

Leffingwell Creek Rules & Regulations

14. Those vehicles park in a "No parking Zone" or those not in compliance with Rule 12 or 13 shall be subject to: \$50.00 fine and towing of vehicle at owner's expense.
15. Any vehicles that has not been moved from a parking space in 72 hrs. Will be given noticed that it is considered abandoned and is subject to towing at owners' expense if not moved immediately.
16. If a vacation is planned of more than 72 hrs and a vehicle is to be left in the parking lot, notification must be given to the Board of Directors via Management Company. In such cases, a special permit will be issued for the vehicle.
17. Residents are responsible for their guests and are to advise them of all parking rules.
18. Residents shall not leave their garage doors open for longer than fifteen (15) minutes if left unattended.
19. Vehicles with commercial plates must park outside of the complex or in garages.
20. Please be considered!! Park between the designated lines.
21. Children must have proper adult supervision when playing in driveways.
22. Homeowners who become delinquent on fees or fines will have their parking privileges i.e. parking pass, parking in common areas revoked until all assessments are current.
23. **USE CAUTION WHEN ENTERING OR LEAVING DRIVEWAYS. THE SPEED LIMIT WITHIN THE ASSOCIATION COMPLEX IS FIVE (5) MILES PER HOUR.**
24. **ALL UNAUTHORIZED AND ILLEGALLY PARKED VEHICLES ARE SUBJECT TO TOW-AWAY AT THE OWNERS EXPENSE AND/OR PENALTY ASSESSMENTS IN ACCORDANCE WITH THE PENALTY ASSESSMENT SCHEDULE.**

THE AFOREMENTIONED AUTOMOBILE AND PARKING REGULATIONS WILL BE STRICTLY ENFORCED. THE BOARD OF DIRECTORS MUST APPROVE ANY EXCEPTIONS.

COMMON AREA RULES

Each homeowner has a responsibility to act in a manner that will benefit all owners/residents. **EVERYONE SHOULD BE AWARE** that actions appropriate in a single-family residence can easily be violation of privacy or individual rights in a condominium.

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1. No one may construct, repair, remove, improve or otherwise affect any portion of the common area in any manner, unless expressly authorized by the Board of Directors.
2. All common areas must be kept clean and litter free. All trash and cigarettes must be put in trash containers.
3. Roof is off limits to all residents.
4. The climbing in or upon trees, roofs, fences or perimeter walls is strictly prohibited.
5. Upon the sale of a home, the homeowner's rights to the use of the common areas are transferred to the new owner. All automobile remote control devices, entry keys, and copies of CC&Rs, By-Laws and Articles of Incorporation must be transferred in escrow to the new owners.
6. Homeowners will be held responsible for any damage caused by their children or guests or tenants.
7. Any resident responsible for damage to trees, shrubs, or private property will be billed for repair, replacement or clean-up costs. All common areas must be left clean and litter free.
8. It is prohibited to hang clothing, towels, rags, rugs, etc., from the windows, railings, fences or from any of the facades of the development.
9. Walking through the planted areas or climbing over walls as a short cut through the complex damages plants and sprinklers and is strictly prohibited. Should damage result, the homeowner responsible will be billed for the replacement or repair cost.
10. Picking of flowers and uprooting of plants and flowers in the common area for the pure joy of it is prohibited. Should a person be caught damaging plants or flowers the homeowners responsible will be billed for the replacement. Please let the gardeners be responsible for the care of the plants. However, you may plant additional plants and flowers around your unit or in common areas at your own expense. To do so, please notify the Board in writing of your desire to do so any type of plants, flowers you wish to plant.
11. The following are prohibited as window covers: tinfoil, newspapers, cardboard, sheets, blankets or paper. The Board of Directors requests that owners install appropriate window covering such as shutters, drapes, blinds, curtains, or shades within 30 days of occupancy.
12. All units must have screens on all windows and doors at all times.

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13. Any commercial venture in garage or common areas is prohibited.
14. The Fenced areas of unit is the residents responsibility and should be maintained so that it is not offensive to the community.
15. The unit gates must remain closed at all times.
16. NO skateboarding, bicycling, skating, or play vehicles allowed in or on the common areas. An adult resident should supervise any such use by children in the driveway or garage areas. The Association assumes no responsibility for accidents occurring in these areas.
17. All entrance doors provide limited security and must be kept closed at all time. Allow main door to gently slam, which will make it lock. Check to assure door is locked after each use. Do not open doors to someone not personally known to you.
18. No resident, homeowner, tenant or guest may prop open or damage locking and/or security devices that in any way interfere with the safety and security of the building.
19. Children must be supervised by an adult at all times when playing in the common areas. No exceptions. Failure to supervise children must result in a fine.
20. Quiet Hours throughout the complex will be observed between the hours of 9:00 p.m. and 8:00a.m. Sunday through Thursday and 10:00 pm to 8:00 am Friday and Saturday.
21. Residents shall exercise care about making noise or using musical instruments, radios, stereos, televisions and amplifiers that may disturb other residents. Any complaints of noises should be brought to the attention of the Board of Directors if the parties involved cannot handle it in a reasonable manner.
22. Washing cars on the HOA grounds and using the public water to do so is strictly prohibited. Using The HOA water is not allowed and will result in fine.

VIOLATIONS OF ANY OF THE ABOVE RULES ARE SUBJECT TO A PENALTY ASSESSMENT IN ACCORDANCE WITH THE PENALTY ASSESSMENT SCHEDULE.

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ARCHITECTURAL CONTROL REGULATIONS

Leffingwell Creek, as is true with most condominiums, includes architectural controls in the Master Regulations (CC&Rs & By-Laws).

PAINTING: The repainting or refinishing of the exterior surface of the building is not permitted.

Blinds that are torn, extremely dirty or frayed must be replaced. Violations will result in a fine.

The Leffingwell Creek HOA reserve the right to cause to be removed anything, which in their sole judgment creates an unsightly appearance or any hazard.

GENERAL

The exterior of each individual unit and the area surrounding it is under the jurisdiction of the Leffingwell Creek Homeowner Association Board of Directors and therefore:

1. No articles of any kind shall be draped over walls fences or elsewhere or left on sidewalks or driveways. All controls, thermostat, clocks and equipment regulating lights, temperatures, etc. are preset. No one is to change any of these items. This is under the jurisdiction of the Board of Directors. Violation of this provision is considered an act of vandalism, subject to fines in accordance with the penalty assessment schedule.
2. Only appropriate window coverings such as blinds, drapes, etc., are permitted. (Aluminum foil, newspapers, etc., are not permitted.)
3. Garage spaces are to be used for parking vehicles and for storage. Check to see garage doors close after departure.
4. No business of any kind is allowed on the properties.
5. Christmas decorations are permitted only between Thanksgiving and January 15.

FAILURE TO COMPLY WITH THE RULES IN THIS SECTION WILL SUBJECT THE HOMEOWNER TO PENALTY ASSESSMENTS IN ACCORDANCE WITH THE PENALTY ASSESSMENT SCHEDULE FOR EACH VIOLATION PLUS ANY REPAIR/RESTORATION COSTS.

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TRASH

- A. Break down large boxes before dumping in bin to conserve space. Items are not to be left ground outside the bins. If the bin is full, find another bin. If an item is too large for a bin, the homeowner is responsible for removing it to the dump.
- B. Use plastic bags on material placed in trash when necessary to eliminate odors.
- C. Trash bins are for disposal of trash accumulated by tenants occupying this building. No one may dispose of any outside trash.
- D. No resident may leave large items in garage that do not fit inside trash bin. This includes such items as refrigerators, stoves, sofas, mattresses, building materials, etc. Resident must remove these items from premises. Violation will result in fine.
- E. Please keep gates and lids closed at all times. Sweep or clean up any refuse you drop. Trash pick-up is weekly so we must do our part to keep this area clean.

PATIOS

Without prior written consent of the Association, no owner shall cause or permit anything to be hung or displayed on the outside area of their unit. Storage container (upright plastic cabinets Rubbermaid) will be allowed on your patio. They must be maintained and non-hazardous materials only are stored inside.

Also, no clothes, sheets, blankets, mops or laundry of any kind or other articles shall be hung or exposed on any part of the common areas and facilities. The common area shall be kept free of rubbish, debris and other unsightly materials.

SATELLITE DISHES

Satellite Dishes must be installed in a way that does not damaged the roof. Any Satellite Dish attached to the side of the building will be in violation of this rule and must be removed. Violation will result in a fine. Any Satellite Dishes found damaging the roof would be reported to the owner for immediate re-location.

FAILURE TO COMPLY WITH THE RULES IN THIS SECTION WILL SUBJECT THE HOMEOWNER TO PENALTY ASSESSMNET IN ACCORDANCE WITH THE PENALTY ASSESSMENT SCHEDULE.

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SIGN REGULATIONS

1. No sign of any kind shall be displayed to the public view on or from any unit or in the common area without the written consent of the Board of Directors, except that "FOR SALE" and "FOR RENT" signs may be displayed in accordance with Rule #2 and #3.
2. "FOR SALE" and "FOR RENT" signs erected on posts (commonly referred to as "post signs") are prohibited. One "FOR SALE" or "FOR RENT" sign no larger than 36 inches by 24 inches (commonly referred to as stake signs) is permitted per residence.
3. No more than three "OPEN HOUSE" signs may be placed in the common areas, and only on the day of the Open House.
4. All signs must be removed within 10 days after a sale or rental is consummated.

VIOLATIONS OF THESE REGULATIONS ARE SUBJECT TO THE IMMEDIATE REMOVAL OF THE SIGN AT THE HOMEOWNER'S EXPENSE AND/OR PENALTY ASSESSMENTS IN ACCORDANCE WITH THE PENALTY ASSESSMENT SCHEDULE FOR EACH DAY OF VIOLATION. VIOLATIONS OF THESE REGULATIONS ARE SUBJECT.

PET RULES

Household pets are specifically limited to domestic dogs, cats, inside caged birds, fish, and other small mammals. No other animals, livestock or poultry shall be kept within any unit. No pets shall be kept, bred or raised for commercial purpose.

Only three (3) four-legged animals and birds are allowed per unit.

All dogs must be tagged to identify the name and address of the owner, in accordance with the local county ordinance.

No pet shall be fenced, chained or tied to any exterior fixture in any Leffingwell Creek area.

Dogs in the common area must be on a leash not to exceed six (6) feet in length, and under the charge of a person competent to exercise care, custody and control of such dog. Residents must abide by the city, county and state ordinances and laws.

Dog and cat owners are responsible for the IMMEDIATE clean up and sanitary disposal of animal wastes left by their pets on all sidewalks and within the confines of their individual property.

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Patios, garages and yards housing pets must be kept clean at all times to comply with local health codes. Frequent hosing with a disinfectant solution is recommended for control of odor and vermin.

Dogs must be kept quiet at all times and should create no disturbance or annoyance to other residents, particularly during the absence of the owner from the unit.

Owners will be held absolutely liable for any damage to persons or property caused by pets kept upon or brought to Leffingwell Creek property by owners, tenants or guests. Frequent cleaning with a disinfectant solution is recommended for control of odor and vermin.

No pets are allowed in the pool area.

Food dishes should not be left in patio areas, particularly overnight, to prevent infestation by insects and rodents.

Litter box contents are not to be scattered in common areas or trash bins. They must be sealed in plastic bags prior to disposal in the bins.

VIOLATIONS OF ANY OF THE ABOVE RULES ARE SUBJECT TO A PENALTY ASSESSMENT IN ACCORDANCE WITH THE PENALTY ASSESSMENT SCHEDULE.