

**CONDENSED SUMMARY OF CC&R'S**  
FOR DISTRIBUTION TO TENANTS/OCCUPANTS

1. **RESIDENT CONTACT INFORMATION:** Property owners are to inform the office of pending changes in ownership and/or arrival of new tenants. Property owners are to complete the Absentee Owner Information form and forward to the Office. Property owners are to keep the office updated on their current mailing address and phone number.
2. **AGE REQUIREMENTS AND NUMBER OF OCCUPANTS:** At least one resident must be fifty-five (55) years of age or older and no one under the age of twenty-five (25) is allowed to reside in a unit. Only three (3) people are allowed to reside in a two-bedroom unit and five (5) people in a three-bedroom unit.
3. **VISITORS:** Visitors are limited to a total of fourteen (14) days consecutive and six (6) weeks per year. (No daily childcare is allowed)
4. **TRAILERS, BOATS, RECREATIONAL AND INOPERATIVE VEHICLES:** No tent, shack, boat, trailer, RV or inoperative vehicle may be placed or stored in any yard or driveway visible from the street for more than 72 hours. No one may reside in any such vehicle overnight and no utilities may be attached for habitation. **Note:** It is a violation of City Code to park any such vehicle on the street without a City permit. The Board will notify the City of each occurrence.
5. **SIGNS:** Temporary signs only; i.e., for sale, for rent, or political and must be removed at the close of the event. No sign may exceed 3'X3'. Any garage sale signs must also be removed at the close of the event.
6. **MAINTENANCE:** Yards must be neat and maintained. No clutter or furniture may be stored on property where it is visible from the street.
7. **TRASH BINS:** All trash, recycle and green waste bins shall be kept out of sight except for the night before and the day of trash pick-up.
8. **ANIMALS:** Only two (2) domestic animals are allowed as pets (no poultry or other livestock). No animal breeding is allowed. **All dogs are to be on a leash when off premises and cats must be confined to owner's property or on a leash at all times.**
9. **COMMERCIAL BUSINESS:** No commercial business or any other enterprise creating a nuisance or increased traffic may be conducted on the property. No more than one garage sale per three month period with a maximum of 4 per year, includes selling of furniture from garage.
10. **NUISANCE & OBNOXIOUS BEHAVIOR:** Any breach of the CC&R's by a tenant or occupant is considered a nuisance and is the sole responsibility of the Homeowner. Any activity that is noisy, hazardous, noxious illegal or offensive emanating from any lot is a violation of the CC&R's.
11. **LEGAL ACTION:** The Board has the responsibility to act on any non-compliance. **Resolution 2009-01 states that any homeowner who allows over maximum occupancy, or underage residents to remain in residence or allows occupants to continue to be a nuisance forty-five (45) days after notification by the Board of Directors may be fined up to \$500.00 for each infraction.**