

ANTELOPE VILLAGE HOMEOWNERS ASSOCIATION

Rules and Regulations

Adopted: March 14, 2007

Updated: May 15, 2023

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1. There shall be no violation of the “Declaration of Covenants, Conditions, and Restrictions (CC&R’s) for Antelope Village Townhomes,” nor of the “Bylaws for Antelope Village Homeowners Association, Inc.” Details regarding these documents are located at: <https://www.welchrandall.com/antelope-village.php>

2. Parking: All Roadways within Antelope Village shall be designated a “Fire Lane” with No Parking allowed at any time. Likewise, No Parking is allowed on or along the curbs, sidewalks, and lawn areas. Owners and Tenants are responsible for their guests as well their own personal vehicles. **Towing will be enforced at owners expense.**

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 pre-approved by a member of the Board of Directors.

No parking area shall be used for recreational vehicles or of trailers, mobile homes, boats, snow mobiles, or campers which have been detached from vehicles. No repairs to vehicles or changing oil or antifreeze on any vehicle, trailer, or boat may be performed in any parking (including driveways) or common area. All vehicles must fit inside parking stalls and driveways and not overhang onto the road or grass. Anyone parked along the curbs or blocking the flow of traffic or driveways will be towed at the owners 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.

4. Offensive Activity: No offensive, noxious, or illegal activity shall be carried on, in, or upon any part of Antelope Village, nor shall anything be done or placed in or upon any part of Antelope Village which is or may become a nuisance or may

cause embarrassment, disturbance, or annoyance to Owners and Tenants. Noise shall be kept to a minimum at all times, especially between the hours of 10PM and 6AM.

5. Animals: No animals other than household pets in a reasonable number shall be kept or allowed in any part of Antelope Village. Whenever a pet is allowed to leave the Lot of its Owner, it shall be on a leash or some other appropriate restraint under the immediate control of a capable person who is able to completely control the pet. 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: No exterior shades are allowed. Foil, cardboard, blankets and other suchlike material is not allowed. The purpose is for maintaining Residential Units in a manner consistent with existing design, materials, colors, and other such items. All shades/blinds/window treatments must be in good condition and repair.

7. Signs: No signs will be displayed publicly unless pre-approved by the Board, however, "For Sale" or "For Rent" signs shall be allowed provided they do not exceed three (3) square feet in size. These signs may only be displayed in front of the resident unit thereof, but not allowed to be attached or hanging from the building structure. Any other signs placed anywhere within Antelope Village shall be removed and destroyed with the replacement cost of the sign solely with the owner of the sign.

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 function 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 function and design. Only outdoor (not indoor) furniture is allowed on porches and patios. Porches and patios must be kept uncluttered at all times. Shovels, rakes, tools etc. should not be stored or visible on any porch.

10. Radio and Satellite Dishes/Antennas: Installation of any radio or satellite dish/antenna is limited to the top roof area only and should be installed to limit, as much as possible, public view from the front of the building. All cabling must

enter through appropriate roof penetrations. Cabling is not allowed to enter through attic vents, exterior walls, gutters, eaves, soffits, fascia, or windows.

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 two-thirds (2/3) vote of the Board. For example; installing screen doors and planting of trees, bushes and plants. All committee approvals shall be in writing. However, that any request for approval that has not been rejected within sixty (60) days from date of submission to the Board, will be deemed approved.

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 complex. Keep TV's and stereos at a reasonable level, refrain from honking of car horns, remember voices carry, and be mindful of your neighbors.

13. Judicial Fines: Violation of any and all of these Rules and Regulations can result in action taken by the Board of Directors, which can include fines as shown on the attached sheet. Please note that unit Owners are responsible for the actions of their tenants and guests.

* If you need any clarification or have further questions, please contact a current board member or the management company.

**ANTELOPE VILLAGE HOMEOWNERS ASSOCIATION
JUDICIAL FINES**

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<u>VIOLATION</u>	<u>1ST FINE</u>	<u>2ND FINE</u>	<u>3RD FINE</u>
1. CC & R's	Warning	\$50.00	\$100.00
2. Illegal Parking	Warning	\$50.00	\$100.00
** Towing may occur without warning to any vehicle parked along the curbs or blocking driveways **			
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 Decorations	Warning	\$50.00	\$100.00
9. Porches & Patios	Warning	\$50.00	\$100.00
10. Radio/Satellite Dishes	Warning	\$50.00	\$100.00
11. Architectural Control	Warning	\$50.00	\$100.00

NOTE: Violation numbers correspond to the Rules & Regulations numbers.
Fines will be assessed only after due process, which may include a hearing with the Board.