

GRANDVILLA CONDO ASSOCIATION GUIDELINES

Second Revision

11/2003

Rules and Regulations

In accordance with Section 7B of the Master Deed of the Grand Villa of La Vista Condominium Regime No 1, these are the Rules and Regulation set forth by the Association for the continued enhancement of the property and for the safety of all Residents and their Guests this 1st day of September, 2003.

Garbage

Garbage containers shall be put out at the curb on the date of collection and removed from the curb that same day if possible. Due to the landfill being closed on Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and New Years Day, service will be delayed One Day following the holiday. Any collection days before the holiday will be on the regular schedule. Only collection days on or following the holiday will be delayed one day. Garbage cans shall be stored where they can't be seen from the street before and after collection day. It is the owner's best interest to remove any trash within their unit boundaries that start from the inside of their courtyard fence.

Garages

All garage doors, overhead and walkthrough, should remain closed except when resident is in attendance.

All flammable materials shall be stored properly inside the garage. This includes all aerosol products, painting supplies and petroleum products. When working in the garage with these products, make sure that there is plenty of ventilation and they are not close to a heat source to start a fire. All garage doors must be in good repair and are the unit owner's responsibility.

Lighting

Front walkway lights are the responsibility of the owner. Burned out light bulbs and sensors must be replaced for everyone's safety.

All holiday lights must be removed from the exterior of the unit by the end of January. For additional safety, front and rear unit lights may be used.

Driveways

Driveways are to be used for the specific purpose of parking vehicles (i.e., cars, trucks, vans, SUV's, and motorcycles.). Vehicles other than those stated above (i.e. campers, motor homes, etc) may be parked on the driveway with verbal permission from the Board of Directors, for not longer than a period of two weeks, provided the vehicle falls within the Regulations of the City of LaVista and does not impede the sidewalk.

All driveways should be kept clean and free of excess oil, anti-freeze, wiper fluid, etc. At no time shall there be any vehicles left unattended that are up on blocks or jacks.

Landscaping

Garden hoses shall be kept in the garage when not in use or they can be left outside provided they are in a holder specifically for that purpose. Garden tools shall not be left in the common areas as to impede the mowing of the lawn. Individual gardens within the boundaries of the unit are the responsibility of the homeowner. They shall be maintained properly through out the season. Call utility companies prior to any digging on the property. Phone communications and cable service may be lost, and there may be a chance for electrical service interruption or shock or a natural gas leak. Evergreens at the side of the driveways are the responsibility of the homeowner. The following materials shall enclose all gardens: ornamental plastic or wire edging, pavers/edger and green pressure treated landscape timbers. No other material will be allowed for borders.

Wood flower boxes or pots that are not made from green pressure treated wood, are not to be put directly on the ground. Wood to ground contact, may, per the exterminator, create another occurrence of termites.

Patio Areas

It is the responsibility of the homeowners to keep their patio area neat and weed free. Plants, Shrubs, trees, etc shall grow no higher than the unit's fence line.

The patios are for the enjoyment of the unit owner or resident. Grills, patio furniture, children's toys may be left on the patios. The patios shall not be used for storage of any other items at any time.

Any concrete or repair is the homeowner's responsibility inside the patio area. Back Awning's will be allowed if they are Sunsetter awnings and the color must be blue striped. Any care and upkeep of the awning or damage to the wall of the homeowners' condo will be the homeowner's responsibility.

Fences, Gates, and Balconies

Fences and gates are the responsibility of the homeowner. All fences shall be structurally sound and in good repair at all times. When replacing them, remember to not go beyond the original fence line. The homeowner shall replace the fences around their unit as needed following the standard for fencing and gates previously set forth:

- a) Pressure-treated wood
- b) Double Sided
- c) 6-inch wide boards
- d) Dog ear tops

Balconies are the responsibility of the unit owners and they shall be structurally sound and in good repair at all times. When maintenance is required, they shall be repaired to keep them looking as they did at the time of original contract. When making repairs to balconies, the Association strongly recommends that support posts should be used under the front corners to insure additional support and to prevent sagging. When a balcony is replaced, pressure treated wood must be used.

Pets

It is the responsibility of the pet owner to maintain control of their pets at all times. Pets may be tethered outside the unit in the common area as long as access to your neighbor's property is unimpeded. They are allowed to run in the back courtyard only if they are supervised by the owner and under their control at all times.

Pet waste must be removed immediately from all areas as not to create a health problem.

Pet owners shall be held responsible for any damage their pets do to the common area or any area outside of their condominium.

Be reminded that there is a City of LaVista Ordinance regarding pets being leashed at all times when they are outside.

Children and Guests

The common areas are for the enjoyment of all residents and their guests. Parents should be aware of the location of their children at all times when playing outside. Parents shall be held responsible for any damage by their children to the commons area. Homeowners shall also be responsible for any damage done by guests of that unit. Children's toys may be used in the common area, but must not be left there when not in use.

Alterations to Units

Prior to any exterior alterations to the unit, with the exception of exact replacement of windows, doors and patio doors, the homeowners must notify the Board of Administrators in writing and receive approval for the change.

If you are planning any interior alterations, such as making rooms larger, check with the Board so that a Load Bearing Wall is not removed.

Business and Activities.

No business activities that result in street traffic shall be permitted housed or operated with a condominium unit other than those activities related to a home-based office. No manufacturing, retail or wholesale transactions shall be permitted.

No activities that unreasonably disturb the peace or endanger the health of other owners shall be permitted. No obnoxious or offensive trade or illegal activity shall be carried out any residence, nor shall anything be done that may become an ongoing annoyance or nuisance to the neighborhood.

Violation Procedure

The Board of Administrators has set forth the following procedure for any violation of the Rules and Regulations.

- 1) A letter sent to the Unit Owner stating "First Notice of Violation".
- 2) Noncompliance letter if violation is not corrected within thirty (30) days.
- 3) A follow up telephone call or a fine imposed.

The following are the fines that the Board of Administrators can assess the unit owner for failure to comply with the Rules and Regulations if the above procedure has taken place and violation has not been corrected. As stated previously, all Rules and Regulations are important to protect the value and enjoyment of our personal and common areas. In order to control these stated Rule and Regulations, a fine of \$25.00 shall be imposed for each uncorrected violation outlined in the Violation Procedures. Let's all take pride and pull together in keeping our Condominium a beautiful and safe home for all.

GENERAL

General meetings are held every other month. Unit owners are encouraged to attend the meetings with constructive input or questions they feel need to be addressed so your Board can serve all within the budget restraints. Also, all homeowners are encouraged to get involved and run for office.

Please be mindful of the Granvilla By-Laws and Master Deed. All homeowners should have a copy of these documents. If not, contact the Property Manager and you will have a copy sent to you.