

ANCHOR OAKS COMMUNITY ASSOCIATION RULES AND REGULATIONS

Original Rules Adopted May 2005

1st Revision January 2009

2nd Revision August 2010

3rd Revision April 2012

4th Revision April 2019

5th Revision December 2019

These Rules and Regulations were compiled from the governing documents of the Anchor Oaks Community Association and have been expanded and described to create a guiding document for members to protect their rights and their neighbors' rights to live in a clean, harmonious, and peaceful community. All enforcement of these rules and regulations is pursued with this community responsibility in mind.

Governing Documents

1. There shall be no violations of the CC&Rs Declaration of Protective Restrictions, Article 2, Sections 1 through 4.

General

1. Unit owners are responsible for providing copies of the association rules and regulations to all tenants.
2. No construction or alteration of structure is allowed without approval of the Association.
3. No unit shall be let, rented, or leased in whole or in part, unless and until there has been submitted to the Association, a true copy of the proposed written lease or rental agreement in which the prospective tenants agree in writing to be bound by all provisions of the CC&Rs and the Rules and Regulations of the Association. A copy of these Rules and Regulations must be included in/with the lease or rental agreement. The required text to include is specified in Article 2, Section 2B of the Declaration of Protective Restrictions. Failure to provide a full copy of the signed lease agreement to the management company within thirty (30) days of a tenant moving in will result in a fine of \$25 assessed weekly until that copy is received.
4. No noxious, illegal, or offensive activities shall be carried on in any condominium, or in any part of the property, nor shall anything be done thereon which may be, or may become a serious annoyance or a nuisance, or may in any way interfere with the quiet enjoyment of other residents.
 - Loud music or sound, including but not limited to televisions and stereos, is prohibited.
 - Base filters must be used at all times to minimize reverb.
 - Loud noise/shouting by adults and/or children is prohibited. Late night partying is unacceptable
 - Noise Levels – The level of noise must be kept at a low level. All music and other sounds must be kept at a reasonable level to not disturb neighbors. Quiet time is from 10:00PM to 8:00AM. After 10PM all music and noise must be reduced to a level that cannot be heard by neighbors. Any resident found not complying with these rules may be subject to a Board hearing and/or fines.
5. No feeding wildlife except for liquid birdfeeders.
6. PETS - One pet no larger than 25 pounds is allowed, with the following conditions:
 - a) All pets must be kept indoors, living on patio is not allowed.
 - b) Pets must be leashed at all times while in the common area.
 - c) Pet owner must carry a "pooper-scooper" and container or other tool at all times that the pet is in the common area and will be fined \$50.00 if feces are not picked up.
 - d) If pest creates a nuisance, i.e., excessive barking, etc. owner must correct problem within 10 days, otherwise a \$50.00 fine per day will be levied.

- e) Please discourage your pet from urinating within the complex. The smell is offensive and kills plants and grass.
7. Patio fencing is not to be used for drying clothing, rugs, towels etc. No items may be in view on the patio other than standard patio furniture and plants not to exceed a height of 8 feet. Plants with intrusive roots or vines that grow on fences or buildings are prohibited. Trellis structures will be allowed provided that they are not attached to the fence or building.
 8. No modifications or additions of any sort may be made to the outside of a unit, without a written application to the Architectural Review Committee.
 9. Only normal outdoor patio furniture will be allowed on the patios. Interior furnishings, such as couches, tables, refrigerators, bookshelves, etc., are prohibited, as well as exercise equipment, construction debris, disabled satellite dishes, etc. Trash and recycling materials may not be stored in the private patio.
 10. Residents will contact Management when completing repairs requiring shutting off the water supply and will not shut off water to any building without first notifying Management and posting a notice on each door of the affected unit, a minimum of twenty four (24) hours prior to turn off. Turn off valves are located in various units in the complex allowing individual units to be shut off without interrupting water service to the entire building. Emergency repairs necessitating water shut off shall be reported to Management as soon as is practical.
 11. Satellite dish installations are allowed consistent with the Board of Directors approved policy. Copies can be obtained from the management office. Unauthorized dish installations will be removed at the owner's expense, as well as any damage repairs.
 12. Any patio that has a hose bib was given special permission by the Association for its installation and as such, the owner is solely responsible to maintain all piping and valves running to/from it to point of connection at Association piping.
 13. Skates, skateboards, rollerblades, bicycles or similar recreational equipment must not be used on driveways and sidewalks in common area (serious injuries could result). A warning letter will be sent after the first infraction. The second and all subsequent violations are subject to enforcement procedures.
 14. Children are not allowed to play in the common grass area if that play is noisy or disturbing to neighbors. Children may not play in the carports or shrubbery, and may not climb trees, buildings or fences. No child under twelve (12) is allowed on the common area unless supervised/accompanied by an adult.

Parking and Storage of Vehicles

1. Residents are assigned one covered parking space in designated carports. There are four (4) unassigned un-covered parking spaces that are available to residents with permits for a period not to exceed forty-eight (48) hours. There is two (2) spaces for commercial vehicle delivery that may be used by members with valid permits during the hours from 6PM to 8AM. Vehicles using the open parking spaces must display the proper parking permit or the vehicle will be subject to tow without further notice at the owner's expense.
2. No mobile home, motor home, travel trailer, truck camper, house trailer, boat trailer, boat, truck (other than standard size pickup truck) shall be placed on the property. No commercial vehicles bearing commercial signs or markings shall be parked within the development without board approval.
3. Vehicles must be operational with current registration.
4. There can be no repair or restoration or car washing of a vehicle in the carport or common area.

- Motorcycles, scooters, skates or skateboards may not be used in the common area streets, sidewalks or grounds. Only bicycles may be stored in the carports provided that they are confined only to the area in front of the vehicle. The association may remove all other items and bill the owner for removal and disposal costs.

Garbage and Rubbish

- All garbage, rubbish and other items to be discarded shall be secured in a suitable plastic bag, tied and discarded in the dumpster provided. Owners must inform new tenants before move-in to have moving boxes broken down to deposit in the dumpsters or be removed from the property by the mover.
- Trash or garbage may not be stored in the common area including patios, carports, walkways, etc. No renovation/construction debris is allowed in the dumpsters.
- Recycling is provided on the property. Please follow posted guidelines for proper recycling.
- It is the resident's responsibility to remove any items too large to fit in the dumpsters such as furniture, mattresses, or electronics. If discarded items can be traced to a member, the removal costs will be charged to that member.

Enforcement

Enforcement of the Rules and Regulations will be in accordance with the CC&Rs and Bylaws of the Anchor Oaks Homeowners Association. Violators may be subject to one or more of the following:

- Written notification of the violation
- Presence requested at a Board Hearing
- Fines and/or special assessments (see attached schedule of fines)
- Suspension of voting privileges

Fine Schedule

All owners will receive one (1) notification/warning letter to correct the problem. Failure to correct the violation within thirty (30) days will result in a violation hearing before the Association Board of Directors at the next regularly scheduled meeting. The homeowner is invited to be present to show any cause why the violation cannot be corrected.

At the conclusion of a violation hearing, if it is determined that a violation has not been corrected, or additional violations have been observed, a fine for each violation may be imposed upon the homeowner according to the following schedule:

<u>Offense</u>	<u>Action Taken</u>
Vehicle Repair/Washing	\$100 fine per occurrence
Damaging Landscape	\$100 fine per occurrence
Improper Disposal/Littering/Hazmat	\$100 fine per occurrence
Violation of Rules	\$100 fine per occurrence
Recycling	\$100 fine per occurrence
Significant Health/Safety Threat	\$500 fine per occurrence
Illegal Parking	Tow at vehicle owner's expense
Inoperable Vehicle	Tow at vehicle owner's expense

For uncorrected violations, the board will inform the violating member of a schedule for recurring fines that will be assessed for as long as the violation remains uncorrected. The recurring schedule may include additional fines per week, per two weeks, or monthly, in accordance with the board's assessment of the urgency of the correction and concern for preserving the community environment.