

Newlin & Hadley

January 1, 2006

Rules and Policies

1. Dish policy – Owners are allowed to have satellite TV antennae (Dish TV & Direct TV). They must be installed on the roof. Any damage as a result of such installation will be the responsibility of the homeowner. The installer must have a ladder tall enough to reach 3 stories. The wire can be fed into the attic to tie into the cables there. No wire may be run on the outside of the building. There is to be no drilling of the outside walls. Note that the cable junction box outside belong to the cable company, only they have access. The downstairs rooms will need to be wired from upstairs. (Exempt 2,6 &7)
2. Repair policy- Contact a Board member, and the Board will send contractors out to evaluate the repairs and they will give the approval for any work to be done on sight. Any modifications that are made to a unit must be approved by the Board and must have a building permit issued by the City prior to starting.
3. Units are not for commercial use, “any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purpose” - No yard or garage sales. (CC&R 3.2)
4. Owners are responsible for their heaters, air conditioners, water heaters and garage opener. You are responsible for your walls and fixtures. Keep them “clean and sanitary, workable and attractive condition. Windows can be covered only by drapes, shades and cannot be painted or covered by cardboard or other similar materials”. (CC&R 3.2)
5. No noxious or offensive activities, including repair of automobiles, boats or other motorized vehicles. Nothing shall be done within the development which may become a nuisance to its residents, or that in any way interferes with the “quit enjoyment” of the occupants. (CC&R 3.5)
6. Parking in garages only! Any parking in common area may be towed away – Catt. Tow 562-777-1200. Exception unit 1-4 behind their garages. No vehicle may extend beyond garage door. The vehicle MUST not obstruct the view or access of other residents Garages “shall not be converted for living or recreational activities”. (CC&R 3.5)
7. Signs-“no signs of any kind shall be displayed” without the approval of the board. Signs for sale, the sign may be put in the grass at the corner, or in front of the unit. (CC&R 3.6)
8. “No fence, awning, ornamental screen doors, sunshades, or walls of any nature shall be erected or maintained on or around any portion” of the development without approval by the board. (CC&R 3.7)
9. Animals-“Domestic dogs, cats, fish and birds inside cages may be kept within the unit.” The board may “prohibit any animal that constitutes a nuisance to any other owner in the sole and exclusive opinion of the board”. (CC&R 3.8)

10. "Nothing shall be done or kept in any unit or in the common area that might increase the rate of, or cause the cancellation of the development's insurance. No owner shall permit anything to be done or kept in his unit that violates any law, ordinance, statute, rule, or regulation of any local, county, state or federal body." This includes the use of illegal drugs. (CC&R 3.12)
11. Any owner who has a \$50 balance more than two months will be turned over to collections. Any unit that has any balance on the 16th. Of the month shall be assessed an additional late fee.
12. Any member may examine the financial books or the secretary's records. Make a written request to the treasurer and or secretary, so that they can make arrangement for a time to meet. Exempt- you may not view other unit's payment record. Nonmembers have no right to attend board meetings examine financial books nor secretary's minutes. (CC&R 4.7)
13. Price of set of CC&R and Bylaws \$12.00. Price per page of records \$.25. Pages may be emailed at no cost. (Minutes 4-11-03)
14. It is the responsibility of each owner to tell the board when you see termite damage. It's the owner's responsibility to keep your gutter clean above the porch, to keep the dryer vent free from lint and to clean windows once a year.
15. No outside drying, no cloths lines or hanging cloths on the front porch. No containers, mops, broom or paint bucket should be left on the front porch over night. Keep the front porch clean except for plants and other decorative things. (CC&R3.10)
16. When a new board is elected, anyone needing to take their name off of the bank account must sign a letter and deal with the matter that day or the next business day the bank is open. If needed all officers go to the bank at one time.
17. There is to be NO loitering in the common area at any time.
18. Prior to an election the treasurer will submit a budget for the next year for the new treasurer to review.
19. Any member wishing to make suggestions, complaints or any input should write a letter and put into the white box or come to the open board meeting. .
20. Owners will be held liable for any damage to the common area caused by the owner, his family, tenant, guests, employees or agents.
21. No owner or tenant may plant trees, vegetation, shrubs, flowers or other plant material within the common area.
22. Each owner is responsible for his or her window and screens, to fix or replace as needed.
23. All absentee owners are required provide the board with name and phone number of their tenants and to advise them of our rules and the need for them to obey them.
24. Anyone making a mess in the common area is responsible to clean the area. (Minutes 9-29-01)
25. All board meetings are open for attendance by any member and you may speak on any matter. Except in the rare time when an executive session is called.
26. The board would like all members to keep us updated on any changes in phone numbers and email addresses. We think that time and money can be saved by emailing financial reports.

27. As of July 1, 2005 the Board will charge a fee of \$200. To be billed to escrow. Due to the fact escrows have been asking for more information than they used to,
28. Reminders to contact the Post Office to hold your mail while you are away. (usps.com) Or 562-698-4810 for the local office.