

**RULES AND REGULATIONS TO CONFORM
WITH THE CC&R'S FOR THE
STEEPLECHASE HOMEOWNERS ASSOCIATION
PREAMBLE**

The Steeplechase Homeowners Association (Association) maintains a good neighbor policy. Living in a community governed by a Homeowner's Association requires cooperation and thoughtfulness among the residents. The Association encourages property owners and tenants to read and abide by the Covenants, Conditions, Restrictions, Reservations and Easements (CC&R's) and other governing documents.

The Association has the authority to adopt Rules and Regulations governing the conduct of residents and their guests. These rules and regulations do not supersede the CC&R's or other governing documents. **Please add these Rules and Regulations to your other documents for the Steeplechase Homeowners Association.**

The following rules were adopted to promote a pleasant living environment for all members of the Association.

COMMON ELEMENTS

1. The Association is responsible for the maintenance, repair, or replacement of the Common Elements.
2. Any owner who intentionally, negligently, or through failure to properly maintain their property causes damage to the Common Elements will be responsible for the cost of the repair or replacement.
3. Owners **cannot** make any changes to the Common Elements, including but not limited to the landscaping, irrigation, drainage, or monuments.
4. Residents can assist with the overall maintenance of the common areas by reporting any problems to the management company.

LANDSCAPING

1. Rear and side yard landscaping and ground cover must be completed within six (6) months from the close of escrow.
2. All front/rear and side yard landscaping is to be maintained by the homeowner.
3. Desertscaping or xeroscaping is encouraged. No trees or hedges which substantially impair the view of any other Owner shall be planted or maintained on any Lot. Architectural Review Committee (ARC) approval is required for all landscaping plans prior to installation.
4. Landscaping must be maintained in a sightly and well kept condition, free of all weeds , trash and other debris.
5. Changes to the landscaping must be submitted to and approved by the ARC prior to commencement of work.
6. Normal maintenance of landscaping or replacement of dead or dying landscaping does not need approval by the ARC provided there is no significant change in the type of plants, ground cover, or landscape design.

LANDSCAPING (CONT'D)

7. Owners may not change or interfere with the established drainage of the property.
8. Corner lot landscaping may not obstruct view of vehicle traffic at street corners.

LEASING OR RENTING

1. The owner is responsible for the actions of tenants, tenant's family and tenant's guests.
2. The owner is responsible for supplying and reviewing with the tenants the governing documents of the Association. To obtain a copy of the CC&R's, you can contact management directly or you can find them on the community website at: www.rmiconnect.com/steeplechase
3. All leases shall include provisions to the effect that each tenant or subtenant shall be bound by Restrictions, and a breach of any restriction shall constitute a default under the lease or sublease.
4. A Unit may not be conveyed pursuant to a time-sharing plan.
5. No Unit may be leased or subleased for transient or hotel purposes or for an initial term of less than 30 days.
6. Upon a tenant violation of the CC&R's, the Owner will receive a fine, after notice and an opportunity to be heard, of \$100.00, and if the violation is not cured within 14 days after the initial fine is imposed, then an additional fine of \$100.00 for each 7 day period thereafter, may be imposed by the Board without the requirement for any further notice and/or opportunity to be heard.
7. The owner is also financially responsible for the actions of their tenants.

PETS

1. No more than three (3) pets are allowed, unless approved by the Association.
2. Only usual and domestic pets are allowed. This includes but is not limited to dogs, cats, fish, and birds.
3. No animal may be raised, bred, or kept on the property for commercial purposes.
4. Pets must be kept on a leash held by a person capable of controlling the animal when in the Common Elements, outside the unit, or outside the enclosed rear yard.
5. Pet owners are responsible for cleaning up after their pets to include neighboring properties and the Common Elements.
6. Excessive noise from an animal will not be permitted. The Association requests that all complaints be submitted concurrently to Animal Control and to the Association in writing.
7. Any damage to the Common Elements caused by a pet must be repaired or replaced at the expense of the pet owner.
8. The pet owner is responsible for any personal injury or personal property damage caused by their pets.

STORAGE OF ITEMS

1. Trash, garbage, or refuse must be placed in a trash can or garbage can with a tight fitting lid.
2. Trash cans or garbage cans may not be visible from outside the property unless they are being made available for collection. They must not be placed for collection more than 12 hours before scheduled pick up and must be removed from visibility within 12 hours after pick up.

STORAGE OF ITEMS (CONT'D)

3. Residents will not be permitted to store any garbage, refuse, or obnoxious material on any portion of the property.
4. No item may be stored in view of the street.
5. Clotheslines are not permitted within view of any street or common area view.
6. No hazardous or toxic waste may be stored anywhere on the property.

VEHICLES AND GARAGES

1. Parking of vehicles is not allowed on the streets within the community by residents. If this proves to be impossible, at no time can there be more than two non-prohibited vehicles parked in the driveway. Guests may park for 72 consecutive hours on the streets. Towing will be enforced for violators. Subject to the restriction on Prohibited Vehicles, all vehicles owned or operated by or within the Property shall be parked in the garage of that Owner.
2. No commercial vehicles of any kind or any recreational vehicles which exceed 24' may be parked within the property (including the streets) unless parked in the garage or has a variance approved by the Board of Directors and is adequately screened from view from any common area or street.
3. Only one recreational vehicle, as defined in the CC&R's, per lot may be parked in the community and if said vehicle exceeds 24' a variance approved by the Board of Directors is required.
4. Commercial vehicles that are not owned by the resident may be temporarily parked in the driveway or street when the driver is delivering a product or performing a service for the resident. Definition of commercial vehicle is located in the CC&R's.
5. Recreational vehicles may be parked in the driveway or street for a period not to exceed **twenty-four (24)** consecutive hours for the purpose of loading or unloading the vehicle ONLY. Definition of recreational vehicle is located in the CC&R's.
6. No vehicle undergoing repairs may be visible from the street, adjoining neighbors, or Common Elements.
7. Vehicles may not block any portion of the sidewalk, curbs, private roads, or any portion between the private road and the sidewalk.
8. Garages or carports may not be used as living space.
9. Garages are to be used primarily for parking of vehicles as the space allows.

SATELLITE DISHES, RECEIVERS, AND ANTENNAS

1. A "dish" antenna is permitted with ARC approval on a Unit (as defined in the CC&Rs Section 7.5), subject to the following conditions:
 - a. Dish is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite dish service, or to receive or transmit fixed wireless signals via satellite.
 - b. Wires must be painted to match the exterior of the structure.
 - c. Antennas may be mounted on "masts" to reach the height needed to receive or transmit an acceptable quality signal. Masts higher than 12 feet above the roofline may be subject to local permitting requirements for safety purposes.
2. No Owner or Invitee may be permitted to construct and/or use and operate his own external radio and/or television transmission, satellite dishes or other similar electronic receiving or broadcasting devices on any portion of the Association Property or any portion of the Lot without the prior written consent of the Board or its delegated committee, and the government agency.

SATELLITE DISHES, RECEIVERS, AND ANTENNAS (CONT'D)

3. No satellite dishes, receivers, or antennas shall be installed on any Common Element.
4. If an Owner desires to install a dish/antenna on a Perimeter Wall, Owner must verify that Perimeter Walls are not considered a Common Element by the Association. If not designated as such, Owner is permitted to install as provided above.
5. If an Owner desires to install a dish/antenna on a Common Wall between two Units, Owner must obtain approval for installation from adjacent Owner who shares ownership and maintenance of the wall.

MISCELLANEOUS ITEMS

1. Only one 18 inch by 24 inch "for sale" or "for rent" sign is allowed in the front yard or window.
2. Only one political sign no larger than 24 inch by 36 inch is allowed in the front yard or window. Must be removed within 24 hours of election.
3. No other signs will be allowed without the prior written consent of the Architectural Committee.
4. Realtors cannot publish the community gate code. They must contact management to obtain a gate code other than the general code. It is the responsibility of the owner to make sure they are compliant.
5. One "for sale" or "for rent" sign is permitted in the Common Elements with approval of the Architectural Committee. The Association may immediately remove any unapproved sign placed in the Common Elements without notice to the owner.
6. Only furniture manufactured for outdoor use may be placed where it is visible to common elements or neighboring properties.
7. Any and all exterior changes must be submitted to and approved by the ARC prior to commencement of work.
8. Holiday decorations must be removed promptly from the property after each holiday.
9. Peace disturbances are a police matter and the affected resident is responsible for calling the police and registering a complaint.
10. Noisy or smoky vehicles, large power equipment and large power tools, off-road motor vehicles or items which may unreasonably interfere with television or radio reception of any owner in the Project and objects which create or emit loud noises or noxious odors, shall not be located, used or placed on any portion of the Property or on any public street abutting or visible from the Property, or exposed to the view of other Owners without the prior written approval of the Architectural Committee.
11. Loud noise (radios, stereos, musical instruments, party activities, car horns, etc.) are restricted at all times to a level that is not disturbing to other residents.
12. No action or condition may exist that is in violation of any local, county, state, or federal law or ordinance.
13. All complaints must be submitted in writing to the Association. An owner submitting a complaint must sign the complaint. Complaints that are not signed or are submitted anonymously will not be acted upon.
14. Community garage sales will be at the discretion of the Association. Sales will be scheduled on weekends and access hours will be limited.
15. Individual garage sales are not allowed.
16. No owner/resident may disturb or dictate work to any contractor of the Association. Complaints or concerns must be put in writing and forwarded to the Association's management company.

MISCELLANEOUS ITEMS (CONT'D)

17. All portable basketball hoops and/or temporary sporting apparatus must be removed from common area view when not in use.
18. No clotheslines shall be placed, nor shall any clothes be hung in any manner whatsoever, on any Unit in a location, including, but not limited to, the garage door, visible from any street within the Project or Common Elements.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITIONS, AND/OR AMENDMENTS.