

Tregaron Ridge Owners Association

Rules and Regulations

January 15, 2018

Single Family Residential Use

- Units shall be used exclusively for residential purposes and for occupancy by a single family or by no more than three (3) unrelated persons. (Sec 6.01 a)

Animals

- Dogs, cats or other usual household pets may be kept. Owners and Residents shall be fully liable for any injury or damage to person or property caused by their pet. (Sec 6.01 d)
- Any pet causing or creating a nuisance or unreasonable disturbance or noise, shall be permanently removed from the Property within ten (10) days after written notice from the Board to do so. (Sec 6.01 d)
- Pets must be leashed at any time they are outside of any Unit, and must be under the direct control of an Owner or Resident. (B)
- All pet waste must be disposed of properly, and must not be left in Common Areas or Limited Common Areas. Owners and Residents will be liable for the cost of pet waste clean-up services as contracted by the Association. (B)

Use of Property

- Owners and Residents are prohibited from using any property outside of their respective Units, except as expressly allowed by the Board of Directors, Declaration or By-Laws. (Declaration 17.b.ii)
- No industry, trade, or other commercial or religious activity, educational or otherwise, designed for profit, altruism or otherwise, shall be conducted, practiced or permitted on the Property. (Sec 6.01 f)
- No signs shall be placed in any Common Area or Limited Common Area without prior written consent of the Board with two exceptions. (Sec 6.01 g)
 1. Two "for sale" or "for rent" signs are allowed per unit provided that each sign is limited to the size of common realty signs of 2' X 3' and may not be displayed higher than 3 ft off of the ground. Signs must be removed within one week of an accepted sales/rental agreement. One temporary directional sign may be displayed up to 48 hours prior to an open house; it must be removed immediately following the open house.
 2. Two temporary 'garage sale' signs are allowed provided that they are not posted more than 24 hrs prior to the sale and are immediately removed after the completion of the sale. One sign may be placed near the unit conducting the sale and another on 25th Street.
- No planting of trees, landscape or gardening in any Common Area or Limited Common Area is allowed without prior written consent of the Board except that potted plants are allowed provided that the pot is no more than 16 inches wide and the plant is no taller than 3 ft (as measured from the top of the pot). (Sec 6.01 i)
- No signs, attachments or other things shall be affixed to the exterior walls or roofs or any other parts of the building without consent of the Board. OPPD is allowed to install a device near an owner's heat pump, if that owner chooses to participate in a voluntary demand management program. Satellite dishes no larger than 24 inches in diameter are approved by the Board, so long as they do not serve as a nuisance to other Owners or

Residents. Satellite dishes may not be installed on roofs or any areas of vinyl siding or brick. (Sec 6.01 t)

- Trees within the Common Areas are not for the personal use of any Owner or Resident. Trees cannot be climbed or have anything attached to their branches. (B)
- The use or storage of grills on any deck is prohibited. Grills may only be used on a ground floor concrete patio or driveway at a proper distance from the building to prevent damage. (B)

Pool Rules

- Children less than 16 years must be accompanied by an adult Resident. (B)
- The swimming pool may be used only by Residents and up to six (6) guests who must be accompanied by an adult Resident. (B)
- Duplication of swimming pool keys is strictly prohibited. (B)
- Residents and their guests must lock the pool gate after entering. The gates should remain closed and locked at all times, including while the pool is in use. (B)
- Due to the shared nature of the facility, large floating devices or games that prevent other Residents from enjoying the pool are prohibited. (B)
- All swimming pool users are responsible for maintaining the cleanliness of the area at all times. (B)
- Violators of the above pool rules may be asked to leave. Termination of pool use for the Resident, their family and guests may result. (B)

Vehicles

- No vehicle repairs shall be allowed on the property, except emergency repairs or minimal repairs to allow the vehicle to be removed from the property. (Sec 6.01 j)
- No vehicle shall be parked or stored on blocks. (Sec 6.01 j)
- No vehicle shall be parked so as to obstruct or block roadways or driveways. (Sec 6.01 j)

Unsightly Appearances

- Equipment, garbage cans and storage areas shall be kept in a manner so as to conceal them from view of any Unit, Common Area or Limited Common Area, unless authorized by the Board. (Sec 6.01 m)

Leasing

- A Unit Owner may lease his or her entire Unit (but not less than the entire Unit), at any time, provided that (Sec 6.01 p):
 - No Unit may be leased for transient or hotel purposes or for an initial term of less than (12) consecutive months;
 - No Unit may be leased or subleased without a written lease or sublease;
 - The rights of any lessee of a Unit shall be subject to and bound by the covenants, conditions and restriction set forth in the Declaration, By-Laws and Rules and Regulations.

Nuisances and Offensive Activity

- Any public or private nuisance is forbidden. (Sec 6.01 s)
- Any excessive vibration, noise, sound or disturbance that is objectionable is forbidden. (Sec 6.01 r)