

Golf Links East Condominiums

Rules and Regulations

Pursuant to Article X, Bylaws, the Board of Directors, this date, has amended the Rules and Regulations dated May 19, 1999. These Rules and Regulations supersede and replace all previous Rules and Regulations.

A set of these Rules and Regulations is being distributed to each of the owners. Unit owners are responsible for issuing to the occupants of their units a copy of these Rules and Regulations, and for acknowledging in their agreements that tenants and all other category of occupants are committed to full compliance with these Rules and Regulations.

A. Peaceful Enjoyment:

- 1) No action is permitted which unduly interferes with any residents' quiet enjoyment of their unit, or which threatens the safety of any person, or threatens damage to any property.
- 2) Loud conversations, music and noises within the unit or within the common elements which adversely affect the peaceful enjoyment of other occupants is not permitted.
- 3) Care must be exercised when walking on the top landing of each unit as noise can reverberate within the units.

B. Vehicles:

- 1) Each unit is assigned one covered, reserved parking space for their exclusive use. Additional spaces may be rented, subject to availability. The cost of each extra "uncovered parking space" is \$10.00 per month, payable by the unit owner to the Condominium \$30.00 in advance every quarter i.e. January, April, July, October. When an extra space is returned to the Condominium, any remaining portion of the rental payment will be prorated and refunded.
- 2) Guest vehicles can only park on the "dirt" in front of either Building 6615 or Building 6635. Guest vehicles cannot park in spaces reserved for resident vehicles. Guest vehicle is generally defined as a vehicle parking on the property for three (3) days or less, with exceptions considered based on the circumstances of each situation.
- 3) Resident vehicles can only park in an assigned reserved space. Resident vehicles cannot park in the area reserved for guest vehicles.
- 4) Every paved parking space (including covered spaces) is reserved for assigned vehicles only. Those spaces not yet assigned are owned by the Condominium and cannot be parked in.

5) Parking is not allowed to the east of Building 6635 on the gravel adjacent to Avenida Regulo (Mann).

6) Owners are required to provide information to the Condominium identifying the license plate number, make, model, color, and year of each resident vehicle parked on the property. This information must be updated as changes occur.

7) Motorcycles are to park in assigned covered spaces between the bumper and the sidewalk. Exceptions may apply. Only fully functioning bicycles can be parked in the residents patio or balcony area, and nowhere else.

8) Washing, repairing, and maintenance of vehicles and motors, in the patio, balcony, and common area is prohibited.

9) Maximum speed on the property is 10 mph

10) Parking of disabled vehicles, vehicles lacking current registration, vehicles lacking license plates, trucks larger than pickups, buses, boats, trailers, recreational vehicles or any unusual or large vehicle on the property is prohibited. Temporary exceptions may apply for commercial vehicles only, upon written request.

11) These Rules and Regulations create a consensual possessory lien for the towing and storage of any vehicles pursuant to these parking regulations.

12) Resident and guest vehicles are only allowed on the asphalt surface, and the "HOA designated" dirt parking areas. Unauthorized parking will result in the vehicle being towed away at the owner's expense and may result in an assessed fine against the unit owner and any additional remedy deemed appropriate by the Condominium.

C. Pets:

1) All owners are to furnish the HOA information concerning the number and kind of pets they or their tenants have within their units, and must also include identifiable photos of dog. This information must be updated as changes occur.

2) HOA dog guidelines:

Owner dog:

Owners may have a dog, providing its barking does not disturb other residents. The maximum weight of the dog is limited to twenty-five (25) pounds.

Tenant Dog:

- if an owner does not want the tenant to have a dog, please put your decision in the rental

lease.

- Tenants must follow the same "HOA dog guidelines" that owners with a dog must follow.
- Tenants are only allowed to have a dog after they have completed all the following steps:
 - 1. Before tenant brings a dog to the condo complex, tenant must first "request in writing owner's permission" to have a dog. This written request must also include identifiable pictures of the dog which will be given to the HOA.
 - 2. Only after written "owner permission" for a dog is given to the tenant, can the tenant bring a dog to the condo complex.
 - 3. All identifiable photos of the dog, a copy of the "written tenant request", and "written owner permission" must be given to the HOA by email.

3) All dogs must be confined physically at all times whether on public or private property in accordance with the leash laws of the state. Dog owners must clean up after their pet. Dogs must be exercised off the property. Dogs cannot roam in any of the landscaping on the property, or be tied to trees, fences, etc. All dogs must wear a collar identifying their owner.

4) Cats are permitted only if they are 100% indoor cats. However, unit owners have the discretion to refuse to allow their tenant to have a cat (unit owners who permit cats may require a substantial pet deposit).

5) residents who do not pick up their pet waste will receive a warning the first time, and will receive progressively higher fines for continued violations.

- First violation fine is \$50, second violation fine is \$100, third violation fine is \$200.

6) Reptiles and exotic animals are prohibited.

7) Parakeets, parrots, and other small domestic birds are not prohibited, though they are subject to the same restrictions as cats.

D. Water:

1) Water leaks are a high cost item, which affects all residents. Residents ultimately pay for the water in assessments or rent. Unit owners must properly repair all water leaks within their unit(s).

2) When garbage disposals are used improperly, flooding and overflow problems within the unit and in adjacent units can occur. Garbage disposals, sinks and toilets are not designed for grease, eggshells, potato peeling, fibrous foods such as celery, cat litter, and any other harmful material. Ice cubes can be used to sharpen the blades of garbage disposals.

E. Common area use:

1) The common area, which includes all property in the Condominium with the exception of individual Units, is exclusively for the use of residents and their guests.

2) Pool regulations are posted on the inside of the pool access gate. This access gate to the pool area must be kept closed at all times. Pool gate replacement keys cost \$15.00.

3) Although discouraged, ball playing is permitted, providing the participant exercises utmost caution and respect for pedestrians, vehicles, and property. The participant must also agree to assume personal responsibility for the risk inherent in the activity.

4) Only patio furniture or bicycles are allowed to be kept in patio and balcony areas. Patios and terraces cannot be used for storage or laundry, and must not contain any items or material which may block the free passage to or from the unit, or otherwise constitute a fire code violation. The Condominium reserves the right to require removal of objects should patios and terraces not be maintained in a clean, neat, and attractive condition.

5) All grilling devices are banned, except for electric grilling devices. If incidents of neglect or abuse occur, the privilege to use or even store electric grilling devices on the property may be restricted or withdrawn.

removal of grilling devices in common area:

- Grilling devices are not allowed to be placed or used in the complex common area.
- When a grill is discovered in the common area, all surrounding condo owners will be notified and asked to remove the grill from the condo complex.
- If the grill owner cannot be determined, a "3 day notice of removal" will be placed on the grill, and after 3 days the grill will be removed from the complex common area.
- If the grill owner wants to obtain the grill, they will need to first pay a fine.
- After removal, if the grill remains unclaimed for two weeks it will be disposed of.

6) Outside walls, windows, and hallways are part of the common area. No resident or owner may install any sunshade, banner, flag, sign, notice, or anything on the common area without the prior written approval of the Condominium.

7) Window tinting :

- Please contact the HOA before installing window tinting to make sure the window tinting installation will conform with the below HOA guidelines.
- Only tinting film that is practically clear can be installed, this type of window tinting is readily available that blocks both heat and UV light.
- No reflective tinting films are allowed such as silver, bronze, or any other type of metallic or reflective tinting.
- Window tinting must be applied to the inside of the window, the side that faces the interior of the condo.

8) Wrought iron :

- Only black colored wrought iron can be installed outside, including over windows and doors.

9) Residents are responsible for removing and depositing any trash they create into the containers located in the alleyway. No resident is permitted to place their trash outside their front door or anywhere else in the common area. Littering in the common area is forbidden.

10) Plants:

- Owners and tenants are not allowed to put any plants in the ground anywhere in the condo complex without first obtaining written HOA board approval.
- As long as there is a potted "plant saucer" to catch and contain any excess water, 2nd floor condo residents are allowed to have 3 potted plants on their balcony area. (This upstairs limit is needed to help reduce the chance of wood water damage.)
- 1st floor condo potted plants can not have a height beyond the top of the block wall.
- 2nd floor condo potted plants can not have a height beyond the top of the metal handrail.
- Potted plants that interfere with the HOA's ability to inspect a patio or balcony area for "HOA banned grilling device", will be required to be removed immediately.

F. Occupancy:

1) There is a limitation of four (4) occupants per residence.

2) "Move in" & "move out dates" information:

- owners must give the HOA "move in dates" for new tenants.
- owners must give the HOA "move out dates" for tenants and resident seller's.
- new resident buyers must give the HOA "move in dates".

G. Cable TV:

1) Units are pre-wired for cable.

2) All other external sources of TV reception, including satellite dishes and exterior TV antennas, are prohibited. ONLY with prior HOA Board approval, can residents have Satellite Dishes. Satellite Dishes must be mounted on portable tripods in balcony/ patio areas. Satellite Dishes will never be permitted to be attached to roofs, the exterior of buildings, block walls, patio railings, patio/ balcony floors, or any other HOA common exterior areas.

H. Communication:

1) Residents are asked to contact the unit owner first in the event of a problem.

2) Please mail all correspondence to the HOA mailing address that HOA payments are mailed to, or email to the current HOA email recipient.

I. Owner payment account numbers:

- Owners must write payment account numbers on all forms of payment.

What is my account number?

- It is your building number and your condo number.
- Example: Account number "6615-1" is for "6615 E. Golf Links Rd. # 1".

J. Enforcement:

1) The unit owner is responsible for maintaining oversight and enforcement of activity within and without their unit by those occupying and visiting their unit.

2) Residents, visitors, and unit owners who violate, or through lack of due diligence cause or allow to be violated these Rules and Regulations and/or the HOA CC&R's can expect to incur an assessment (fine).

3) The unit owner will be responsible for paying to the Condominium any fine levied against them, any visitor, and any occupant of their unit.

4) The President of the Board of Directors, with majority agreement of the serving members of the entire Board of Directors, may impose an assessment (Fine). The Board of Directors can vote by email when imposing an assessment (Fine), or at the next regularly scheduled Board of Directors meeting, the assessment (Fine) will be placed on the agenda for discussion, (if the Board discussion involves Tenants/Owners they will be informed, and invited to attend prior to the HOA meeting) at which occasion the assessment (fine) will be formally approved, withdrawn, or modified.

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