

SHADOW MOUNTAIN COMMUNITY ASSOCIATION RULES & REGULATIONS

The Community Association offers many advantages to the home buyer. In order to protect and preserve these benefits, however, certain limitations and restrictions are placed on Owners.

The following Rules & Regulations have been developed to provide each resident with the greatest enjoyment of the community, without infringing on other residents and their rights to the enjoyment of their homes and community.

Although these Rules & Regulations supplement the CC&R'S, they do not cover the entirety of the document. Therefore, please be sure to carefully read the Rules and Regulations in conjunction with the CC&R's.

All Rules and Policies are subject to change as the Board deems appropriate and necessary. Members will be notified of such changes in accordance with the Association's governing documents and applicable law.

Recreational Vehicles:

Pursuant to Article II, Section 2.5.2 of the Shadow Mountain Community Association's governing documents, recreational vehicles (motor homes, travel trailers, camper vans, boats, etc) may not be parked, stored, or kept on any public or private street in, adjacent to, or visible from the Properties except for the following instances:

- Temporary parking of recreational vehicles is allowed within the Association for the following purposes:
 - Cleaning,
 - Polishing,
 - Loading & Unloading
- Under no circumstances shall a recreational vehicle remain within the Association for more than forty-eight (48) hours within any given seven (7) day period. This allows a member to load a recreational vehicle in the evening, and leave the next morning.
- Overnight parking of a recreational vehicle for more than two (2) consecutive nights is not allowed.
- VEHICLES NOTED ABOVE MUST BE REPORTED TO THE MANAGEMENT OFFICE PRIOR TO ARRIVING IN THE COMMUNITY TO AVOID FINES.

SHADOW MOUNTAIN COMMUNITY ASSOCIATION RULES & REGULATIONS

Garages:

Garage doors must be kept closed while unattended.

Owners must keep the garages in a condition that allows for the parking for the number of vehicles intended to be parked in said garage. (i.e.: House has a 2-car garage, two cars must be parked in the garage prior to any vehicles being parked in the driveway and/or street.)

No maintenance or restoration of any vehicle may be conducted on the Properties except in an enclosed garage when the garage door is closed provided such activity is not undertaken as a business, and provided that such activity may be prohibited entirely by the Board if the Board determines that it constitutes a nuisance.

Animal Restrictions:

The only animals that may be raised, bred, or kept in any Residence are dogs, cats, fish, birds, reptiles, and other usual household pets; provided they are not kept, bred, or raised for commercial purposes.

All animals must be kept in an enclosed area or on a leash held by a person capable of controlling the animal.

Trash Cans:

Trash cans may be placed on the curb for pick up no earlier than 7:00 PM the night before the scheduled pick up and must be removed from the curb no later than 7 PM the night of the scheduled pick up.

No trashcan may be left in a location visible from the street (i.e.: if front of garage, on side of garage in front of side gate)

Portable Basketball Hoops:

Portable basketball hoops can be stored at the side of the house when not in use. If possible, the hoop should be stored in a place that is not visible to the front of the house. The intent is to make the hoop as unobtrusive as possible when looking down the street.

Under no circumstances can the basketball hoop be left at the curb or in the street when not in use (i.e: overnight).

SHADOW MOUNTAIN COMMUNITY ASSOCIATION RULES & REGULATIONS

Holiday Decorations:

Holiday decorations are permitted no earlier than four (4) weeks prior to the holiday and must be removed no later than two (2) weeks after the holiday.

Garage Sales

Homeowners are limited to two (2) garage sales per calendar year.

Signs/advertising can only be displayed on days of the sale. Garage sale days are limited to Friday, Saturday, and Sunday.

Signs/advertising **must be removed** the same night as the last day of the garage sale.

You must notify the management company prior to any garage sales. Management will maintain a log of the garage sales to ensure the number of sales per property address does not exceed two (2) per calendar year.

**SHADOW MOUNTAIN COMMUNITY ASSOCIATION
FINE SCHEDULE**

ENFORCEMENT PROCEDURE:

The following procedure will apply to all violations and infractions of the Governing Documents and Rules and Regulations. Owners may report violations to the Management Company or Board of Directors by submitting a written notice. The Board of Directors, Management Company, or Committee appointed by the Board may also note any violations discovered during site inspections or by personal knowledge of any of its Members or representatives. At the time a violation is noted or reported, action will be taken as follows:

- The Board or Committee, via the Management Company, shall give written notice to the owner. The notice will contain a description of the violation, instructions regarding response to the notice and correction of the violation.
- If the violation continues or is repeated, the owner will be sent a second notice of the violation via Certified and regular mail. The notice shall specify a date not less than ten (10 days) nor more than sixty (60) days after the date of the notice for a hearing before the Committee. The hearing will be held in executive session if requested by the member, and the member will be allowed to attend the hearing.
- At the hearing, the Committee shall allow the owner to present evidence and testimony as reasonable under the circumstances. If the Committee concludes that the alleged violation occurred, they may impose monetary penalties, temporarily suspend voting and common area privileges for a period not to exceed thirty (30) days or take any other disciplinary action permitted by the Governing Documents. However, no suspension imposed by the Board/Committee shall take effect sooner than five (5) days after the date of the hearing. The Committee, via the Management Company, shall notify the owner of any disciplinary action taken within five (5) days of its decision.
- If the violation continues, the Board may impose continuing fines until such time as the matter is satisfactorily resolved.
- If the violation continues, or is repeated, the Board may also refer the matter to the Association's legal counsel. If required by Civil Code section 1354, mediation or arbitration will be offered. If a lawsuit is filed, the homeowner may be liable for the Association's legal costs and fees.

**SHADOW MOUNTAIN COMMUNITY ASSOCIATION
FINE SCHEDULE**

FINES:

- Fines for By-Laws, CC&R or Rules violations may be levied in accordance with the following schedule at the discretion of the Board of Directors:

\$75.00; and \$100.00 every seven (7) days the homeowner remains out of compliance.