

BOULDER RIDGE VILLAS HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS

Effective: May 1, 2001
Revised March 24, 2014

1. Each Lot is hereby restricted to use as a single family dwelling for residential.. (CC&R 4.1).
2. No alterations of any kind to the exterior of any townhome shall be started without written permission from the Board of Directors. No external structures may be constructed without permission from the Board of Directors. No part of the common property may be fenced by a lot owner. Guttering and downspouts must be approved by the Board of Directors. Screen doors or security doors may be installed if prior approval is given by the Board of Directors. (CC&R 4.19)
3. No pets of any kind are to be kept in the common area; this includes kennels, runs, or chains. All pets authorized by the CC&R's (Article 4, No. 4.2 of the CC&R's) will be kept on leashes at all times when outside. Pet owners will clean up after their animals. No animal shall be allowed to make an unreasonable amount of noise or become a nuisance. Back yards must be kept clean and free of odors. No dog, cat or other pet shall be permitted to run at large, it must be on a 6' or less leash. (CC&R 4.2)
4. No motor home, trailer, camper, truck with camper shell, boat, boat trailer or similar vehicle may be kept, parked, placed or repaired on any lot without prior written approval by the Board except for a) emergency vehicle repairs, b) trucks, trucks with camper shells, mini-vans, or recreational vehicles under 17' in length and 75" high, There is no parking of inoperable vehicles. (CC&R 4.6, pg. 17)
5. No townhome occupant shall play their stereo, TV, or any other electronic appliance loud enough to disturb the adjoining and other townhomes at any time. Verbal communication inside and outside must be in normal speaking voice to *avoid* disturbing the community. (CC&R 4.8)
6. No debris, bags or other items are to left or stored on the front lot or driveway. Garbage cans and recycle bins may be left at curbside from 6:00 PM of the day prior to pickup until 10:00 PM on the day of pickup; at all other times garbage cans *ate* to be kept inside the garage or in an area not visible to neighbors. (CC&R 4.10)
7. Screens are to be maintained on all windows. Window coverings may be drapes, curtains, or blinds of a plain coloring blending with the exterior of the homes. Posters, display signs, murals, and makeshift coverings are not acceptable. (CC&R 4.23)

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8. Only "for rent" or "for sale" signs may be erected on the premises. The size is limited to 5 square feet and only one sign per lot. It must be professional in appearance. (CC&R 4.15)
9. During holidays, traditional decorative items and lights may be placed in windows or on the exterior of the unit until two weeks after the holiday. The liability of placement and removal is strictly the individual homeowners. (Board rule)
10. Front and back yards, decks, and patios shall be kept clean and free of trash and animal waste. Items in the front yards are limited to appropriate outdoor furniture and planters. (CC&R 4.10)
11. Each townhome has four parking places; two in the garage and two on the driveway. There is to be no parking in yards or on common property at any time. Extra parking spaces *ate* for guests only, it is not a storage area for extra vehicles. There is no street parking - this is a fire lane and must be maintained as such. This is a tow-away zone. (CC&R 4.7 and City Fire Codes)
12. Cars, trucks and motorcycles must be driven at 15 miles per hour and not create a noise or disturbance. (Board rule)
13. Homeowner dues are due and payable on the first of each month and are delinquent if not paid by the 30th and shall be assessed a \$15.00 late fee. See Article 3 of the CC&R's for additional penalty for non-payment of dues.
14. These Rules and Regulations, in conjunction with the CC&R's will be enforced. A warning of violation will be sent out initially. If the violation is not corrected, a \$50.00 fine will accompany the second notice and any notices that need to be sent until the problem is corrected.
15. It is the responsibility of each home owner to be familiar with the Covenants, Conditions and Restrictions (CC&R's) and to inform all occupants with the requirements for living at Boulder Ridge Villas. All infractions of rules and regulations and the CC&R's will be addressed to the owners and any fines levied will be against ~~te~~ the home owner rather than the tenant or occupant.

*The Rules and Regulations highlight the most common rules within the CC&R's. They do not represent the entire set of covenants, conditions and restrictions for Boulder Ridge Villas. Each owner should become familiar with these CC&R's.