

Community Rules and Regulations

1. **LEASING.** Homes can be leased, but tenants must comply with all Governing Documents and Rules and Regulations. Current copies of the Tenant Registration form and the Lease must be completed and submitted to the Association management company. Current registration forms and Leases that are not provided to the Association Management will result in a violation and/or fines.

2. **PARKING.** Overnight street parking is not permitted, and daytime street parking shall not exceed (10) consecutive hours. Parking in the street must be in the direction of the flow of traffic. Parking in any grassy area is strictly prohibited, whether on homeowner lot or common area. All resident vehicles should be stored on the Property in its respective garage and/or driveway. Most homes can accommodate up to 4 vehicles as follows:

- a. Two (2) vertically in the garage.
- b. Two (2) vertically in the Driveway.

Parking horizontally along the apron is not permitted.

At no time are commercial vehicles, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers or vans permitted to be parked in sight. They must be stored fully in a garage. In the event of a breach of this provision, the Association reserves the right to tow the vehicle from the Property at Owners sole cost and expense.

3. **PEACE AND QUIET TIME.** No Noxious or offensive activity shall be permitted upon any lot. Noise disturbances from residential properties which adversely affect others between the hours of 10pm to 7am, are considered a breach of peace and will be subject to enforcement by the Association and possibly local authorities.

4. **PETS.** The owner is responsible for cleaning up after the pet when walked in any area of Riverchase Community. All pets are to be on a leash when outside and in the care, custody, and control of their handler. Failure to abide shall result in action by the Board of Directors. Under no circumstances shall a pet be "chained" to the exterior of a Property. Pets deemed a nuisance to other Residents shall be issued a violation that may result in fines.

5. **COMMON AREAS.**

- a. General
 - i. Property owners shall be held responsible for any damage(s) to the Common Elements of the Association whether caused by them, their tenants, or guests.
 - ii. The Board of Directors reserves the right to impound articles left on Association Property for the safety of others when in violation.
- b. Obstructions
 - i. Under no circumstances is any vehicle allowed to drive or park on any of the sodded Common Elements. The Property owner(s) may receive a fine and be responsible for all resulting damages to the common grounds. (This includes the irrigation system, sod, sidewalks, etc.).
 - ii. Sidewalks, Entrances, and all other Common Elements shall not be obstructed, encumbered, or used for any other purpose than ingress and egress to and from the premise.
- c. Structures
 - i. NO STRUCTURE OF A TEMPORARY CHARACTER, trailer, shack, barn or other building shall be moved to, erected on, or used on any part of the Association Property or Common Elements at any time, either permanently or temporarily.

- ii. Personal property of all residents shall be stored within their own Property.
- iii. Residents are not allowed to put anything in the ground (landscaping beds or grass areas) that is not approved by the Association.

6. **NO PROPERTY OWNER AND/OR TENANT(S) SHALL DIRECT, SUPERVISE** or in any manner attempt to assert control over the employees of the Association.

7. **REFUSE AND GARBAGE.** All Rubbish shall be deposited only in a plastic garbage bag, tied, and placed in the respective Property Owner's trash bin. On the night before trash collection, bins may only be placed at the curb no earlier than 6pm and must be returned the same day of collection. Bins that are not returned within this time frame may be subject to a fine. All bins must be always stored out of sight, except for the collection provisions stated in this paragraph.

8. **SIGNS.** No signs, marketing materials, or announcements of any kind may be displayed to the public view on any Lot, except for Sale and/or Rent signs.

9. **HOLIDAY LIGHTING AND DECORATIONS.** Seasonal lighting and decorations are permitted so long as it does not disrupt neighboring properties. All seasonal lighting and decoration must be removed within 30 days after the completion of the season/holiday.

10. **ARCHITECTURAL CHANGES.** Should you need to make any outside changes, even if you are making a like-for-like change, you must fill out an Architectural form to be reviewed before any work begins. The application form can be found at universitypin.es.zealcommunity.com/homeowner. No work may commence until a decision is made by the Architectural Review Board.

11. **MAINTENANCE RESPONSIBILITIES.** Homeowners are responsible for the maintenance and upkeep of their lot and property. Maintenance of lots and property should be consistent and include the following:

- a. **Lawns.** Lawns must be free of dead grass and kept at a length no longer than 3.5 inches. Any areas of dead grass must be replaced with sod of the same species as the existing grass or St. Augustine (if no existing sod remains). Lawns must be always edged from driveways, sidewalks, and curbs.
- b. **Trees.** Trees must be kept trimmed so as not to encroach on the sidewalk or roadways and/or airspace. Per the Governing Documents, no tree may be removed without ARC approval. Any unauthorized removal will be subject to violation and required to replace the tree with one of like size and type that was removed.
- c. **Plant Beds.** Plant beds must be maintained and kept free of weeds and debris (including dead plant matter).
- d. **Leaves.** Fallen leaves must be raked up from the lot and disposed of. Blowing leaves into a storm drain, street, common area, or neighboring lot is subject to violation up to and including fines.
- e. **Sidewalks and Driveways.** Homeowners must maintain the cleanliness of sidewalks and driveways and keep them free of stains and debris (including pressure washing as necessary). Homeowners are encouraged to contact 311 with any safety concerns concerning the sidewalks.
- f. **Gutters.** Gutters must be in good condition and free from stains and debris.
- g. **Exteriors.** Home exteriors should be free of dirt, debris, and staining. Windows are to be free from damage and shall not remain taped up or boarded (unless in the case of a natural disaster event).
- h. **Roofs.** Roofs shall be always free of debris and dirt. In the event of roof damage, homeowners shall notify the Association of damage and expected time of repair. Homeowners will make reasonable efforts to repair roofs in a timely manner.

VIOLATION OF ANY ONE OF THESE RULES AND REGULATIONS by an owner(s), their lessee, relative, guests, invitees, servants, and persons over whom they exercise control and supervise, unless otherwise specified, may subject the property owner to fines and/or legal action. Should the situation be elevated to legal action, the owner will be responsible for any legal fees that may be charged to enforce the rules and regulations of the Association.