

MONARCH HILLS

CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

ARCHITECTURAL GUIDELINES

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RULES & REGULATIONS

The purpose of the Rules & Regulations is to provide harmony within the community, to promote the health, safety and welfare of the residents property values.

A. COMMON AREA USE RESTRICTION

1. Property is to be used for residential purposes only. Operations of a business may only be conducted provided it does not impact on the association or your neighbors in any way.
2. Owners are responsible for the maintenance of the unit - which shall include the living area, equipment, fixtures, interior walls, ceilings, windows and doors - in a clean and sanitary condition. Personal property may not be placed in common area without approval of the Architectural Committee.
3. Windows may be covered only by drapes, curtains, shutters or shades and may not be covered with paint, foil, cardboard, wood, sheets or other such materials.
4. Trash must be kept only within interior living areas until disposed of in the proper containers on the property.
5. Trash disposal shall only be within the designated central trash container in the areas provided. No household trash may be placed in common area containers (near mail boxes).
6. Absolutely no toxic waste (Paint, motor oil, batteries) shall be disposed of at any time or anywhere on the property nor shall it be placed into containers on the property.

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7. No furniture or other large objects may be set out or put in the refuse dumpster. You must contact disposal company for pick up.
8. Nothing shall be done, performed or kept in any unit or common area which might increase the rate of insurance or cause cancellation of the insurance policy or which violates any law, ordinance, statute or regulation of governing bodies.
9. No littering or graffiti or vandalism of any kind will be permitted on the property, to vehicles, or to common areas. This is subject to an immediate \$100.00 fine.
10. Noise is to be kept to a minimum between 10:00 p.m. and 10:00 a.m. Excessive noise of any kind is not permitted.
11. No wheeled toys (bicycles, rollerblades, skate boards, hot wheels, etc.) are permitted on the sidewalks.
12. All toys must be removed from the common areas daily.
13. Store shopping carts may not be brought into the community.
14. Garage sales not permitted in the common area.
15. Climbing fences or trees is not permitted.

B. PARKING

All vehicles not properly parked may be subject to tow without further notice.

1. No more than one legally registered motorcycle or four wheel, passenger, vehicle shall be parked in one carport area.
2. All vehicles parked must fit within the airspace of the assigned space and not extend into any adjacent space.
3. Commercial Vehicle -- The definition of commercial vehicle as used in this document shall mean any vehicle with apparatus or equipment attached for work purposes, and/or over 3/4 ton.
4. No boat, motor home, trailer, recreational vehicle, commercial vehicle or other similar vehicles and trailers shall be permitted to be parked within the community except for loading and unloading purposes only. No overnight parking permitted.
5. No storage whatsoever shall be permitted within any carport except for operable bicycles and motorcycles.
6. Residents have one assigned parking space in the carport. All remaining parking spaces are open and for use by guests. Any vehicles parked in an open space for longer than 72 hours may be subject to towing.
7. No operable or disabled vehicle shall be permitted to remain within the community.
8. No parking in front of garages blocking access.

C. EXTERIOR ALTERATIONS & ADDITIONS

1. No sign of any kind shall be displayed from any unit without approval of the ACC except Real Estate signs no larger than 2'x 3' in one window of the residence.
2. No clotheslines, laundry clothesline poles or the like shall be permitted so as to be visible from any common area.
3. Fences, awnings, ornamental screens, screen doors, sunshades or walls of any kind shall require prior written ACC approval.
- * 4. All Structural alterations or exterior alterations shall require prior written approval of the Architectural Control Committee.
- * 5. No items may be hung from the building structure in the patio area except "normal" patio accouterments, without prior approval of the Architectural Control Committee.
6. Plant must be contained and maintained in planters or pots other than nursery containers.
7. No plants may be placed on front porches if they obstruct traffic to any walkway or unit.
- * 8. All planters must have appropriate drip pans under them to prevent rotting of building surfaces.
9. No resident may alter, add, or maintain the landscape within the common areas. Concerns regarding landscape should be submitted to the management office.
10. Items permitted in patio areas or within view of the common area are: potted plants in appropriate planter, normal patio furniture, and barbecues. All other items will require approval of the Architectural Control Committee.
- * 11. All container plants displayed within view of the common area, (see 6 & 10), are to be in appropriated planters, colors of which are to be complimentary with the exterior building colors.
- * 12. All containers elevated above the floor/deck level, whether hanging or sitting on the railings, must be secured sufficiently to prevent any accidental tipping or dislodging and falling to the deck or ground.
- * 13. Safety for neighbors as well as gardeners is essential to maintain at all times. Owners found in violation of properly securing planting additions on their patios will be held personally liable for any damage committed as well as find by the Association.
- * 14. Since planting containers come in various shapes, no one type of securing device is recommended. however, if you wish your plants to be in an above floor/deck configuration you

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* are required to properly secure them to prevent accidents. Please check with the hardware or nursery outlets in the area for proper fasteners.

D. ANIMALS

1. No animals shall be kept or bred for commercial purposes.
2. No pet may become a nuisance at any time. Excessive barking or howling shall be considered a nuisance. Cats which are permitted to roam are a nuisance.
3. Each person keeping a pet within the property shall be absolutely liable to all other persons within the property for the conduct of their pet.
4. No animal shall be allowed to roam free in the common area.
5. No animal shall be tied to any tree or stake in a manner as to be allowed access to the common area.
6. Pet owner must pick up waste and dispose of it in a sanitary manner.
7. All animals must be on a leash held by an individual able to control the conduct of the animal.

E. POOL AND SPA RULES

1. The pool and Spas are to be used during posted hours only. If nothing posted, 6:00 a.m. - 11:00 p.m.
2. All pool and spa rules are posted and will be enforced.
3. Conduct in pool must be orderly. Games, running, noisy behavior, play equipment and unnecessary splashing are not permitted in the pool area.
4. Beverage may be consumed in the pool area. They must be only in plastic, metal, or unbreakable containers. All trash should be removed before leaving the pool area.

F. CLUBHOUSE RULES & OPERATION

- A. Use of Clubhouse is by reservation only. Reservations must be made at least 72 hours in advance through the management company.
- B. Reservations are for the clubhouse only. The pool is open to all residents during all normal operating hours.
- C. The homeowner/lessee must be present during the function at all times. Party use of the clubhouse for people between 15 and 21 years of age shall require two (2) adult supervisors over the age of 21, one of these adults being the homeowner.
- D. The number of residents and invited guests at the clubhouse shall not exceed fifty (50) persons. If more than 50 persons are in attendance, the party will be closed down.

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- E. A non-refundable fee of \$25.00 is charged for reserving the clubhouse. A refundable check in the amount of \$50.00 is to be made out to the Association. If the clubhouse is left clean, the check will be voided and returned to the name on the check.
- F. An alphabetical invitation list naming each guest of your function must be given to the management company at least 96 hours in advance of the party. This list must be signed by the owner on title of the property. The management company will provide this list to the guardhouse. No other lists will be accepted by the community access officer.
- G. No alcohol shall be served to anyone under the age of 21 years. The applicant is responsible for any and all liabilities.
- H. Furniture shall not be removed from the clubhouse and should be returned to its original position.
- I. Applicant must make arrangements to pick up the key from the management company. The key may be picked up prior to the day of the reservations and returned the day after the function.
- J. No DJ or amplified music is allowed. No speakers may be placed outside the clubhouse.
- K. Games such as football, frisbee, baseball or hitting golf balls will not be permitted on clubhouse grounds.
- L. Prior to leaving the clubhouse:
1. Empty trash containers. Take trash out of the pool area.
 2. Empty and wash all ashtrays, leaving no fire hazard
 3. Switch OFF all lights
 4. Close all windows so sprinklers do not cause damage.
 5. Clean sinks, counters, and tables.

G. ENFORCEMENT

Without restating the sections of the CC&R's the Association has the right to limit the number of guests using the common areas and restrict those who abuse common area facilities. The Association has the right to assess penalties and cost of damages to the owner of the property.

The CC&R's provide for remedy by several means, including but not limited to penalty assessments, suspension and/or revocation of privileges and voting rights. Owner of the property is at all times responsible for enforcement with tenants and/or guest. Fines, if levied, will be assessed to the owner's account.

1. For violations that are not of a serious nature, a courtesy notice will be issued as the first course of action. This is a "Community Reminder". Please resolve the matter after this notice and no further action will be required.
2. Second notice will be the "Violation and opportunity for Hearing". The owner will be given an opportunity for a hearing on the matter and must contact management to schedule the hearing date and time. If the owner does not schedule a hearing, the Board will hold the hearing at the next regular meeting. If the matter has been resolved thereafter, no further action is taken.
3. If the matter is not resolved, the third notice is a "Notice of Fine". A fine may be imposed as often as weekly in the following amounts:
 - \$50.00 - First fine level for minor violations
 - \$100.00 - Second and subsequent fines
 - \$200.00 - Fine shall be immediately imposed for:
 1. littering
 2. Vandalism to vehicles, private property or common area
 3. Climbing pool fence or trees
 4. Graffiti of any kind
 5. Disposal of toxic waste or furniture and appliances

Note: If the violation is subject to an immediate fine, you will still be given an opportunity for a hearing.