

***DRAKE VILLAGE
OWNERS ASSOCIATION, INC.***

RULES AND REGULATIONS

I. FUNCTION AND POWERS

A. AUTHORITY

The following Association Rules are made for the purpose of personal and financial safety, for the preservation of the aesthetic values of the development and community, and for the enjoyment and benefit of the Association members and their guests. These Association Rules are adopted pursuant to authority under Covenants, Conditions and Restrictions. These Rules and Regulations shall be implemented per the By-Laws.

B. PURPOSE

To promote the common good, health, safety, investment, and general welfare of all residents within the project.

C. FUNCTION

The Rules and Regulations Committee shall propose, recommend, and advise such Rules and Regulations the Board may deem necessary for the management of Drake Village Owners Association, which shall become binding after adoption of the changes.

D. OWNER/TENANT RESPONSIBILITY

These Rules and Regulations shall be applied against the recorded owner of a unit within the project for violations that may be incurred by the owner, tenant or guest. Special fines will be levied against the deeded owner. It is the owner's responsibility to assure that their tenant/renter has a current copy of the association rules.

II. RULES AND REGULATIONS

A. VANDALISM

1. When an individual(s) is caught in the act of vandalism, there will be a fine of a minimum \$100.00 added to their (or their parent's) assessment. The homeowner will also be assessed for the cost of the damages.

B. ARCHITECTURAL RULES

1. Unit owners shall apply to the Board for approval prior to any exterior modification of their unit.
2. Windows are not allowed to be covered with foil, cardboard, sheets, blankets or any other non-traditional window covering material. The exterior of all window coverings (the side that faces outside) – shades, curtains, blinds and the like – shall be white or neutral in color and with a solid appearance (no patterns). Window coverings that are visibly broken, bent or deteriorated must be repaired in a timely manner to preserve an orderly appearance.
3. Commercial advertising literature shall not be posted on garages, mailboxes, doors or in the common area.
4. No satellite dish should be installed on the roof. Any item installed on the roof must be approved in writing by the HOA. Satellite dishes can be installed over the unit owner's garage in the back on the fascia or railing of their unit. Installation is not allowed until after the HOA Board has approved location.

C. PARKING LOT RULES

1. No vehicle shall be parked in any Association common area, which includes driveways facing the alley. Vehicles may only be parked in garages.
2. No trailer, camper, boat, motor home, commercial vehicle, abandoned vehicle, or unsightly equipment shall be permitted to remain in the complex unless authorized by the Board.
3. There are no guest parking spaces available. The homeowner is responsible for their guest and their vehicle, and that all Association Rules in both parking and general conduct are obeyed.
4. Exception to the above parking restrictions is made for attended vehicles for a reasonable period of time; i.e. for loading and unloading, provided that no interference is

made to the **free movement of emergency vehicles** and the vehicles of residents.

5. No vehicle shall be parked which blocks access to a gate, garage, or parking space.

6. No objectionable storage of any kind, other than for vehicles, shall be allowed in the garage spaces. Only storage cabinets shall be used for storage purposes.

7. All vehicles or other equipment parked or stored in violation of these rules will be subject to tow-away removal, or such other action by the Board, as it may deem necessary. All costs incurred in the removal of such vehicles and equipment, including but not limited to towing and storage expense and attorney's fees, if applicable, will be charged to the owner of the unauthorized vehicle involved.

8. There shall be no changing of oil, brake fluid, transmission fluid, or any other type of vehicle maintenance or repair within the complex.

9. No vehicle shall leak fluid onto any parking surface within the complex. It is the owner's responsibility to assure no fluid leaks remain on any parking surface.

10. Residents may wash their own personal vehicle in the garage common areas provided: (i) the water hose has a water shut-off nozzle or similar device attached to the hose to prevent excessive water use or waste; (ii) the resident's vehicle does not block the entry or exit of other resident's vehicles; and (iii) the resident's vehicle is moved from the common garage area immediately after washing. Washing of non-resident vehicles is strictly prohibited.

D. PET RULES

1. All pets, including without limitation, dogs and cats within the complex, belonging to unit owners, tenants or guests must be kept either within an enclosure, an enclosed balcony, or on a leash being held by a person capable of controlling the animal. All animals that are outside their unit and not on a leash, when caught will be turned over to the City pound.

2. Any pets creating a nuisance for Drake Village residents are subject to action from the Board, which may include but is not limited to a fine.

3. Pet waste on premises is a nuisance and a health problem and will not be tolerated. The board will take action against violators.

E. RECREATION AREA RULES

1. Only residents of Drake Village and their guests may use the facility.
2. All guests must be accompanied by a resident.
3. The facility is to be used solely for special gatherings. No commercial activities, classes, seminars or other repeated scheduled activity may be held in the recreation room.
4. The recreation room is available for use during the following hours:

Sunday through Thursday 8:00 am to 10:00 pm
Friday and Saturday 8:00 am to 11:00 pm
5. No live music, DJ, loud music or loud noise is permitted.
6. Users of the facility are responsible for restacking all chairs, removing all rubbish and vacuuming the rug after use.
7. Jumpers/bounce houses are not allowed on the property at all. If any Resident attempts to place this type of equipment in the common area, any board member can inform the company that it is not allowed and that it must be removed from the property.
8. No animals are allowed in the recreation room at any time.

Reserving the Recreation Room:

1. A resident desiring to use the recreation room should contact a member of the board or the management company.
2. Two copies of the reservation form must be completed and returned along with a check for \$100.00 to be held as a security/cleaning deposit.
3. Upon receipt of the deposit and completed Reservation Form, a board member will provide the resident with access to the recreation room.
4. After return of the key and inspection of the recreation room by a board member, the deposit will be returned to the resident unless there is damage to the recreation room or its contents or the room has not been cleaned.
5. In the event some damage has occurred or the room must be cleaned by the Association, the deposit will be applied towards payment of any such expenses and the resident will be liable for any remaining balance.

F. GENERAL RULES

1. Association members and residents shall control the noise level coming from their units. This includes television, radios, stereo, loud or boisterous conduct, barking dogs, or any other unnecessary noise which might be disturbing to any neighbor.
2. Any activity creating undue noise in the common areas, or in the adjoining units, such as yelling, loud radios, foul language, loud parties, etc., or behavior endangering others is PROHIBITED. A quiet time from 10:00 p.m. to 9:00 a.m., Sunday through Thursday and 11:00 p.m. to 9:00 a.m., Friday and Saturday must be observed.
3. Railings, balconies or fences are not to be used for drying clothes, bathing suits, towels, etc. Patios or balconies are not to be used for visible storage.
4. Residents shall not store any item in the common areas. For example bikes, barbecues.
5. The front door, exterior gates, and auto locked gate shall remain closed and locked except for entering and leaving or moving. Use of any object to keep gates from closing and locking is prohibited. It is also prohibited to modify any locking or closing mechanism, including detaching an automatic door closer.
6. No bicycle riding, skate boarding, roller-skating, or similar activity is permitted on Association sidewalks, parking lots, or within the complex.
7. Smoking is not allowed at any time in the common area, which includes exclusive use patios and balconies. Smoking inside a unit must be contained within that unit so that the smoke is not allowed to permeate into any other unit.
8. Littering will not be tolerated at any time.
9. Any damage to Association supplied equipment, property, and/or common areas shall be replaced at unit owner's expense.
10. Foreign objects other than toilet paper shall not be flushed down the drains. No paper towels, disposable diapers, etc. They clog up the drains.
11. The landlords are responsible for their tenants conduct and adherence to the Association CC&R.s and Rules. Landlords are to provide copies to their tenants of the Rules and Regulations and provide a declaration for filing of same.
12. Owners shall inform the management company of the name and

telephone number of their tenant each time a new tenant occupies the unit.

13. Speed limit in driveways is 5 miles per hour.

G. SUPERVISION OF CHILDREN

1. Homeowners are responsible for the conduct of their own children, the children of their guests and the children of their tenants at all times.
2. Children under the age of eighteen (18) are to be supervised by their parent or an assigned guardian at all times.
3. Children under the age of eighteen (18) are not allowed in the common areas before 10:00 a.m. nor after sunset unless accompanied by their parent or guardian, except for going to and coming from somewhere.
4. Children must comply with the same rules and regulations.
5. Unsupervised children are at risk for getting hurt, damaging property, or being harmed by others. Such children may be reported to juvenile authorities as being unsupervised for their own protection.
6. No one is allowed to play in landscaping areas, pick flowers, throw rocks, or sit on or damage common area property such as light fixtures, gates, gate mechanisms, etc.
7. Loitering, congregating and creating a disturbance in common areas is not allowed.
8. Bouncing balls on the walls and ceilings of common areas or units is not allowed.
9. Any activity creating unreasonable noise, such as yelling, loud radios, foul language or dangerous behavior is not allowed.

III. PROCEDURES

- A. Any violation of the rules and regulations stated above may result in a fine being imposed on the owner of the unit.
- B. All violations shall be submitted in writing to the Board of Directors through the management company.
- C. A warning for the first rule violation may be issued, unless property damage has taken place or the violation is so egregious that a fine is proper. A second rule violation on the same issue shall be cause for a fine.

D. The Board will assess whatever fine it considers appropriate for each violation weighing the gravity of the violation and the history thereof.

Minimum Fine:	\$ 50.00
Maximum Fine:	\$ 500.00

Violations may be assessed as follows:

Second Violation:	\$ 50.00
Third Violation:	\$ 100.00
Fourth Violation:	\$ 500.00

E. Any unit receiving three (3) warnings regardless of the nature of the violation(s) in a six (6) month period will be deemed to be a nuisance and subject to a fine of not less than \$50.00.

F. Failure to pay a fine for violations within thirty days of due date, will result in legal action.

IV. ENFORCEMENT

A. All persons having been fined shall have the right to a hearing before the Board by special arrangements. Failure to apply in writing for a hearing within thirty (30) days, or failure to appear at a scheduled hearing will waive all rights to a hearing.