

HASLEY HILLS RULES AND REGULATIONS

Effective July, 23, 2002

The rules and regulations are used to supplement the Covenants, Conditions and Restrictions (CC&R's). If there is a conflict between the Rules and Regulations (R&R's) and the CC&R's, then the CC&R's will supercede the R&R's.

- 1) Rights of Owners: Owner/Tenant shall not: (A) Obstruct or interfere with the rights of other Owners/Tenants; (B) Perform any activity that creates a disturbance of the peace.
- 2) Maintenance: Owners/Tenants shall be responsible for the regular maintenance of the exterior of their home. This includes, but is not limited to, landscape, paint and general maintenance. Weed abatement should be performed on a regular basis and in accordance with county fire ordinances. Any changes or modifications to the exterior of the home, including but not limited to paint color, must be approved by the Architectural Committee before the work begins.
- 3) Common areas: No activities shall be conducted in any of the common areas, which would reasonably be considered dangerous or increase the rate of insurance costs or jeopardize the insurability of the Association.
- 4) Signs: No signs visible to the public shall be posted on any of the properties without the prior approval of the ACC.

The following signs **do not** require ACC approval:

- a) A standard size sign advertising the property for sale.
 - b) A standard garage sale sign limited in size to a maximum 11" x 17" removed no later than 7 hours after garage sale commences.
 - c) A standard small door sign to a maximum of 6" x 6" for "No Solicitors".
 - d) Public safety signs (i.e. Slippery when wet signs or CPR Instructions or signs indicating a Lot is patrolled by security or alarm service).
 - e) Political/Campaign signs installed 30 days before the election and removed 7 days after the election.
 - f) One vendor advertisement sign is allowed at any given time provided the sign is on the homeowner's property, only during the time services are rendered and for no more than eight weeks per project.
- 5) Flags: The United States Flag or National Flags recognized as belonging to members of the United Nations or the State of California Flag can be displayed and does not require the ACC approval. All permanent flagpoles require the prior approval of the ACC.
 - 6) Decorative Flags: The installation and display of a single decorative flag is permitted as long as it is current in theme (i.e.; spring, summer, fall, or winter), within 45 days of the holiday and are well maintained. The flag is not to exceed 3' x 4'. All permanent flagpoles require the prior approval of the ACC.

- 7) Decorations: Temporary, holiday or seasonal decorative displays for Holiday or Religious purposes are encouraged and do not require the approval of the Architectural Control Committee. Decorations and lighting can be placed no earlier than 35 days before the holiday and must be removed within 45 days after the conclusion of the holiday.
- 8) Structures: No additional structures can be used as a place of residence on any lot or street. This includes, but is not limited to tents, shacks, barns, sheds, or trailers.
- 9) Antennas: See ACC Guidelines.
- 10) Trash Containers: All rubbish, trash, and garbage may be placed out after dusk on the nights prior to pick up. All trash containers must be removed by midnight the same day of pick up. All containers shall be stored on the side of the residence behind the side fence line or inside the garage.
- 11) Sports Equipment: All sports and play equipment, when not in use must be stored within the owner's garage or fenced yard. Portable Basketball hoops must be stored up in the owner's driveway and away from the sidewalk and street. The appearance and quality of the backboard and netting shall be well maintained. Storage should be located in a safe and sensible location.
- 12) **The following section is included to help further clarify Article 8.8 of the CC&R's.**
 - a) Dogs: must be kept on a leash when off the owner's property.
 - b) Animal Waste: Pet owners must pick up and properly dispose of all solid waste produced by their pets. This includes all common areas and other owners' property. Failing to clean up after your pet in common areas or other owner property will result in a **\$25 fine for the first offense and \$50 for every additional occurrence.** (Please consult your CC&R's Section 8.8 and 8.9 for further information.)

Please consult your CC&R's if you have any questions in regard to requirements, restrictions, or limitations for the Hasley Hills Community.

In witness whereof, the foregoing Rules and Regulations have been adopted by the Board of Directors on July 23, 2002.