

Version revised in April, 2016.

PALM LANE ALLEY ASSOCIATION

Rules and Regulations

The Palm Lane Alley Homeowners Association is regulated by its Articles of Incorporation, CC&R's and By-Laws. These give our Association the authority to issue and develop rules and regulations to address resident concerns.

The following rules and regulations and their respective fines have been passed by the Board of Directors of the Palm Lane Alley Homeowner Association.

In purchasing (or renting) your home in Palm Lane Alley, you agree to abide by the CC&R's and the Rules and Regulations. If you are not complying with the rules and regulations, you will be notified and given a reasonable opportunity to correct the problem. If non-compliance continues, the Board or Directors can and will, through their management company, impose fines and, when necessary, institute legal proceedings.

1) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any part of the property of a homeowner and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

2) No animals, birds, or fowl shall be kept or maintained on any part of the homeowner's property, except household pets, which may be kept in reasonable numbers as pets for the pleasure and use of the occupants but not for any commercial use or purpose. All dogs must be maintained on the individual homeowner's property and must not be permitted to trespass on the property of others. Any time such pets are off of the homeowner's property they must be held by an individual on a leash no longer than eight feet in length. The individual homeowner shall be responsible for the immediate removal of animal dung on any property other than his own.

3) Except with the prior consent of the Board of Directors, no advertising or commercial sign of any character shall be displayed or placed upon any part of the homeowner's property except "For Rent", "For Sale" signs, referring only to the premises on which displayed and not to exceed five square feet in size and one sign to a property, with an additional sign which may be placed on common areas adjacent to Palm Lane for a reasonable period of time, provided that no such sign exceeds five square feet in size.

4) Clothes lines or drying yards shall be so located as to conceal them from the view of neighboring townhouses and streets. Clothes shall not be draped over walls or fences or placed anywhere else upon the property of a homeowner for any purposes whatsoever unless in such location the clothes remain concealed from the view of neighboring townhouses and streets.

5) Windows shall not be covered either on the interior or exterior by metal foil, paper, or other covering material of like nature.

6) Resident Parking: Residents will park vehicles in their garages. If a household has two vehicles, both vehicles should be parked in the garage. Alternatively, one vehicle may be parked diagonally in the resident's driveway. If a household has three vehicles, the third vehicle may be parked diagonally in the resident's driveway, assuming both garage spaces have been utilized.

7) Guest parking: Guest parking is to be limited to the following:

(a) One car immediately adjacent and parallel to homeowner's front lawn, and one car parked diagonally in resident's driveway,

(b) On Palm Lane, in accordance with posted city regulations,

(c) With permission of neighboring homeowner, one car immediately adjacent to and parallel to neighbor's front lawn

Guest parking is limited to 7:00am to 9:00pm. Parking from 7:00pm to 7:00am is permitted on Palm Lane. No overnight guest parking is permitted in the community. Guest parking areas shall not be used for storage. No recreational vehicles, motor homes, boats, trailers, trucks, or other vehicles larger than a

station wagon or a half-ton truck shall be allowed to park in any guest area in excess of one hour. No vehicles shall be parked in such a manner as to interfere with the use of another's property, except for short-term loading or unloading. Service vehicles may park in front of the homeowner's property being serviced for a short time, provided they do not interfere with the use of any other homeowner's property.

8) Home improvement/Remodeling projects: Other than emergency repairs, personal remodeling projects and other home improvements must be done during the hours of 7:00am to 6:00pm Monday thru Saturday. Sundays and all Holidays are quiet days and no construction will occur on those days. Homeowners engaged in projects that require the presence of service/construction vehicles for extended periods of time should inform/consult with the Community Manager.

Homeowners are encouraged to keep their garage doors closed for appearance sake and security.

9) Pool Rules:

No bicycles, tricycles, skateboards, roller skates, etc allowed in or around the pool area.

No pets allowed in the pool or pool area.

No glass containers in the pool or pool area.

Only proper swimming attire to be worn in the pool (no cut-offs or jeans etc).

No running, undue splashing, "horse play", spitting or obscene language allowed.

Gates must be locked at all times.

No Styrofoam floats or toys in the pool area.

No children under 12 years of age can swim alone. Children must be accompanied by an adult.

No pool parties. Homeowners shall limit the number of pool guests to be consistent with the size of the pool area.

No throwing of foreign material or debris into or around the pool.

No intoxicated person or person having an infectious disease shall use the pool.

No use of the pool shall be made during the hours of 11:00pm to 6:00am.

All persons use the pool and pool area at their own risk.

9) Individual homeowners shall be held jointly and severally responsible and liable for the acts of their guests, tenants and guests of tenants. It shall be the responsibility of the homeowner to provide each of his tenants with a copy of these Rules and Regulations. If a unit is rented, it is the homeowner's responsibility to make sure the property is maintained at an acceptable level and that the tenants abide by all governing association documents. Fines for violations will be assessed to the homeowner, not the tenant.

10) The failure of a homeowner to pay any dues, fines, or assessments of any kind, promptly when due, shall subject the homeowner to a penalty or interest or both in an amount or at a rate set by the Board of Directors, and the amount due, including any penalty and interest, shall constitute a lien upon the property of the homeowner and may be enforced in equity as in the case of any lien foreclosure.

11) The Board of Directors by majority vote shall have full authority to interpret these Rules and Regulations and shall have the exclusive power to determine whether or not a violation has transpired.

Unanimously approved by the Board of Directors of Palm Lane Alley Association.