

RULES AND REGULATIONS

May, 2011

Rules and Regulations are provided for homeowners as a convenient summary of the most common CC&R's requiring residents' compliance. Certain flexibility and extension of the CC&Rs are contained in these rules and are designed to enhance the quality of life for residents in the Greens. The Board of Directors of the Greens has the authority to enforce both the CC&Rs and these Rules and Regulations and may do so through the imposition of penalties for non-compliance, as well as other legal remedies, if necessary.

Variances from the Rules and Regulations may be requested from the Compliance Committee. Enforcement Procedures pertaining to the Rules and Regulations are contained in Article 15 of the CC&Rs.

Age Restriction. The Greens is an age-restricted community which requires owners and renters to have at least one resident aged 55 or older. Refer to the CC&R's, Article 3.

1.0 Parking: Reference CC&R's, Article 13.22

Parking of any vehicles on public or private streets or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats or other water craft, trailers, motorcycles, ATV's, stored vehicles, or inoperable vehicles in places other than enclosed garages is prohibited, with the below-listed exceptions. Construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to make a delivery to a lot or to the common area.

- 1.1 Homeowner vehicles parked in the driveway or on the street while loading and unloading, or while the homeowner is performing household activities in the garage or yard is permissible.
- 1.2 Vehicles of **day** visitors may be parked in the driveway or on the street.
- 1.3 Overnight houseguests may park passenger vehicles in the driveway up to one week without requesting permission of the Compliance Committee. Permission for 8 or more days of guest parking can be obtained by calling the Compliance Chair.
- 1.4 Parking of a homeowner RV or like vehicle is limited to 72 hours (3 days) for loading and unloading before or after a road trip, and shall not occur more often than once (one loading and one unloading) every 30 days. Said parking must not interfere with any neighbors' driveway access or access to the street or sidewalk. All utility lines crossing a sidewalk must be covered to prevent tripping. No noisy equipment such as generators will be permitted to operate.

Parking of guests' recreational vehicles/trailers on the street in front of the homeowner's residence or in the homeowner's driveway is permitted for up to 72 hours (3 days) and is subject to the above conditions. Recreational vehicles are not to be used as living or sleeping quarters.

2.0 Garage Doors. Reference CC&R's, Article 13.10

Garage doors shall remain closed at all times except when entering and exiting the garage with the exception of the following: Garage doors can be open while loading and unloading the homeowner's vehicle, or while the homeowner is performing household activities in the garage or yard.

3.0 Plantings. Reference ARC Guidelines, Article 1

Plantings along the streets and especially at corners must not obstruct the visibility or safety of drivers. Homeowners must obtain permission from the ARC to plant large trees and shrubs. No approval shall be required for a reasonable number of small potted plants, seasonal flowers, and/or seasonal decorations on a Lot. The ARC has discretion to determine what constitutes a "reasonable number."

4.0 Clean Lot. Reference CC&R's, Article 13.12.1

Each owner of a lot shall keep it clean and free of trash, rubbish, debris, weeds and dead or decaying vegetation. A lot shall also include portions of an owner's property that lie outside the patio walls and/or between walls and the curb.

All homeowners must make sure that their property will be taken care of during extended absences. Weeds, trimming and removal of debris need to be done in the homeowners' absence either by friends and neighbors or by a professional service.

Further, homeowners need to inform the association secretary of summer addresses or alternate phone numbers so they can be reached during absences in the event of emergencies or matters concerning their property.

5.0 Signs. Reference CC&R's, Article 13.16

No signs are allowed in yards with the exception of real estate "for sale" signs which shall not exceed 18" x 24" and a "rider" of 6" X 24" appended to the "for sale" sign. Political signs may be posted in the yard ten feet from lot lines and only for 45 days in advance of an election and for 10 days following an election.

6.0 Flags, Flagpoles, Antennas, Satellite Dishes and Solar Panels, Reference CC&R's Articles 13.2, 13.9 & 13.15 and ARC Guidelines, Articles 3,8 & 9.

Residents should check the ARC guidelines and CC&R's prior to installing any of the foregoing items. Contact the ARC Committee if permission is required.

- 7.0 **ARC Requirements.** Whenever homeowners plan any change or improvement to the exterior of their house or lot such as painting, gutters, large plantings, awnings or remodeling projects, etc., a resident must apply to the ARC for permission to do so. See Architectural Guidelines, Articles 2 & 5 and the CC&R's.

8.0 **Open House, Reference CC&R's Article 13.16.2**

No more than one open house per week is permitted. Each open house is limited to four (4) hours.

9.0 **Garage Sales/Patio Sales, Reference CC&R's Articles 13.4.14, 13.16.6**

Patio and garage sales are allowed, but are limited to two (2) per year per residence. The sale must take place between the hours of 7 AM and 5 PM. No parking will be allowed in neighbors' driveways or blocking of any neighbors' driveways.

10.0 **Home business. Reference CC&R's, Article 13.4**

A "hobby" or "avocation" business is allowed in the home. No advertising or signage is permitted, and there is to be no vehicular traffic or pedestrian traffic associated with the business. Also, there will be no disruptive activity such as loud noises resulting from regular or consistent machinery operation.

11.0 **Rental Property. Reference CC&R's Article 13.13**

Rental of the entire Lot is permitted provided:

- 11.1 At least one tenant in any rented dwelling unit is 55 years or older
- 11.2 The owner provides the Tenant with a copy of the CC&R's, a copy of the Architectural Guidelines and a copy of these Rules & Regulations.
- 11.3 A written Lease is executed between the Owner (or his/her Agent) and the Tenant specifically providing that the Lease is subject in all respects to the CC&R's, the ARC Guidelines and these Rules & Regulations.
- 11.4 A Greens HOA Lease Information Sheet is completed
- 11.5 A copy of the Information Sheet is provided to the Board.

- 11.6 The Owner certifies to the Board that one Tenant is 55 or older, that the Owner has provided a copy of the CC&R's, the ARC Guidelines and these Rules & Regulations to the Tenant, and that the Owner understands that he/she is responsible for all violations of the CC&R's, ARC Guidelines or Rules & Regulations by the Tenants or other Occupants.

Copies of the CC&R's, ARC Guidelines and these Rules & Regulations are available from the Board at a cost to be determined from time to time by the Board. For existing Rentals on May 16, 2011, the Owner must submit a Lease Information Sheet by August 1, 2011.

12.0 Homeowners Requests and Complaints

All homeowner requests and complaints must be submitted to the Board. The Board will assign the request or complaint to the proper committee for disposition. Following a determination, the committee will respond in writing to the originator and summarize the disposition or corrective action that is being taken.

If a homeowner has a complaint about another homeowner not complying with Association's governing documents (CC&Rs, ARC Guidelines or Rules and Regulations), but does not want to submit a complaint in writing to the Board, he/she may contact the Chair of the Compliance Committee who may investigate the complaint and determine if the complaint is required to be submitted in writing or can be resolved informally without written complaint.

5/17/2011

**Guidelines for Large Groups at the Pool
(Residents and Guests only)**

NO SMOKING ALLOWED

1. Time: 9 AM to 9 PM Maximum length of time 2 ½ hours.
2. Parking: Bring as few vehicles as possible. Park at the lot by pool, parallel on Abrego. DO NO BLOCK DRIVEWAYS AND MAIL BOXES!
3. Clean Up: Leave as you found it...take all the trash home. Clean grill if it is used.
4. Noise: Keep to a reasonable level in consideration of others.
5. Safety: NO GLASS CONTAINERS !
6. Group Size: Suggest that groups not exceed 30 people.

If a homeowner is interested in scheduling an event at the pool, please signup on the white Board and contact the Pool Chairman regarding time, date, number of people and type of function.

Private Parties: Any private party where not all homeowners are invited must have Board approval. The hosting homeowner (s) must contact Pool Chairman at least 30 days in advance regarding: time, date, number of people, and type of function. At least one homeowner must be present during the function scheduled.

Greens HOA Pool Rules

NO SMOKING ALLOWED

1. The pool is for the enjoyment of the Greens homeowners, their tenants and their guests only. No exceptions. SWIM SUITS ARE REQUIRED.
2. All children must be accompanied by a responsible adult.
3. No life guard on duty.
4. All persons using the pool do so at their own risk.
5. Children under the age of 14 are not allowed in the spa.
6. No glass containers allowed in pool area.
7. No pets allowed in pool area.
8. No diving allowed.
9. No inflatable rafts allowed in pool.
10. No running in pool area.
11. No throwing of objects, horseplay, or loud noise will be tolerated.
12. Children 6 years and under must be supervised by an accompanying adult in the water.
NO diapers are allowed. DISPOSABLE swim pants are authorized.
13. Children's hours are 9:00 AM to 5:00 PM.

POOL COMMITTEE MEMBERS AND THE BOARD OF DIRECTORS RESERVE THE RIGHT TO DENY POOL PRIVILEGES TO THOSE WHO VIOLATE THE RULES.

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ADDENDUM

MOTIONS PASSED BY THE HOA BOARD 12/16/19

On 12/16/19 the Board of Directors for The Greens Homeowners Association unanimously passed the following two motions to be added to the Rules and Regulations of the HOA. The purpose of the motions was to clarify action necessary prior to 1) circulating official surveys to residents on behalf of the HOA Board and 2) seeking a legal opinion on behalf of the HOA Board.

Official surveys of HOA residents: Surveys of HOA residents must be approved in their final written form by a majority of the HOA Board at a regular or special meeting prior to circulation to residents. Such surveys will be noted as sponsored by the HOA Board. Other surveys sponsored by individual HOA board members or residents can be circulated to residents by means of the electronic "Open Forum" as found on the HOA web site. (Note: the use of the Open Forum is currently suspended)

Seeking legal opinions: Each year, at the reorganization meeting of the HOA Board, a committee shall be formed consisting of the President, Vice President and Secretary for the purpose of considering requests to seek a legal opinion from the HOA attorney. Once received, such a legal opinion shall be kept as an HOA record. No member of the HOA Board or resident may seek a legal opinion from the HOA attorney representing the HOA without the approval of this committee. Notice of committee members shall be transmitted to the HOA attorney annually.