

APPLE VALLEY CONDOMINIUM

HOMEOWNERS ASSOCIATION

POLICY MANUAL

Rules and Regulations

1. **Use and Occupancy:** Each residence shall be used solely for residential purposes and no other use. No more than one family shall live on any one lot.
2. **Offensive Activities:** No unit owner or tenants shall make or permit any loud or disturbing noises by their families, servants, employees, agents, or visitors, nor shall unit owners permit any activity by such persons that would be noxious, harmful, or unreasonably offensive to other owners or that will interfere with the rights, comforts and convenience of other unit owners. Unnecessary household noise levels (such as parties, stereos, etc.) shall be maintained below levels that are audible outside their units.
3. **Businesses:** No business of any kind whatsoever shall be established, maintained, operated, permitted or conducted on properties.
4. **Rental of Residences:** An owner shall be entitled to rent or lease his/her residence if:
 - A. There is a written lease agreement specifying that (1) the tenant shall be subject to all the provisions in the project documents, and (2) a failure to comply with any provision of the project documents shall constitute a default under the agreement.
 - B. The period of the rental or lease is not less than thirty (30) days.
 - C. Copies of all lease/rental agreements are to be provided to the Association.
5. **Animals:** An owner may keep a maximum of two (2) customarily un-caged household pets provided they are not raised or bred. Owners shall prevent their pet from making excessive noise and from soiling walks, paths, patios, courtyards and all portions of the common area. Each owner shall be responsible for immediate clean up after their animal and any damage caused by his/her pet. All dogs outside the individual home or rear yard must be on a leash and controlled at all times.
6. **Signs:** No sign of any kind shall be displayed to the public view on any lot or the common area, except customary name and address signs and a window sign or a sign not more than five square feet in size advertising the property for sale or rent. **ONLY METAL POSTS MAY BE USED.** Any damage to underground pipe is the responsibility of the property owner.

7. **Obstruction of Common Area:** There shall be no obstruction of any part of the common area or storage in the common area. No alterations or additions to common area shall be permitted. No owner shall permit anything to be done or kept in the common area or any other part of the project which might result in the cancellation of or increase the rate of insurance or which would be committed in the common area. Each owner shall be responsible for any damages to the

common area which may be sustained by negligence or willful misconduct of said owner or his/her family, relatives, guests or invitees, both minor and adult.
8. **Garbage:** All garbage, trash and accumulated waste material shall be placed in individual trash containers or receptacles. The containers may be placed where visible only on the day of the week that pick-up is to occur.
9. **Antenna:** No outside television antenna, aerial, or radio tower shall be erected, constructed or maintained on any lot.
10. **Short-wave:** No short-wave or any other kind of radio station shall operate from any unit.
11. **Mineral Exploration:** No lot shall be used to explore for or to remove any water, oil, hydrocarbons or minerals of any kind.
12. **Machinery and Equipment:** No machinery or equipment of any kind shall be maintained or operated upon any lot except as is customary and necessary in connection with approved construction without the approval of the Board.
13. **Laundry:** No exterior clothes lines shall be erected or maintained, and there shall be no outside drying or laundering of clothes, carpets, etc., on any lot or the common area.
14. **Mailboxes:** There shall be no exterior newspaper tubes or freestanding mailboxes except as originally installed for detached units.
15. **Association Employees or Contractors:** No unit owner or resident shall direct, supervise or in any manner attempt to assert control over employees or contractors of the Association. The employees or contractors shall not be sent off the premises by any unit owner or resident at any time for any purpose.
16. **Security:** Security is not the responsibility of the Association. The complex does not have any entrance gates or other security devices. Security is the responsibility of each homeowner. In an emergency, dial 911 or call the police.
17. **Sport Equipment:** All sports equipment must be temporary in nature and totally portable. Homeowners must receive the approval of all neighbors within a 200-foot radius prior to the use of any sports equipment. Sports equipment may only be used

between the hours of 9:00 a.m. and 8:00 p.m. Sports equipment must be stored and not visible from the street when not in use.

PARKING

Vehicle Parking: There is no overnight parking on any private street or court in the Live Oak community. On-street parking is allowed only on Seminole Circle. Vehicles found parked on the street at night will be issued one citation. A second occurrence will result in towing of the vehicle at the owner's expense. No vehicle shall be parked anywhere in the project except wholly within garages, driveways and temporary parking areas inclusive of the following:

1. Parking areas are not to be used for any kind of storage. The storage or parking of any boat, mobile home, trailer, camper, motor home, or truck of 3/4 tons anywhere within the development is prohibited, except on a temporary basis.
2. Temporary parking shall mean parking of vehicles belonging to guests of owners, delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of services to the Association or homeowners. Temporary parking is limited to 24 hours.
3. Parking across driveways, blocking walkways and double parking is prohibited. Parking in red zones or in any other non-designated area is also prohibited. Any illegally parked vehicle is subject to immediate towing at the owner's expense.
4. Garages are for the specific purpose of parking vehicles. Nothing shall be stored in any garage that would prevent the parking of the maximum number of passenger vehicles for which the garage was intended. The garage door is to remain closed except during ingress and egress of vehicles.
5. Owners are responsible for cleaning up oil drippings or any other staining fluid that results from their vehicles. Excessive stains, if not cleaned by the owner, may be cleaned by the Association at the owner's expense.
6. Inoperable vehicles will not be allowed in parking areas or anywhere within the common areas at Live Oak. No part of the common area shall be used for repair, construction or reconstruction of any vehicle, boat, or any other item. The changing of a defective tire is permitted. The Board may cause the removal of any vehicle which is in violation of this Declaration.

POOL RULES

Safety:

1. This is a private pool. No lifeguard will be on duty and members and guests are to swim at their own risk.

2. Glass containers are not allowed in the pool area.
3. No diving or jumping into the pool.
4. No running, tossing or pushing of others from the pool edge; no horseplay will be permitted in the pool area.
5. No bicycles, roller skates, skateboards or any motorized vehicles permitted in the pool area.
6. Caution children against playing with drains, skimmers or other pool equipment.
7. No inflatable toys or mattresses are allowed in the pool, with the exception of infant safety flotation devices.
8. Shoulder length hair should be tied back or a swim cap worn.

Eligibility:

1. Pool hours are 7:00 a.m. to 10:00 p.m., daily.
2. Only members and a maximum of three (3) guest per household, escorted by members, are allowed in the pool area.
3. Residents 18 years or older may bring guests to the pool.
4. Members are responsible for the conduct of their guests and must see that the rules are obeyed and that others are not inconvenienced.
5. State law requires that children under 14 must be accompanied by an adult 18 years or older at all times.
6. No one is allowed in the pool area without a key to the gate. Members are requested not to open the gate for persons without a key.

Sanitation:

1. Animals are not allowed in the pool area.
2. Swimming suits must be worn; no cut-offs are allowed.
3. No food is allowed in the pool area.
4. Any person having sores, inflammation of the eyes or nose or any communicable disease is prohibited from use of the pool area.
5. Suntan oils, creams, lotions and perspiration cause staining of the pool, scum and filter problems. Please shower before entering the pool.

General:

1. Anyone disregarding pool rules will be restricted from pool use as determined by the Association.
2. The gate must be locked at all times.
3. The Association assumes no liability for any personal injury, loss of property or damage to property.
4. Please keep the pool area tidy so that everyone may enjoy it.
5. If you are aware of any problem, please call 555-1212