

KHALEDI VILLAS TOWNHOMES RULES AND REGULATIONS

These property rules are adopted for the benefit of the owners and tenants in the townhome project known as “Khaledi Villas Townhomes”. They are intended to contribute to preserving the clean and attractive environment and to ensure the peaceful enjoyment of the Khaledi Villas Townhomes. They are also intended to protect and enhance the value of the owner’s property in the project. They are not designed to unduly restrict or burden the use of the property. All residents of Khaledi Villas Townhomes and their guests are expected to abide by these rules, which are meant to supplement the provisions of the Declaration and By-laws.

1. **ADDITION TO EXTERIOR OF BUILDING.** Changes affecting the appearance of the exterior of the building, such as entry walkway patio flooring and tiling, decorations, awnings, television and radio antennas, signs, sun shades, fans, or other changes are to be made only by the consent of the Board of Directors of the Association. No exterior alterations are allowed to be made including landscaping. Solar screens are not allowed. Holiday decorations cannot stay up for more than 15 days after the holiday. Exterior walkway lights are allowed provided that they are neatly placed and will be required to be maintained accordingly. No advertisement signs other than “for rent” or “for sale” signs are allowed to be placed within the community or along the common grounds. One small political sign may only be neatly placed on front yard 30 days before an election and must be removed 7 days after an election.
2. **PARKING SPACES.** Vehicles must be stored within the garage or on the driveway not surpassing the end of your driveway. Garages may not be used as storage or enclosed as added living space. Garages must be used solely for the parking of operable vehicles, no exceptions. No resident or guest may park on the community streets. Visitor parking spaces by the park are available on a first come first serve basis and must be moved within a 3 hour time limit. Recreational vehicles (RV’s) ATVs, trailers, boats, anything hauled by a trailer or abandoned/ wrecked vehicles, commercial vehicles and non-operating vehicles are not to be stored on the premises and must be stored within your garage and screened from public view. No parking on fire lanes or by fire hydrants. Vehicles will be reported with the fire departments and illegal parking will be towed without notice at the owner’s expense. Under no circumstance should any vehicle block a driveway. Homeowners have the right to tow any vehicle blocking their driveway at vehicle owner’s expense without any previous notice. If a unit is leased, Owner cedes all townhomes privileges.
3. **SPORTS ACTIVITIES** No basketball courts/ goals or basketball playing will be permitted within the community. Any sport activities that include the use of a ball must be played within the park area. No organized sports are allowed.
4. **HANGING OF CLOTHES, ETC.** No clothes, linens or other materials shall be hung or shaken from balcony rails, windows, places on window sills, or otherwise left or placed in such way as to be exposed to public view. Outdoor clothesline or other outdoor clothes drying or airing facilities are not permitted.
5. **NOISE.** Owners, guests, and renters will be expected to reduce noise levels after 10:00P.M from Sunday thru Thursday and 12:00A.M. on Fridays and Saturdays, so that neighbors are not disturbed. At no time are musical instruments, radios or television sets to be so loud as to become a nuisance.
6. **MAINTENANCE OF LIMITED COMMON AREA.** Owners will be responsible to keep entrance in a clean and sanitary condition. This includes front and back of your unit. Trash bags are not allowed to be left outside of the unit under no circumstance. These must be placed within your trash bins. All personal items must be stored within your unit including but not limited to shoes, mops, buckets, children’s toys, etc. Outdoor hanging chimes are not allowed. Objects allowed on front entry patio include no more than two planters/ garden lanterns provided they are neatly placed and plants are sufficiently maintained with a healthy appearance. All dead plants will be required to be removed and/or replaced. No other gardening

décor and or religious decorations will be allowed to be placed on the front patio walkways. Front island landscape must remain uniformed with the rest of the community. Irrigation must be maintained without interruption between tenancies to adequately water and keep the sod healthy regardless of the unit being vacant. Fines will be implemented for landscaping not being adequately maintained. Access to the backyards must be given to the gardeners so that they can maintain the cutting of the grass. Irrigation and fence maintenance is the responsibility of each unit owner. Any backyard palapas/ cabañas or outdoor kitchen/ fire place plans must first be submitted and approved by the board before construction.

7. **LITTERING, TRASH AND GARBAGE.** There will be no littering. Paper, cans, bottles, cigarette butts, foods and other trash are to be deposited only in appropriate trash containers, and under no circumstances are such items to be dropped or left on the grounds or other common area. Please make sure trash is neatly disposed of within your bins and that doors are securely closed to eliminate rodents and wild animals from accessing the community. Trash bins may only be placed on the sidewalks on days of trash pick-up. Trash bins must be maintained and routinely cleaned as to not produce bad odors and be neatly stored in front of the garage door as to not obstruct or encroach on the neighbor's property.
8. **OUTDOORS EQUIPMENT.** Barbeques, bicycles, sporting goods, toys, baby carriages, other personal articles & equipment must be kept off the common areas and must remain screened from public view.
9. **MAINTENANCE OF COMMON AREAS.** Only contractors approved by the Board shall perform improvements, maintenance and landscaping of the common areas. The association will not reimburse any monies spent by a homeowner.
10. **KHALEDI VILLAS PARK RULES.** There shall be no use of the common areas which injures or scars the common area or the planting thereon, increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to other owners in their enjoyment of the same. Parties are not allowed. The park area is for use by residents and their guests only. Adult resident supervision is required. This is an unsupervised play area so please use at your own risk. Pets must be leashed and waste cleaned up. No littering. No alcoholic beverages or illegal drugs. No horseplay or fighting. No smoking or vaping. No glass containers. No loud music. Khaledi Villas HOA will not be held liable or responsible for accidents.
11. **OUTSIDE ACTIVITIES.** In accordance with the National Fire Protection Association (NFPA) fire code, open-flame cooking devices such as charcoal and propane grills must be used and stored at least 10 feet away from any building. Organized sports activities, picnicking, and open fires are strictly prohibited in all common areas. Charcoal grills may be used in backyard patios only if placed in a protected metal barbecue container, properly guarded at all times, and positioned at a safe distance in compliance with city fire codes (10 ft. from building). Grilling near buildings is strictly prohibited by insurance regulations, and barbecue pits must never be left unattended.
12. **MODIFYING LANDSCAPING.** Under no circumstance may the front yard landscaping be altered or modified to change the appearance/ materials or flower species than those approved by the board. Any plants or other modifications to the front yard will be removed by the property management after notifying the owner giving 7 days to restore to its original layout at the owner's expense. Owners **will not** be permitted to plant trees and/or evergreens on any common area. Planting of trees and/or evergreens in limited common elements must be approved by the Board. This includes the backyard areas.
13. **HOUSEHOLD PETS.** Household pets will be allowed, pursuant to the Declaration, and only with the consent of the Board. No more than 3 per unit will be allowed as per the declaration. If pets create noise, are allowed to run without supervision in any common area, or in any way create a disturbance or unpleasantness, the Board will be forced to withdraw its consent in which case the pet must be removed. Pets are to be kept fenced in or on a leash when in the general common area. Pets must be kept inside while the gardener and/ or contractors give any maintenance. Each owner will hold the Board harmless against loss or liability for any actions of his or her pets within the community.

14. **FECAL MATTER.** All pet owners must dispose of their pet's fecal matter accordingly. This includes feces in all common areas, i.e., limited or general common (backyard) areas. Violators will be fined **\$100.00 per occurrence** without exceptions.
15. **SPEED LIMIT.** The speed limit for all vehicles within the community is **5 MPH**.
16. **OFFENSIVE ACTIVITIES.** No offensive activities shall be carried on the premises, nor shall anything be done or placed within the community which may be a nuisance, create unpleasant odors or cause unreasonable embarrassment, disturbance or annoyance to other unit owners or the general public.
17. **CHILDREN AND GUESTS.** Owners shall be held responsible for the actions of their children and guests. If occupancy by guests creates a nuisance to other owners, the Board shall have the right to require that the offensive guest leave.
18. **TENANCIES.** Pursuant to the declaration, no short term rentals are allowed. A minimum of a 6 month lease is required. Owners shall be held responsible for the actions of their tenants. If occupancy by tenants creates a nuisance to other owners, the Board shall have the right to force the unit owner to evict the offensive tenant.
19. **ACTION IN VIOLATION OF LAW, ETC.** There shall be no use of or activity in any unit or common area, which shall be in violation of any governmental law, ordinance, rule or regulation.
20. **CONSENT REVOCABLE.** Any consent or approval of the Board or Manager given under these rules can be revocable at any time.
21. **COMPLAINTS.** Complaints of violations of these rules should be made in writing to management. If the Board feels that the complaint is justified, it will take whatever action it deems necessary pursuant to the declaration and by-laws.
22. **AMENDMENT.** The Board may revise these property rules as conditions warrant, provided that a revised copy is sent to each owner advising of the changes.
23. **DELEGATION OF POWER.** The Board, in its discretion, may delegate its powers and duties with respect to the granting of consents, approvals and permissions under these rules, to the managing agent, if any of Khaledi Villas Townhomes.
24. **FINES.** A one time notice (**Warning**) will be mailed to the homeowner upon violation of any of these rules mentioned above. Violators may include homeowner and their guests and/or tenants. If the violation persists, a fine of **Fifty Dollars (\$50.00)** will be assessed to the homeowner's account per day/ per violation. The fine for recurring violations will double each time a specific violation is repeated with a maximum fine of \$1,000.