

SUNLAND SUNKIST VILLAS
HOMEOWNERS' ASSOCIATION
RULES and REGULATIONS

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SUNLAND SUNKIST VILLAS
HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS

I. Applicability

- A. These Rules and Regulations are being adopted by the Board of Directors (Board) of the SUNLAND SUNKIST VILLAS Homeowners' Association (Association) as set forth in the Articles of incorporation, The Bylaws, the Declaration of Covenants, Conditions and Restrictions (CC&R's), and the Declaration Establishing a Plan of Condominium Ownership for SUNLAND SUNKIST VILLAS. These Rules and Regulations apply to the owner of a unit, all residents, tenants, and visitors.
- B. It is the responsibility of the unit owner to insure that all of those specified in the above paragraph comply with the Rules and Regulations. Any action taken by the Association as a result of non-compliance with the Rules and Regulations (and the above mentioned Declarations) will be with the unit owner.
- C. Any damage, legal expenses, or loss suffered by the Association as result of the actions (or lack thereof) by those specified above is the liability of the unit owner.
- D. It is not the responsibility of the Association or the Board to supervise an owner's tenants or visitors.
- E. As used in these Rules and Regulations, the term "Common Area" includes (but is not limited to) all streets, alleyways, driveways, parking spaces, sidewalks, grass, ground cover, mailbox areas, swimming pool and jacuzzi area, and all surrounding areas.
- F. When ever the word "Owner" is used in this document, the Word "Tenant or Visitor" shall be equally applied. Owners shall be held liable for the conduct of their tenants.

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II. General Community

- A. The obstruction of walkways, entrances, driveways, streets, and alleyways is prohibited.
- B. Except for occasional holiday decorations, no article may be hung from windows or patio fences. No clotheslines may be strung or utilized in either the Common Area or the patio. No bikes may be hung or stored from balcony or patio ceiling.
- C. Any holiday decorations visible from the Common Areas must be removed within two weeks from the date of the holiday. After that date a warning letter will be sent. If the warning is not complied with, the Board of Directors will issue a work order for removal of the decorations with billing to the owner's HOA account.
- D. Outside antennae of any type are prohibited.
- E. Exterior signs are prohibited, with the sole exception of one "For Sale" or "For Lease" sign posted in an area to be determined by the Board (Contact the Management Company for details). Signs, notices, and name plates may not be posted in windows or on any unit or fences (except for **BEWARE OF DOG, NEIGHBORHOOD WATCH, and HOME SECURITY SIGN**).
- F. Residents must keep their patios and garages clean and free of debris.
- G. Garage sales/Patio sales are not permitted in SUNLAND SUNKIST VILLAS, without pre approval by the Board of Directors.
- H. Explosives are prohibited. Inflammable materials shall not be brought into the Common Area, nor shall they be stored in garages in large quantities. This is also a violation of State and Municipal Codes.
- I. Possession of or discharge of Fireworks or Firecrackers is prohibited. Existing laws and ordinance will be enforced.
- J. Any damage (including but not limited to), to the buildings, recreational facilities, equipment, (including the cover of the jacuzzi), or Common Area property caused by an owner, his/her family, guest, tenants, employees or contractors shall be at the expense of the responsible Homeowner.
- K. Parents shall be held responsible for the actions and damages of their children at all times. "Children" includes any child living at home or a guest of any child, at the age of 18 or under.

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- L. Continuous loud noise that can be heard within other units and that interferes with the peaceful enjoyment of those units is in violation of these Rules and Regulations.
- M. Loud and excessive noise, disturbances or large gatherings are prohibited in the Common Areas. Large parties in or on the Common Area require Board approval.
- N. Storage of material within the balcony area must be done in such a manner that the stored objects are not visible from the outside of the unit. Nothing may be stored in the Common Area outside the unit or the patio.
- O. Littering is prohibited in the Common Areas.
- P. Do not leave water running unnecessarily. **IT COST YOU MONEY.**

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III. Animals

- A. All State, County and City ordinances pertaining to animals apply to SUNLAND SUNKIST VILLAS HOMEOWNERS.
- B. Pet owners shall not permit excessive dog barking. Excessive dog barking will be fined if complaint is received. Owner is responsible for pet control.
- C. Pets shall be kept under the immediate control of their owner. A pet owner shall immediately clean up any waste deposited by their pet, and shall carry any necessary equipment or container to clean up after their pet.
- D. All "accidents" concerning pets are the responsibility of the unit owner. Damage to the Common Area caused by pets will be at the expense of the unit owner.
- E. Animal shelter (e.g. dog houses) may not be erected in the Common Areas.

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IV. Trash Disposal

- A. During the week, garbage containers are to be stored in garages. Containers should not be placed out for collection until 5:00 P.M. Sunday, and returned to garage by 6:00 P.M. Monday.
- B. Residents and guest may not litter the Common Areas. This includes the grass, shrubs and ground cover, driveways, streets, the mailbox areas, and the pool area.
- C. It is each individual resident's responsibility to keep the area surrounding his/her unit and garage free of litter.

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V. Motor Vehicles and Parking

- A. The unit owner is responsible for the compliance by all residents of his/her unit, his/her guests, tenants, and tenant's guests with the SUNLAND SUNKIST VILLAS Rules and Regulations regarding vehicles and parking.
- B. The maximum speed limit within the SUNLAND SUNKIST VILLAS is 10 miles per hour.
- C. **AT NO TIME MAY A VEHICLE BE PARKED IN SUCH A MANNER AS TO IMPEDE READY ACCESS TO ANY OTHER GARAGE OR PARKING SPACE AND OR TO INTERFERE WITH READY ACCESS FOR FIRE TRUCKS OR OTHER EMERGENCY VEHICLES.**
- D. **There will be No Parking within seven (7) feet of the center of the roadway.**
- E. Work done on cars and motorcycles, owned by the resident, in the garages, must be done in such a manner so as not to restrict or bother nearby areas. No mess allowed. All work must be cleaned up immediately after completion. No noise is permitted which would reasonably bother others in the area.
- F. Parking spaces may be used only for parking operational cars, trucks, and motorcycles. Specifically, the following **MAY NOT** be stored or parked in parking spaces.
 - 1. Vehicles whose size cause them to extend into the street.
 - 2. Campers, trailers, or boats.
 - 3. Non-functioning or heavily damage vehicles.
 - 4. Anything that is not a vehicle.
- G. Guest parking spaces are expected to be available for use by guest and visitors to SUNLAND SUNKIST VILLAS. Owners, residents, and tenants must use their garage for their vehicles whenever possible.
- H. Guest parking spaces may not be used continuously for periods in excess of 72 hours.
- I. The blowing of horns, loud playing of car radios or sound systems, or the racing of engines is prohibited at all times.
- J. No heavy trucks, house trailers, boats, boat trailers, R.V.'s or similar vehicles shall be parked in any of the quest parking areas or the streets of the complex. They may only be temporarily parked thereon for trip preparation and for unpacking upon return.

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- K. Owners must not permit their guest , tenants, or members of their family to use driveways or garages of other owners, nor shall any car be parked so as to impede or prevent ready access to another's garage.
- L. **"NO PARKING"** signs, where posted, **MUST BE OBEYED.**
- M. Guests are to park in designated guest parking spaces.
- N. In addition to any fines imposed or legal action taken by the Association against an owner in violation of these parking rules, the vehicle in violation is **SUBJECT TO TOWING WITHOUT NOTICE. TOWING WILL BE AT THE VEHICLE OWNER'S EXPENSE.**

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VI Swimming Pool and Jacuzzi Area

- A. No lifeguard is on duty. Those who utilize the pool and jacuzzi areas assume full responsibility for their own safety.
- B. The pool may be used Sunday - Thursday, between the hours of 8:00 A.M. through 10:00 p.m. Friday and Saturday the hours will be extended for the use of the pool until Midnight (12:00 a.m.).
- C. The swimming pool and swimming pool area are for the use of the owners, tenants, and their invited guests.
- D. The unit owner is responsible for his/her guest, tenants, and tenant's guests.
- E. All gated entrances to the pool are to be latched and locked at all times. Gates are not to be propped open.
- F. Leaving litter in the pool area is not permitted. Cigarette butts are to be disposed of in appropriate containers, supplied by the smoker.
- G. Children under the age of fourteen (14) must be accompanied by an alert adult (a person 18 years of age or older) when within the enclosed swimming pool area.
- H. Users of the pool area must be prepared to show proof that they are a guest or resident. The proof will be your pool key and if asked what unit the person lives in. Homeowners should be with their guest at the pool area.
- I. The number of guests at the pool at one time from one unit is limited to four (4). Except with Board Approval.
- J. Any person having any skin disease, sore or inflamed eyes, or any communicable disease may not use the pool or jacuzzi.
- K. No boisterous conduct or rough play is permitted in the pool area.
- L. Diving into the pool is discouraged. You (Homeowners, guest, or tenants) will assume full responsibility if you dive into the pool.
- M. No frisbees, inner tubes, or similar items are permitted in the pool area. However, soft inflatable rafts and balls are permitted as long as their use does not interfere with the peaceful enjoyment of the pool and pool area by other residents.

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- N. Loud and excessive music is prohibited.
- O. Intoxication in the pool area is prohibited.
- P. Glassware or glass bottles are not permitted in the pool area. Only plastic or metal containers are allowed.
- Q. Proper bathing attire is required at all times in the pool or jacuzzi. Jeans, Levis, and similar clothing are not permitted in the pool or jacuzzi.
- R. Bicycles, skateboards and roller skates and or roller blades are not permitted in the swimming pool area.
- S. Dogs are prohibited in the pool area.
- T. The Board reserves the right to deny or restrict the use of the pool and jacuzzi to anyone at any time.

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VII. Architectural Approval and Alteration/Maintenance of Units

- A. Exterior walls, doors, and roofs will be painted, maintained and repaired by the Association. No owner or tenant is permitted to perform any such work without prior written approval from the Board of Directors and the Architectural Committee.
- B. Maintenance and repair of unit interiors is the responsibility of the unit owner. The owner shall maintain the interior of his/her unit in a clean, and working condition. Window and door repair is the responsibility of the unit owner; however, if an exterior door is to be painted, altered or replaced, Board approval must be obtained.
- C. The unit owner is responsible for ground maintenance on surfaces adjacent to his/her unit which are enclosed by wall or fence (i.e. patio and enclosed entry areas.)
- D. Maintenance of Common Area grounds outside of fences and walls adjacent to units will be performed by the Association. Units owners are not permitted to alter these areas.
- E. Aluminum foil, sheets or newspapers may not be used as window treatment.
- F. Board Architectural Review: prior to the initiation of any addition, alteration or improvement requiring Board approval, (within the patio and reconstruction of the fence) the unit owner must submit to the Board the following:
 - 1. A description of the nature and location of the improvement.
 - 2. A picture, where appropriate, of materials to be used.
 - 3, A sketch, where appropriate, showing the size and appearance of the improvement
 - 4. Expected start and completion dates of the work involved.

The Board will review such submissions and respond to the owner within thirty (30) days. If approval is granted, it may indicate additional requirements and an expiration date, along with a completion schedule.

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VIII. Updating and Enforcing the Rules, Complaints and Fines

- A. All of the Rules and Regulations herein may be changed, deleted or added to at any time by the Board. Either a separate mailing or inclusion in the newsletter which accompanies the monthly billing will constitute due notice.
- B. It is the owner's responsibility to ensure that their tenant knows and understands the SUNLAND SUNKIST VILLAS Homeowners' Association Rules and Regulations and abides by them.
 - (a). A Homeowner must notify the Board of Directors or the Management Company if the unit is being rented. A signed acknowledgment of the Rules be required of all rentals.
 - (b). It is the Homeowner's responsibility to provide their tenant with a copy of the current Rules and Regulations and to provide the Board of Directors or Management Company with the tenant's signed acknowledgment of receipt of the current Rules and Regulations.
 - (c). It is the Homeowner's responsibility to provide their tenant with any changes to the Rules and Regulations
- C. The Board will consider violations of the Rules and Regulations, and /or the CC&R's based on information received from the following.
 - 1. Written complaints, signed by unit owners (not tenants), requesting corrective action, submitted to the Management Company.
 - 2. Committees appointed by the Board.

The Board will not take action where the unit owner is unwilling to make a written complaint.

- D. Once a unit owner has been notified of the violation, any further violation or failures to comply with established Rules and Regulations will result in the Board implementing the hearing/fine process according to the Association Bylaws.

E. Schedule of fines:

First Violation	A written warning notice sent to the owner
Second Violation	Sent after 10 days if violation is not corrected; \$50.00 fine.
Third Violation	\$75.00 fine each instance and monthly there- after until correct.
Fourth Violation.	To be determined by the Board.

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- F. In addition to the imposition of fines, the Board may suspend or restrict usage of some of the Common Areas (e.g. the pool and jacuzzi area).
- G. Vehicles in violation of these Rule and Regulations, the CC&R's may be towed without notice at the owner's expense.
- H. If a unit owner, his/her guest, tenants, or his/her tenant's guest fails to comply with the Rules and Regulations and/or the CC&R's, the Association may take legal action against the unit owner.