

VILLAGE TOWNHOMES, INC.

GENERAL RULES & REGULATIONS

Village Townhomes Association members should follow responsible ownership and courtesy. Unit owners, their family, tenants, guests and pets shall conduct themselves at all times so as not to create an annoyance, hazard, or nuisance to the association or other persons. Obscene acts, drunkenness, or profane language are prohibited on the property and constitute a violation of these rules, and are subject to action by the board.

1. For safety considerations, bike riding, skateboarding, skating, and riding scooters on the Association's property are not permitted. Ball playing within the associations' property is prohibited unless designated for such purpose.
2. Climbing trees, shrubs, fences, roofs, or walls throughout the community is not permitted.
3. Storage of any kind is prohibited on or in any common area(s). Storage on top of patio lockers and carport storage is prohibited.
4. Seasonal decorations shall not be installed any earlier than one (1) month before and must be removed no later than one (1) week after the date of the holiday.
5. Usage of Association's utilities is prohibited (such as electrical outlets in carports).
6. No items shall be attached to the exterior of the building by use of nails, screws, staples, etc, to cause structural damage. No wires may run on the exterior of the building including holiday decorations.
7. The HOA shall repair any damage caused by the hanging decorations. The cost of repair will be charged to the unit owner by the Association. Decorations creating a safety hazard are not permitted.
8. Scheduled day for trash pick-up is Friday (Saturday if there is a holiday). Please do not place containers outside before 6 pm the night before and remove by 9 pm the day after trash is serviced. There shall be no trash containers stored in carports at anytime. Trash containers are permitted only in the street gutters and only on scheduled city trash pick-up days.
9. Any items placed on association property scheduled to be picked up by a charity must have a note on the item(s) stating that they are a special pick up. Failure to do so will be seen as "dumping" on the association grounds and will result in fine up to \$150.
10. Bulk trash items may be placed curbside on scheduled day of trash pickup. Please contact Rainbow disposal at 714-847-3581 to make arrangements for items to be picked up. Dumping curbside without arrangements made to Rainbow will result in fine up to \$150.
11. Signs offering a unit for sale or for rent may not exceed 5 square feet and may be placed in the planter directly in front of the dwelling. Signs are prohibited in common areas such as the lawn. Signs may also be displayed in a front or back windows of the unit.
12. Any and all exterior modifications must be approved by the Board of Directors through the process of completing an Architectural Application which may be obtained on the Village Townhomes website (www.thevillagetownhomes.org).
13. All units shall have window screen(s). Screens must be in good condition.
14. Homeowners are responsible for keeping patios clean and free from clutter. Patios shall not be enclosed or altered in any way. No drying or airing of clothing, carpeting or laundry or hanging of clotheslines is permitted on the fences or from windows.
15. No awnings, patio covers, sun shades, canopies, trellises are permitted without prior written consent of the Board.
16. Exterior antenna for radio or television antennae are not permitted.
17. No smoking (including vaping) is permitted on association property (all common areas such as the park, carports, courtyards)
18. No unauthorized yard sales on association property. The association will sponsor two community sales each year.
19. No unauthorized signs posting within the community (such as lost pets, for sale, fundraisers).
20. Any concerns with the exterior of a unit that may be the association's responsibility must be brought to the attention of the property manager (such as leaking roof). If the problem is found to be the responsibility of the homeowner, the cost for repairs/inspection will be charged to the homeowner.

Village Townhomes, Inc.

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