

RULES AND REGULATIONS

Highgate at Providence Homeowners Association

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A. INTRODUCTION:

These rules have been established to serve as comfortable guidelines for enjoying the Highgate at Providence Homeowners Association without infringing upon the rights and common benefits of all owners.

In maintaining the quality of community, observing and enforcing these rules and regulations is the responsibility of each owner, resident, tenant, and guest.

The rule and regulations are issued by the Board of Directors as authorized by the Declaration of Restrictions (CC&Rs). All owners have been given copies of the Bylaws and the CC&Rs of the Homeowners Association. Owners are urged to read these documents carefully since they set forth, in complete and detailed form, the rights, duties, and obligations of each owner.

Although these Rules and Regulations support the CC&Rs, they do not cover the entire document. Please read these rules carefully and be sure your family, guests, and tenants understand the rules fully. If there are any questions, or if you do not have copies of the Association's documents, please contact your property management company.

B. ANIMALS:

1. The Board can prohibit the keeping of any animal that constitutes, in the reasonable opinion of the Board, a nuisance to any other owners.
2. Any litter deposited by pets on lawns, sidewalks, paths, or other common areas must be removed immediately by the owner of the animal.
3. Residents are responsible and liable for any personal injury or property damage caused by their pets.
4. No household may keep more than two (2) ordinary pets.
5. All pets must be kept within an enclosure, an enclosed yard, or on a leash held by an individual capable of controlling the animal at all times.
6. No animals of any kind shall be raised, bred, or kept for any commercial purpose on any lot. Livestock, poultry, or farm animals are strictly prohibited.
7. Residents who are disturbed by an owner's pet are urged to first contact their neighbor. If this effort does not resolve the issue, file a written complaint with the Association and/or contact the Animal Control Department.

C. COMMON AREAS:

1. Each owner is liable to the Association for any damage to the common area landscaping or equipment that is sustained by the negligence or misconduct of the owner, the owner's family, tenants, or guests.
2. Residents can help with the overall maintenance of the common areas by reporting any problems to the property management company.
3. The asphalt in the community must be protected from any type of "Roll-Off" (dumpsters/moving PODs etc.) equipment by putting a protective surface (plywood is preferred) under the equipment for the duration of its use in the Community.

D. GARAGE SALES:

1. Garage sales are only permitted when Providence Master Association holds theirs. Homeowners must notify management 72 hours prior to open the gates during sale hours.

E. CONSTRUCTION/MAINTENANCE HOURS:

1. Construction/Maintenance on any lot is limited to the hours of 7:00 AM to 6:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturday. Construction/Maintenance is prohibited on Federal holidays and Sundays.

F. NOISE CONTROL:

1. Residents are asked to be considerate of those living near to them and to keep noise levels as low as possible. Nothing that disrupts the tranquility of Highgate or interferes with the quiet enjoyment of other residents shall be permitted.

G. SECURITY AND REALTY SIGNS:

1. A maximum of one (1) security sign is permitted in the front yard.
2. Security signs may not exceed 8"x 8" and placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level.
3. Two (2) additional 4"x 4" security decals may be attached to the windows of the house.
4. One (1) temporary realty sign advertising a home for sale may be located on the front yard of the property that is for sale.

5. Realty signs must be professional quality and weather resistant material.
6. Realty signs may not exceed 18" x 24". "Sold" signs may not be displayed for more than thirty (30) days after the sale of the home.

H. TIME SHARING, RENTAL REQUIREMENTS, AND COMMERCIAL USE:

1. No time-sharing of units is allowed.
2. All owners must provide their tenants with a copy of the Rules and Regulations.
3. All tenants must comply with the Rules and Regulations, Bylaws, Architectural Guidelines, and CC&Rs. Owners are responsible for their tenants and guests.
4. No unit shall be used for any other purpose than single family or residential.

I. TRASH REGULATIONS:

1. Residents are responsible for picking up their trash if it is spilled, blown, or otherwise deposited onto a common area, and disposing of it in a property container or receptacle.
2. No trash or debris is to be left in any area that is visible to others from walkways, decks, patios, common areas, or streets.
3. Trash containers must be covered and kept in a sanitary condition. When not in use, containers must be stored out of public view, in the garage or behind the gate.
4. Trash containers may be placed by the curb for pickup 12 hours before pickup and must be removed from the curb and stored out of sight no later than 12 hours after pickup.
5. The asphalt in the community must be protected from any type of "Roll-Off" (dumpsters/moving PODs etc.) equipment by putting a protective surface (plywood is preferred) under the equipment for the duration of it's use in the Community.

J. VEHICLE AND PARKING REGULATIONS:

1. Remember that there are children at play and that this is a residential area. Observe posted speed limits.
2. Garages must be maintained to house at least the number of authorized vehicles for which it was originally constructed.
3. Parking on driveways and streets is only permitted for excess

operational vehicles. Inoperable vehicles may not be stored in driveway or street, they must be stored out of sight.

4. Parking on front yard landscape/rockscape areas is prohibited.
5. No boat, camper, recreational vehicle, trailer, van, or motor vehicle of any type other than a standard automobile may be stored or parked on any lot other than in the garage, except temporarily for the purpose of loading and unloading.
6. No vehicle or other equipment may be dismantled, repaired, or serviced on any lot except in the garage. Leaks from vehicles in the street and on driveways must be cleaned up within twenty –four (24) hours.
7. The asphalt in the community must be protected from any type of “Roll-Off” (dumpsters/moving PODs etc.) equipment by putting a protective surface (plywood is preferred) under the equipment for the duration of it’s use in the Community.
8. Any vehicle which represents itself as commercial vehicle either with business style wrap, business information and lettering, vehicles with ladders or ladder racks, lifts, any vehicle of a commercial or business use, cargo vans etc. to be determined by the Board is not permitted to be parked within the community either in the driveway or in front of a home. Exceptions to this rule include: medical or first responders, commercial vehicles entering the community to perform a service or delivery, vehicles that can cover their logos with magnets or vehicles that can be parked entirely within the garage.

K. YARD AND LANDSCAPE REQUIREMENTS:

1. Landscaping must be kept neatly trimmed, properly cultivated, and continuously maintained.
2. Each owner is responsible for maintaining the slope banks located on their lots in a manner that will not damage or interfere with established slope ratios, or create erosion or sliding problems. An exception applies to those slope lands maintained by the Community Association.
3. All garden and maintenance equipment shall be stored out of sight of neighboring Lots and Dwellings when not in use.

L. PORTABLE BASKETBALL HOOPS AND OTHER TEMPORARY APPARATUS:

1. The portable hoop and net/apparatus must be maintained in good condition and shall not become an eyesore.
2. When not in daily use, the hoop/apparatus must be stored out of sight.
3. Hoops/apparatus may not be used in such a manner that infringes

upon neighboring lots or damages their landscaping or property. Owners using portable hoops/temporary apparatus assume the sole responsibility for any damage such use causes to the property of others or the Association.

4. Owners who use portable basketball hoop/temporary apparatus shall not permit their use to create a nuisance. Hours of use must be reasonable and confined to the hours between 9:00 AM to Dusk.
5. Should the Board of Directors determine that use of portable basketball hoop/temporary apparatus is creating a nuisance or is not in compliance with these rules, it may prohibit the continued use of the hoop/apparatus, fine the owner, or take such action as the Board deems appropriate and necessary.

M. HOLIDAY DECORATIONS:

1. The acceptable time frame for winter holiday decorations is November 15th until January 15th. All other holiday decorations must be displayed no more than ten (10) days prior to the day of the holiday and must be removed within five (5) days after the holiday. All decorations must be installed and removed accordingly.
2. All holiday lighting must have "UL" or comparable rating. Outdoor lights must be designed for outdoor use.
3. Lights and other decorations should be displayed around window areas or along railings, and must be installed with removable tape or plastic clips that will not damage the mounting surface.
4. Do not place holiday decorations on any HOA Common Area tree, plant, shrub, and/or bush. Owners are reminded of their responsibilities for any damages that may result from placing any items/decorations on any perimeter wall or fence shared with the Association.
5. Residents must make every effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other residents. Any disturbance caused by lighting or other decorations must be immediately rectified.
6. Residents must make every effort to avoid damage to Common Areas, including holes (however small), tape marks, abrasions, paint removal, etc. In an effort to avoid costly repairs that must be paid for by the Association, the Board will inspect holiday decorations both at the time they are installed, as well as after they are removed. Owners will be held strictly responsible for any damage resulting from holiday decorations.