, from 10:00pm to 8:00am, keeping noise and activity to a level that will not disturb others.
20. No exterior shades, awnings or window guards shall be erected unless approved by the Architectural Review Committee (ARC) and/or Board of Directors. Screens and windows are to be kept clean and in good repair at all times. Failure of a homeowner to do so will result in the Association correcting the situation at the owner's expense.
21. No occupant shall store or cause to be stored on any part of the premises any combustible or flammable material which would increase the risk of fire.
22. Garages shall be kept clean and free of debris at all times so that they can be used as entries or exits.
23. No objects shall be placed or hung on top of or draped over the balconies or fences. Plants and planter containers are not permitted on the wood surfaces of the patios or balconies. Only secured hanging plants with water reservoirs are permitted. The homeowner assumes all responsibility for any damages to the wood surfaces, or personal injury to persons struck by falling plants/planters. Planter containers shall be of a standard variety (no coffee cans or household plastic containers).
24. Satellite dishes under 36" inches may be installed only with the prior approval of the ARC or Board of Directors. Please refer to the satellite dish installation guidelines or contact management.
25. Barbecues and surrounding areas must be cleaned after use. Residents shall not use gasoline or kerosene in barbecues or surrounding areas.
26. Residents shall not allow garden hoses to remain connected to the outside faucets when not in use. Hoses left connected are subject to removal and disposal by the association.
27. Residents shall not adjust or tamper with any timers, heaters or sprinklers.
28. Sounding of vehicle horns, sirens or noise making devices is prohibited.
29. No exterior holiday decorations are permitted earlier than two (2) weeks prior to any holiday and must be removed no later than one (1) week after the holiday, except seasonal decorations which may not be put up prior to Thanksgiving and must be removed no later than January 10.

GROUND RULES CONTINUED....

30. Garage sales and yard sales are not permitted on an individual basis.
31. Refuse must be placed outside in a container with a secure lid or in a sturdy plastic bag which is properly sealed.
32. Refuse shall not be placed outside any earlier than 5:00pm the day before pickup. Containers shall be returned to the garage the evening of pick up.
33. Only household refuse shall be disposed of and picked up by the Association's refuse service. Any large items such as mattresses, furniture, appliances, carpeting or other material from repairs or replacements to the unit shall be immediately removed by the unit owner or their own contractor at the unit owner's expense.
34. Automobile oil or any other hazardous waste shall not be placed in refuse containers. Owners must contact the nearest Hazardous Waste dump and arrange for disposal of all hazardous waste.
35. The Association shall secure the right to remove all shrubbery and growth from stucco, wood, wrought iron, lattice and all exterior building surfaces.
36. There is no loitering allowed in the common areas between 10:00pm and 7:00am.

TRAFFIC AND PARKING

1. Residents are required to have a least one vehicle in their garage at all times. Numbered parking spaces are assigned and are only to be used by the owner of the lot to which the space is assigned. Unauthorized vehicles in assigned spaces are subject to tow at the vehicle owners expense.
2. Use of the unmarked parking spaces are on a first come, first served basis and **shall not be used for a period of over 96 hours**. Vehicles must be moved on a regular basis and not monopolize any of the unmarked spaces.
3. Garage doors are to be kept closed except for entrance and exit from the unit, or when someone is physically in the garage.
4. Garages shall be used for their intended purpose and shall not be converted for living or recreational use.
5. No vehicle parked in the any outside parking space shall be used for sleeping purposes.
6. The common area parking and assigned parking spaces shall be used for the parking of standard passenger vehicles, trucks (not exceeding 3/4 ton weight) which are used for daily transportation.
7. Motorcycle parking is restricted to the garages only.
8. Vehicles are not allowed to park in front of garages, along sidewalks or at any other location except designated parking spaces. All other areas are Fire Lanes and must be kept clear at all times.

TRAFFIC AND PARKING CONTINUED....

9. Parking of recreational vehicles or vehicles over 3/4 ton is prohibited in the common areas.
10. All vehicles parked in common area parking and assigned spaces must be in operating condition and be able to be moved if necessary. Vehicles in the above mentioned areas are not to be on jacks or blocks. Vehicles must be kept clean/washed and not be allowed to gather dirt, debris or spider webs underneath them.
11. Refer to the Covenants, Conditions and Restrictions for more detailed parking information.
12. Any vehicle found to be in violation of the above rules or those in the Covenants, Conditions and Restrictions shall be subject to towing or fines.

POOL AND SPA

1. A pool key will be issued to each unit and shall be used to enter and exit the pool and spa areas. Keys are not to be shared. Residents without keys should not be permitted into the facilities by other members. Gates shall not be propped open at any time. Propping gates open shall result in the immediate suspension of all pool and spa privileges.
2. Residents must accompany their guests to the pool and spa areas at all times, and accept responsibility and liability for all guests at all times while in the pool and spa areas. Residents shall be limited to four (4) guests per unit.
3. Pool and spa areas must be used in a manner so as not to disturb others. Loud or unnecessary noise is prohibited. Radios must be battery operated and kept low so as not to disturb others. No running, horseplay or ball playing is allowed in the pool or spa area.
4. Children under 14 shall be accompanied by a responsible adult at all times.
5. NO LIFE GUARD IS ON DUTY. Owners and their tenants assume responsibility for themselves, tenants, family members and guests.
6. Pets, bicycles, skateboards or wheeled vehicles (wheel chairs excepted) are prohibited from the pool and spa areas.
7. All trash within the pool and spa areas must be placed in the proper receptacles or carried out by the responsible party.
8. Furniture, safety and cleaning equipment shall not be abused. Owners are responsible for all damage to all above stated items in the pool and spa areas by self, tenants, family members and guests.
9. Air mattresses and flotation devices are permitted as long as they do not interfere with other swimmers. Scuba gear, diving equipment, inner tubes, boats, rafts, surfboards, motorized vehicles, GLASS and Styrofoam are prohibited in the pool and spa areas.

POOL AND SPA CONTINUED...

10. Glass and metal items, other than those furnished by the Association, are prohibited in the pool and spa areas at all times.
11. Intoxication in the pool area is prohibited.
12. Proper swimming attire must be worn at all times in the pool and spa area. No cutoff jeans are allowed unless properly hemmed. **NO SKINNY DIPPING.**
13. Children wearing diapers are not allowed in the pool as this constitutes a health hazard.
14. Persons wearing bandages or having open sores are not allowed in the pool or spas.
15. Long hair must be tied back or covered.
16. All persons shall shower before entering the pool or spas.
17. Diving or jumping into the pool and spas is prohibited.
18. Children under the ages of 14 are not allowed in the spas as it is considered a health hazard. **NO EXCEPTIONS.**
19. Pool and spa hours are as follows:

Sunday through Thursday	6:00am to 10:00pm
Friday and Saturday	6:00am to 12:00pm

Adult only hours (No one under 18)

Monday through Friday	6:00am to 8:00am	&	6:00pm to 8:00pm
Saturday and Sunday	10:00am to 12:00pm		

PET RULES

1. Pets shall be limited to two (2) pets per unit, and shall be of typical domestic variety.
2. All pets must be attended by a person able to control them while in the common area. Dogs are to be held on a leash of no more than 10 feet by a person able to restrain the pet(s) if necessary.
3. Pet owners shall diligently clean up all pet droppings in the common area. **PETS ARE NOT ALLOWED IN THE PLANTER AREAS.**
4. All State, County and Local Ordinances apply to pets and pet owners residing in the Vintage Townehomes.
5. Pets running at large shall be considered a nuisance, licensed or not, and Animal Control authorities will be asked to abate such nuisances when reported.
6. Pet owners are responsible for any destruction caused to lawns, trees, planted areas or to any other properties by their pets.
7. Pet owners are responsible for any noise disturbances created by their pets.
8. Pets are prohibited from the clubhouse, pool and spa areas and the tot-lot.
9. Excessive odor or dust caused by pets kept on patios will be considered a nuisance, and health authorities will be contacted.

TOT LOT RULES

1. Children under five (5) or over ten (10) years of age are not allowed in the tot-lot.
2. An adult must accompany all children at all times while in the tot lot.
3. Owner assumes responsibility for self, family, and guests while in the tot lot.
4. Owner is responsible for damage to tot lot and its fixtures by self, family members and guests.
5. No throwing of objects in or around the tot lot.
6. No animals are allowed in the tot lot.
7. No toys are allowed in the tot lot.
8. Tot lot hours are from 8:00am until dusk.

No
More
Tot Lot

ARCHITECTURAL STANDARDS OF MAINTENANCE

General Guidelines

1. All requests must be submitted in triplicate on forms supplies by the Management Company.
2. Allow at least 30 days for committee response. If the committee fails to respond within forty five (45) days, per the CC&Rs, the request shall be considered approved.
3. The description of the project should include all information necessary for the committee to take action. Necessary data would include the height, width, length, size, shape, color and location of the proposed improvements. Photos or sketches are encouraged. If the existing drainage pattern is affected, the proposed drainage pattern must be included.

Building Alteration and Additions; Detached Structures

1. Any addition to an existing building; any exterior alteration, modification, or change to an existing building; or any new detached structure must have the approval of the committee before any work is undertaken. (Examples include screen doors, patio trellis, etc.)
2. Any addition, exterior alteration, modification or change to an existing guideline shall be compatible with the original building. Any new detached structure shall be compatible with the parent structure.
3. Only the exterior material existing on the parent structure or compatible with the architectural design character of the community will be approved.
4. Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the Association or the color is similar to the color originally employed in this Association.
5. In general, only those areas that are painted may be repainted; only those areas that are stained may be restrained; unpainted surfaces and unstained area such as brick, shall remain unpainted and unstained.
6. Any fence or screen must have the approval of the committee before installation is undertaken. Wood fencing or screening will be approved if the design is in general conformity with the architectural design of the community.
7. No fence or screen will be approved if its installation will obstruct sight lines for vehicular traffic.
8. All fencing or screening should preferably have finished materials on both sides. If only one side has finished materials, that must face the public side of the individual lot.
9. The committee will not approve an application for the installation of chain link or other galvanized metal fencing if visible from the adjoining lot or common area.
10. Exterior antennas are not allowed. Only satellite dishes under 36 inches are permitted and you must follow the satellite dish installation guidelines included with this mailer.
11. Exterior lighting shall not be directed in such a manner as to create an annoyance to neighbors.

ARCHITECTURAL CONTINUED...

12. Refuse and garbage containers shall not be permitted to remain conspicuous except on the day of trash collection. (See article 10.7 of the CC&Rs). All rubbish, trash, or garbage shall be regularly removed from each residential lot and shall not be allowed to accumulate thereon or on the adjacent common area, except in designated trash collection areas.
13. Approval of any project by the committee does not waive the necessity of obtaining the required County or City permits.
14. Obtaining a County or City permit does not waive the need for committee approval.
15. The committee will not knowingly approve a project which is in violation of the County or City building codes.
16. Solar heating devices will be considered for approval and are subject to all of the foregoing guidelines.
17. New homeowners will be allowed two(2) months to install standard window treatments. Aluminum foil, mirrored coatings, newspaper, or cardboard on window are prohibited.
18. Clotheslines are prohibited.
19. Window air conditioners or any other appliance attached to the outside of the home are prohibited.
20. No items may be allowed to hang over patio fencing or balconies.
21. There shall be no painting or maintenance work done on any vehicle outside of a garage or on any private road. No automobile overhaul or repair work, other than of an emergency nature, shall be permitted.
22. No exterior holiday decorations are permitted earlier than two weeks prior to any holiday and must be removed no later than one week after the holiday except for Christmas decorations which may not be put up prior to Thanksgiving and removed no later than January 10th.
23. Any exterior window treatments including, but not limited to, awnings, shutters and screens, must be compatible in design and color with the existing structure. Noticeable fading of approved awnings must be replaced within sixty (60) days.