

VILLA AVANTI HOMEOWNERS ASSOCIATION



RULES AND REGULATIONS

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The following are rules and regulations and selected provisions of the Declaration that have been prepared in simplified language (“user friendly” CC&Rs). These rules and regulations are not meant to stifle creativity nor individuals’ rights, but, rather, should be viewed as a tool for protecting the property values of all homeowners, preserving each individual’s right to peace and the quiet enjoyment of their environment, and promoting a happy and safe neighborhood for the majority. This publication presents an abbreviated version of some of the most common restrictions and is not meant to encompass all of them. Please refer to the Declaration for the complete sections in their entirety.

Property ownership includes the responsibility of the maintenance of all structures and grounds, which are a part of your property. This includes, but is not limited to, items such as landscape maintenance, removal of trash, and structural maintenance. Maintenance of the home affects the visual character and economic values of the property and neighborhood. In order to maintain the character and integrity of the community as well as preserve the value of the homes situated therein, it is necessary to enact and enforce the following Rules and Regulations (hereinafter R&Rs) through the Board of Directors and/or the Architectural Control Committee (hereinafter referred to as the ACC).

These rules and regulations may be changed from time to time by the Board of Directors. The use of restrictions that pertain to The Villa Avanti Association hereinafter referred to as “Association” and are covered in the Declaration may be amended through a vote of the membership.

It is the responsibility of all owners to inform their tenants and guests of the governing documents of the Association including these R&Rs. Homeowners are responsible for the actions of their tenants or guests.

ANTENNAE/SATELLITE DISHES:

If a homeowner wishes to install a reception device, the homeowner must complete an Architectural Approval Application. Owners are encouraged to install a reception device in the least obtrusive location, which does not interfere with the reception, preferably so that the device is not visible from the street such as backside of roof or home. Satellite dish cables and conduits must be painted the same color as the home. No Owner, resident or lessee shall install an antenna (except a video antenna smaller than 1 meter) on the exterior of any structures.

DECORATIONS:

Yard art, décor, lawn ornaments are defined as items that are man-made or some natural items not in native settings as opposed to landscape materials such as rock, living plants, shrubs, trees, and flowers.

This policy includes items placed in front and side yards, sidewalks, driveways and mounted on gates, walls, and housing structures.

Yard art should be consistent with the aesthetics of the neighborhood. The object should complement homes rather than outshine them and colors should mainly be neutral. A limited number of decorative items should be used. In most cases, six (6) items will be the maximum.

An application for approval must be submitted to and reviewed by the ACC prior to the installation or erection of any oversized, exterior decorative objects, natural or man-made.

Oversized decorative objects are defined as any object which includes but is not limited to such items as sculptures, fountains, oversized pottery, freestanding poles of any type. Oversized decorative objects will be considered based on their size, color, scale, location, compatibility and environmental design qualities and their visual impact of adjoining lots.

Among the items that should be excluded are anything highly personalized, valuable, and potentially offensive.

DECORATIVE ART ON A HOME AND LAWN:

Decorative art should be neutral in color and may be limited in number so as not to dominate the appearance of the home.

The Association's Board reserves the right to require removal of decorative items in front yards based on size, color, location, number of items and/or any other criteria. The Association's Board shall make its determination on a case-by-case basis.

Because decorative items are not permanent in nature they are not grandfathered in if in place prior to December 2023. (Or whenever it's approved)

FLAGS:

- Flags may only be constructed of the following materials: nylon, polyester, cotton, or similar materials. Flags constructed of lights, paint, balloons, or other materials are prohibited.
- Flags may not be flown upside down.
- Flags may not be displayed in such a manner as to permit them to be easily torn, soiled, or damaged in any way.
- Only two (2) flags, whether American or otherwise, may be flown per household.
- American flags may not exceed in size 3'x5'. All other flags may not exceed 2'x3'.
- Any flags displayed including decorative or American flags must always be in good condition and may not be tattered, worn, or faded.
- Flags displayed on the exterior of the house must be displayed on a pole.
- Flags, whether American or otherwise, may not be displayed for advertising purposes.
- Lighting of a flag is allowed; however, lighting should be directional and shall not be so bright as to incumber neighbors.

LAWN AND EXTERIOR HOME DECORATIONS:

Decorative items on the home, the front or side yards are permissible without submitting an Architectural Approval Application under the following guidelines.

The following applies only to front and front side yards, including front courtyards and does not apply to backyards. Anything not specifically listed will be determined by the ACC for approval.

- A maximum of 6 flowerpots is allowed in the front and side yards.
- Flowerpots must contain live plants.
- Flowerpots cannot be obtrusive in size.
- Wall mounted pots must be submitted for approval.
- Hose pots are acceptable provided they conform to the requirements in this section.
- Pots must be maintained in good condition; deteriorating or sun-bleached pots are not permitted.
- Plastic nursery pots are not permitted.
- Artificial silk or dried plants are not permitted.

Exterior wall hanging works of art will be permitted without submitting an Architectural Approval Application providing the following conditions are met:

- Wall hanging artwork must be neutral in theme and color and consistent with the aesthetic of the community.
- A maximum of three (3) items, whether hung as a single group or hung separately, shall cover no more than a combined surface of 48" x 48" or be 48" in diameter.
- Approved materials for works of art are metals, ceramic, or wood.
- All artworks must be maintained in good condition. Deteriorating or sun bleach items are not permitted.

Windssocks, wind chimes, whirly gigs and other types of wind activated devices are prohibited in the front and open side yards.

Miscellaneous yard décor/ornamental items will be permitted without submitting an Architectural Approval Application providing the following conditions are met.

- A maximum of six (6) individual decor items are allowed, not counting patio furniture, flowerpots and or hanging wall art.
- The maximum height for the decor items is 36 inches.
- Items must be maintained in good condition. Deteriorating or sun-bleached items are not permitted.
- Metal decorations must be coated, painted or rust patina finished. No bare metal permitted.
- Items are not permitted to be placed on exterior ledges of the home or along the top of the courtyard walls.
- Artifacts are not permitted. "Artifacts" are considered as living things that have died and been used for decoration purposes, including dead plant material such as driftwood, cholla cactus, skeletons as well as cow-skulls, tortoise shells, seashells, etc.
- Decorative Items are not permitted to be hung on tree trunks or from tree branches except during seasonal holidays.
- Concrete cinder blocks are not permitted.
- Repurposed painted wood construction material pallets are not permitted.
- No front yard decorative edging whether plastic or metal of any style is allowed, except for neutral landscape edging.
- Yard décor/ornamental outdoor items in the front yard which are not addressed by other sections of the guidelines require approval by the ACC.

Decorative items that don't comply with this policy may be placed in the backyards. Please note that large items and potentially offensive items will be subject to enforcement under the R&R's, if they are visible to the neighbors or the community in general.

GARAGES AND GARAGE DOORS:

Garages must be enclosed with an operable sectional rollup door. Carports are not permitted. Changes to the garage door must be compatible with the design and the color of the home and must have the approval of the ACC.

- No Newspaper, frosted glass, foil, reflective glass is allowed on glass windows. If any of the window grilles are broken, they must be repaired, replaced or all grilles removed.
- Garage storage cannot be visible from garage windows.
- Garage windows must aesthetically match.
- No magnetic decorative hardware is allowed.
- Garage door wraps are not allowed.
- For appearance and general aesthetic reasons, garage doors must be kept closed at all times, except as necessary for doing yard work and ingress/egress.

GARAGE SALES:

All garage or yard sale signs must be removed within 24 hours from when the sign was posted.

GENERAL EXTERIOR LIGHTING GUIDELINES:

The purpose of the following is to provide clarity regarding requirements and specifications for the installation and use of exterior lighting by homeowners. Most commonly, exterior lighting will be used for esthetic purposes to accent homes and landscaping.

Additionally, many homeowners will want to use seasonal/holiday and special event lighting which will only be in use for a specified time frame. These guidelines are intended to limit the impact of exterior lighting on adjacent properties and maintain uniformity within the greater Villa Avanti community while reasonably accommodating the property rights of homeowners.

- Outdoor lighting or any other extraordinary lighting, may not cause a nuisance or shine in such a manner as to disturb any neighbors. It is the responsibility of the property owner, to whom the lighting belongs, to provide shielding to eliminate any nuisance.
- Exterior landscape lighting must be in accordance with neighbor consideration and not create a nuisance or light pollution situation.
- Lighting must not shine directly on adjacent homes.
- All colored, blinking, flickering, dancing type lighting is prohibited, except for those used for holiday displays.
- Foundation lighting must be up-lighted directionally and limited to 100 watts brightness at minimum intervals of no less than 6ft.
- Soffit/Eave lighting must be down-lighted directionally, not be visible from the street, be limited to 7 watts (incandescent scale) at minimum intervals of 3 feet.
- No string lighting shall be allowed in front of the home and should not be visible from the street.

HOLIDAY LIGHTING AND DECORATIONS:

Winter Holiday Season lighting/décor for all observances will run from October 1st through January 15th. All seasonal/holiday lighting must be completely removed by January 15th of each year. All other national holiday observances décor can be displayed up to 15 days prior to the holiday and must be removed 7 days after the holiday.

HOME ADDRESS SIGN:

One (1) home address sign, identifying a lot by number is required on the front of the home and visible from the street. It must be consistent with the community wide standard and not dominate the appearance of the home.

One (1) home address sign identifying a lot by number on the curbing is optional and will be permitted under the following criteria:

- Plain block lettering black on white. Size shall be 18" L x 7" H.

Any additional address sign requires ACC approval. The ACC may require the removal of any sign that it determines is inconsistent with the community wide standard with respect to color, content, materials, and location.

HOME SECURITY CAMERA SYSTEMS:

Home security systems mounted on the structures exterior can include but not limited to cameras, video recording and sound recording systems. The systems shall record only the visual area within the owner's property. The system should not be obtrusive and blend in with the exterior of the home.

LEASE/RENTAL AGREEMENT:

- Each owner has the right to lease their Lot, provided that all such leases must be in writing. The lease is subject in all respects to the provisions of the CC&R's and the R&Rs covered herein.
- No owner may lease his or her Lot for hotel or transient purposes. For purposes of these R&Rs, and the CC&Rs, "hotel or transient purposes" shall be defined as any lease term of less than thirty (30) days.
- The owner shall have the responsibility to acquaint their tenants and guests with the current R&Rs and CC&Rs of the Association and provide the tenant with a copy of all the documents.
- The owner is deemed responsible for the actions of respective tenants and guests; all violations of the restrictions, and/or damages to the common area related to/or incurred by tenants and guests, shall be the responsibility of the Owner to cure.
- For the purpose of these R&Rs, a tenant shall be defined as anyone in possession of an owner's residence in exchange for any sort of consideration, or at the sufferance of the owners.
- No Lot may ever be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storage, vending, or other such nonresidential purposes.

MAILBOXES:

- All mailboxes, including locking mailboxes, shall be black or white and shall be of the standard design with the red flag only. The post material, color, and the dimensions, including height, may not be revised. Homeowners are responsible for keeping their mailbox and the post thereof in good repair, including repainting as necessary. Should a particular post require maintenance, all property owners that share the respective post are responsible for repairs and maintenance.
- Mailbox dimensions shall conform to the basic rural mailbox of 19" D X 9 ¾" H x 6 ¾" W
- Locking mailbox size shall not exceed 22.25" D x 11" H x 10 ¾" W.
- The Post shall be painted white and be made of wood or steel construction, as of the date of this document.
- Mailbox height must be 41"-45" from the surface of the road or point of entry. Mailbox must be 6" to 8" back from the curb.

NOISE:

Everyone is encouraged to respect the rights of homeowners to live in a peaceful and quiet environment. For reasons of community respect, please lower noise volume and keep it to a minimum during the hours of 10:00 p.m. to 7:00 a.m.

OFFENSIVE CONDITIONS:

All equipment, trash containers, storage piles, exterior clotheslines, wiring, and water softeners, etc. need to be screened or concealed from public view. In addition, all cables and wiring must be attached to the home.

PARKING AND VEHICLE REGULATIONS:

Except for maintenance vehicles or equipment, all motor vehicles shall be operated only upon paved roads within Association. No off-road riding shall be permitted. The applicable Public Agency shall be allowed to impose and enforce all provisions of the applicable California Vehicle Code sections or local ordinances on any streets contained within the Property.

PER THE CC&R: No trucks, vans, campers, boats, recreational vehicles, trailers, motor homes, or similar vehicles shall be parked or placed temporarily or otherwise on any Lot, other than in an enclosed garage.

The following vehicles are Authorized Vehicles: standard passenger vehicles, including without limitation automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles, and pick-up trucks having a manufacturer's rating or payload capacity of one (1) ton or less. Authorized Vehicles may be parked in any

portion of the Properties intended for parking of motorized vehicles, subject to the Restrictions. All vehicles must have current registration.

The following vehicles are Prohibited Vehicles: recreational vehicles (e.g., motor homes, travel trailers, camper vans, boats, ATV, dirt bikes, jet skis etc.), commercial-type vehicles (e.g., stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, limousines, etc.), buses or vans designed to accommodate more than ten (10) people, vehicles having more than two (2) axles, trailers, inoperable vehicles or parts of vehicles, aircraft, other similar vehicles or any vehicle or vehicular equipment deemed a nuisance by the Board. Prohibited vehicles may not be parked, stored or kept on any public street within, adjacent to or visible from the properties or on any other Association property parking area.

No repair, maintenance or restoration of any vehicles may be conducted on the properties except within an enclosed garage when the garage door is closed, provided that such activity is not undertaken as a business, and provided that such activity may be prohibited entirely by the Board if the Board determines that it constitutes a nuisance.

On the day of street sweeping, the streets should be clear of vehicles or any other items, e.g. garbage cans, which would interfere with a thorough sweeping of the street. No one is allowed to park motor vehicles on any sidewalk, front yards, or green belt area.

PATIO FURNITURE & UMBRELLAS:

A reasonable amount of patio furniture may be placed on the front porch and or in the walled front courtyard area. Patio furniture must be in keeping with community standards as determined by the ACC.

Walled courtyard areas are defined as: Enclosure of the front portion of the residence to create a private/semi-private walled area.

Patio furniture and umbrellas placed in the walled front courtyard, front porch or patio area must meet the following guidelines.

- Umbrella/patio furniture colors must closely match or softly blend with the existing color scheme of the home.
- Umbrellas patio furniture must be of simple design without figures, designs, verbiage etc.
- An umbrella size and shape must be appropriate for the area in which is being placed.
- No excessive number of umbrellas allowed.
- All patio furniture and umbrellas must be maintained in good condition.
- Except for the umbrella and a covered swing, no other canvas /material is permitted in the front yard for shade.
- Resin patio furniture will not be permitted.

PETS:

No animals, fowl, reptiles, poultry, fish or insects of any kind shall be raised, bred or kept on any lot, or common area within the properties, for any commercial purpose, nor in unreasonable quantities, nor in violation of any applicable local ordinances or any other provision of the restrictions. A reasonable number of birds, fish, dogs, cats, or other customary household pets may be kept on a lot. No farm animals may be kept in the Association.

Animals belonging to owners, occupants or their licensees, tenants or invitees within the properties must be either kept within an enclosure or on a leash or other restraint being held by a person capable of controlling the animal.

Please show respect for other homeowners by not permitting your pet to disturb the peace (for example, barking) or, otherwise, be a public nuisance. Prevent your pet from soiling the common area, and, if any mess is left by your pet, either in the common area or anywhere within the boundaries of the community, you are expected to promptly clean

it up. Excessive dog barking or other animal noise will be deemed a nuisance. Any violation regarding animals must be submitted, in writing, to the Board.

Structures for the housing or confinement of any animal or bird, including kennels, dog runs, carriers, and doghouses, shall not be visible from a neighboring property.

PORTABLE SPORTS APPARATUS:

All portable sports apparatus items, e.g., hockey nets, basketball hoops, skateboards, skates, balls, roller blades, etc., must be picked up and removed from the streets and sidewalks upon completion of usage. Storage of all items must be contained within the resident's garage or behind the resident's fence and not visible from the street.

The owner of the portable sports apparatus item(s) being utilized or left unattended, is solely responsible for damage or injury caused to, by or as a result of neglect, to any individual or person(s), while within the community.

SIGNS:

- Acceptable signage is restricted to real estate or security signs. A maximum of one sign shall be permitted in the front yard. Additional signs may be approved upon written request to the Association. Signs shall be freestanding and not attached to the house or the garage. No signs are allowed which can be seen outside any home except for a security sign (12"x12" maximum) and/ or single "FOR SALE/RENT" sign.
- "FOR RENT" sign of customary and reasonable dimensions – not to exceed 18"x 30" on a post, not exceed 2"x 3" in diameter, and not higher than three feet from the ground – and of a professional quality on weather resistant material. "SOLD" signs may not be displayed for more than 30 days after the sale of the lot.

STORAGE PODS:

One (1) POD per residential lot for a maximum of seven days. PODs can be placed on driveways, side, or rear yards, but not in front yards. They cannot block sidewalks or public right of way. PODs used longer than 15 days need approval from the Board prior to expiration of the time limitations.

TRASH RECEPTACLES:

- Trash receptacles and other refuse must be located behind a fence or in the garage, except when put out for collection. Trash receptacles may not be put out until the day before trash pickup and must be removed no later than the day of/after pickup. Trash receptacles cannot be visible when being stored.
- Large, discarded items such as old furniture, mattresses, etc., will not be picked up by the disposal company. Disposal of these types of items should be made at a junkyard or disposal facility, and at the cost and expense of individual owners. No hazardous materials are allowed within the community.
- Dumpsters used longer than 15 days need approval from the Board prior to expiration of the time limitations.
- Items left for "free" pickups on curbs are not permitted.

WINDOWS AND WINDOW TREATMENTS:

- Blinds, rolled shutters or sunshades are not permitted on the exterior of the front windows.
- Reflective materials may not be used to create a mirrored effect from the exterior of the home.
- Materials such as sheets, paper, foil or any other materials that are not manufactured as window covering are not permitted.
- All exposed window coverings from the inside installations must be neutral in color. (e.g. white, cream or beige).
- Air conditioning units extending from windows are not permitted.

GENERAL REGULATIONS, COMMON AREA-Tot Lot/Park

These rules and regulations have been developed to promote a safe environment for all residents. Your cooperation is requested and appreciated. Failure to observe these regulations can result in fines or loss of privileges.

1. All persons using these facilities do so at their own risk. The Association does not provide supervision for any activities within the common area.
2. Use of the recreational common area is restricted to members, residents, and their guests. All homeowners are responsible for any damage caused to the common area by their guests and tenants, or by the tenant's guests. Homeowners are responsible for the actions of their guests/tenants.
3. No pets or animals are allowed in the tot lot area. Pets are allowed in the park; however, owners are responsible for picking up after their pets and keeping them on a leash.
4. No glass is allowed in the tot lot or park area.
5. Radios must be used with earphones to avoid disturbing others.
6. Alcoholic beverages are not permitted in the common area (tot lot or park) except by permission of the Board.
7. There is no smoking allowed in the common areas.