

SYCAMORE PLACE HOA RULES AND REGULATIONS

2023-2024 RULES AND REGULATIONS

- 1- **CC&Rs** There shall be no violation of the 'Declaration of Covenants, Conditions and Restrictions (CC&Rs) for the Sycamore Place Homeowners Association nor the 'Bylaws for the Sycamore Place Homeowners Association.' Details regarding these documents should be given to new homeowners prior to purchasing in the community and are available from the property management company.

- 2- **Parking**

Common area parking is defined as - Visitor parking and Street parking.

Owners and tenants are responsible for their guests as well as their own personal vehicles.

All common area parking shall be for licensed operable vehicles only. Common area spaces are to be used no longer than seventy-two (72) consecutive hours., unless preapproved by the Board of Directors. Any vehicles belonging to the owners or tenants must be registered, operable and insured at all times or they will be towed. Recreational vehicles, oversized vehicles, trailers, mobile homes, boats, snow mobiles, campers and commercial vehicles are defined pursuant to **Section 11.3** of the governing documents as any recreational, commercial or oversized vehicle, motor home, commercial vehicle, tractor, golf cart, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, or any other recreational or commercial transportation device of any kind. These above described vehicles are not allowed in the common parking area for more than 48 hours and must be connected to a vehicle.

Any vehicle blocking traffic, prohibiting snow removal or garbage removal in the community will be towed immediately at the owner's expense.

- 3- **Garbage and Debris** All trash, refuse, waste, dust, debris and garbage shall be regularly removed from the lot and shall not be allowed to accumulate thereon. All containers for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall be stored in the garage of each respective unit. Such containers may be placed for collection not more than fifteen (15) hours prior to the scheduled collection date and shall be removed from the view of the general public (i.e., stored in garage) not more than fifteen (15) hours after collection. Garbage cans need to be clearly marked which unit they belong to.

- 4- **Offensive Activity** No offensive, noxious, or illegal activity shall be carried on, in, or

embarrassment, disturbance or annoyance to owners and tenants. Noise shall be kept to a minimum at all times. Quiet Hours for the whole community are between 10 PM and 6 AM.

- 5- **Animals** No animals other than household pets in a reasonable number shall be kept or allowed in any part of the Sycamore Place HOA. Whenever a pet is allowed to leave the lot of its owner, it shall be under immediate control of a capable person. Each owner/tenant shall be responsible to keep any and all such household pets confined to said owner's lot. Owners/tenants must immediately clean up after their animals.

- 6- **Window Shades/Coverings/Inserts** No exterior shades are allowed. Foil, cardboard, blankets and other similar material is not allowed. No external/window mount air conditioning or fans are allowed. The purpose is for maintaining residential units in a manner consistent with existing design, materials, colors and esthetics. If an owner wishes to install an awning of some kind, architectural review is required through the association board.

- 7- **Signs** A maximum of (1) 'For Rent' or 'For Sale' sign may be placed near the Pickle ball court provided they do not exceed three (3) square feet in size. The total sign maximum allowed for the entire community will be (5). Signs will be allowed up to 15 days, at that point the sign needs to be removed. If by day (20) the sign has not been removed, it will be removed and destroyed with the replacement cost of the sign solely with the owner of the sign. When a total of (5) signs has been met, you may be added to a wait list.

- 8- **Seasonal Decorations** Seasonal Decorations may be displayed no sooner than thirty (30) days before the holiday and no later than fifteen (15) days following the holiday. Owners are responsible for any repair costs to restore exterior surfaces to primary condition and design.

- 9- **Porches and Patios** Hanging items on porches and patios are allowed as long as they are not a nuisance and are kept in good repair. Owners are responsible for any repair costs to restore exterior surfaces to primary condition and design. Only outdoor (not indoor) furniture is allowed on porches and patios. Porches and patios must be kept uncluttered at all times.

- 10- **Radio and Satellite Dishes/Antennas** Installation of any radio or satellite dish/antenna is limited to small structures that are not attached to the building but can still transmit information to the individual home. Small stands can be approved. Any usage of a

satellite dish or request for installation outside of a small stand or mount on the cement needs to be approved through an architectural review.

- 11- **Architectural Control** There shall be no improvement, change or alteration to the exterior of any unit, property, patio or landscaping etc., unless submitted in writing and approved by a majority of the board. For example; planting of trees, bushes, fencing and plants. All committee approvals shall be in writing, provided however, that any request for approval that has not been rejected within sixty (60) days from date of submission to committee, will be deemed approved. Every effort should be made to match the original color of fence when making repairs.

- 12- **Peaceful Enjoyment** When living in such close quarters as most homeowner associations, residents should keep in mind that everyone is entitled to peaceful enjoyment throughout the community. TVs and stereos should be kept at a reasonable level. Be mindful of your neighbors and refrain from honking car horns or creating loud noises in general.

- 13- **Fines** Any and all violations of these Rules and Regulations can result in action taken by the HOA Board. This can include fines as shown on the attached sheet. Please note that owners are responsible for the actions of their tenants and guests.

****If you need any clarification or have further questions please contact a member of the board or the property management company ****

Sycamore Place Homeowners Association

Fine Schedule

<u>Violation</u>	<u>1st Fine</u>	<u>2nd Fine</u>	<u>3rd Fine</u>
1. CC&Rs	Warning	\$50.00	\$100.00
2. Illegal Parking	Warning	\$50.00	\$100.00 (Or Towing without warning)
3. Garbage/Debris	Warning	\$50.00	\$100.00
4. Offensive Activity	Warning	\$50.00	\$100.00
5. Animals	Warning	\$50.00	\$100.00
6. Window Shades	Warning	\$50.00	\$100.00
7. Signs	Warning	\$50.00	\$100.00
8. Seasonal Décor	Warning	\$50.00	\$100.00
9. Porches and Patios	Warning	\$50.00	\$100.00
10. Dishes and Antennas	Warning	\$50.00	\$100.00
11. Architectural Control	Warning	\$50.00	\$100.00

Note: There is a one week cure time to resolve any issues before fines are escalated to the next level. Violation numbers correspond to the Rules and Regulations numbers. Fines will be assessed only after due process, which may include a hearing with the HOA board.