

ROSEVILLE GREENS HOMEOWNERS ASSOCIATION

Rules and Regulations – ADOPTED: May 25th, 2023

The following is a list of the Rules & Regulations ("Rules") for the Roseville Greens Homeowners Association ("Association"). You, as a property owner, are responsible for following these Rules & Regulations and making sure any residents you may have renting your property now or in the future have a copy of these Rules & Regulations and adhere to them.

The objective of the Board of Directors ("Board") is not to make money for the Association resulting from violations of the Association's governing documents (CC&Rs, Rules), but instead to enforce the Rules & Regulations so that all residents of Roseville Greens will have a peaceful and harmonious place to live. The Board appreciates your efforts in following the attached Rules & Regulations and hopes that you and/or your tenants will enjoy living in the Roseville Greens Community ("Community").

1. OFFENSIVE CONDUCT

- a. Considerate and polite behavior, with respect to noise levels, includes both limiting noise production and tolerance of reasonable behavior in others. Residents must avoid producing excessive noise from loud voices, stereos, musical instruments, slamming doors, running, or jumping on the stairs, barking dogs and other such noises that may disturb other residents.
- b. Music, etc. must not be heard outside the individual units. Windows and doors must be kept closed when necessary to contain noise levels.
- c. Alcoholic beverages shall not be consumed in the common areas and/or parking areas. Occupants are required to inform their guests of these Rules and are responsible for the behavior of their guests.
- d. Noise must be strictly limited between 10:00 p.m. to 8:00 a.m. During these quiet hours, residents must avoid engaging in activities that may disturb others.
- e. From 8:00 a.m. to 10:00 p.m. noise production is regulated by the City of Roseville Noise Regulations (Roseville Municipal Code 9.24.150).

Owners/Residents will be held responsible for any disturbance or damages caused by them or their guests invited or uninvited and their tenants. It is necessary that all residents of the Roseville Greens work in close relation with the Roseville Police Department in an effort to help prevent and eliminate crime and drug activities in the Roseville Greens Community.

**THE 24-HOUR NUMBER TO CALL THE POLICE IS (916) 774-5000
TO REPORT A CRIME IN PROGRESS DIAL 911**

2. ANNUAL RESIDENT INFORMATION

- a. All Owners must annually complete and return their Household Profile Form to management. This must be returned by February 1 of each year, and then updated within thirty (30) days of a change in any information listed on the form, including vehicles, contact information, or residents. In the event a form is not returned, the Association is permitted by law to presume the information on the form from the prior year remains accurate and correct. In the event the Association learns that information on the form is not accurate, such as if a resident has a different vehicle than listed on the form, the Owner shall be subject to being fined for failing to comply with this section.

3. MOTOR VEHICLES

- a. Residents shall park their vehicles in designated parking places only.
- b. No parking on the grass or on the edge of the grass at any time, including moving items in or out of a unit. Parking pads are for residents and guests only and not to be used for permanent or long-term parking. Long term parking is a maximum of seven (7) "consecutive" days without the vehicle being moved.
- c. Alleyway parking is prohibited unless in an area marked and designated for parking.
- d. No recreational vehicles, including but not limited to camping trailers, campers, boats, jet skis, snowmobiles,

ATVs, UTVs, or large trucks may be parked or stored anywhere within the Community.

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e. No repairs to vehicles shall be made in the Community, including in the carports, garages, driveways, or roads. Car parts and tools shall not be kept in the common area or in an area that is visible from the common area. f. Motorcycles or other motor-propelled vehicles shall not be stored on balconies or other non-parking areas. g. Vehicles shall not be placed on jacks or blocks or left in an inoperative or abandoned condition. h. Deposits from oil leaks or any other fluid shall be removed from the driveways, carports, and garages. i. No commercial vehicles of any nature shall be parked or stored in any carport, driveway or in the alleyways within the Roseville Greens Community. A commercial vehicle is defined as:

- Displays the name of a business or other commercial enterprise or employer anywhere on the vehicle, (except on its license plate holder, or as a decal on a windshield or window, and except for the passenger vehicles with government designations such as a city inspector, police, fire, etc.).
- Has a chassis with a capacity of three-quarters (3/4) ton or larger, such as a flatbed truck, tow trucks, tractor – trailer rigs, etc.
- Carries equipment, tools, materials, related to a business which are visible from outside the vehicle such as ladders, pool supplies, plumbing, construction, landscape, tools and materials, etc.
- Work trailers not attached to a vehicle.

j. No vehicle shall be left in a driveway or garage/carport inoperable or unregistered. These vehicles will be tagged for towing and towed at the owner of the vehicles expense.

k. Any Owner wanting to install an electric vehicle charging stations, and such must complete and sign the appropriate agreement prior to any installation, as well as apply for and receive approval from the Board.

4. ANIMALS

- a. The CC&Rs stipulate one (1) animal per unit. The maximum weight limit of the animal shall not exceed thirty (30) pounds.
- b. No household pets shall be chained or otherwise tethered anywhere outside the unit or inside the garage/carports.
- c. Pet owners shall be responsible for the prompt and sanitary disposal of pet wastes from the Community (Roseville Municipal Code Chapter 7.14).
- d. Pet owners shall not allow their pets to bark, howl, or otherwise disturb any resident.
- e. Pet owners shall be strictly liable for damages caused by their pet to persons or property. f. The Board reserves the right to prohibit the keeping and/or maintaining of any animal within the Community that constitutes a nuisance to any resident.
- g. The City of Roseville leash law is in effect within the Community. Licensing and vaccination requirements apply. Dogs are not allowed to run loose in the Community (Roseville Municipal Code Chapter 7.12.010). h. If any animal is found unsupervised or roaming in the Community, Animal Control will be called to remove the animal from the Community at the owner's expense.
- i. Dogs listed on the ten (10) most dangerous dog breeds list are prohibited from residing and/or visiting the Community. The following is a list of dog breeds **NOT** allowed in the Community: Pit-Bull, Rottweiler, Husky Mixed, German Shepherd, Alaskan Malamute, Doberman Pinscher, Chow Chow, Great Dane, Boxer, Akita; a mixed breed of any combinations of the above dogs.

Regardless of the restrictions listed above, assistance animals (service and companion) will be permitted with written Board approval in accordance with California and federal fair housing laws. A form to request such an animal can be obtained from management.

5. BARBECUES

- a. Barbeques and other outdoor cooking devices must be electric or propane, not charcoal or wood pursuant to insurance requirements.
- b. Due to fire hazards, barbecues must be placed on a metal or fireproof pad, twice the size of the barbecue.
- c. Barbecues must be placed a safe distance from the building when in use.

- d. Barbecues must be continuously tended to when in use and until all flames or heat spots are extinguished.

6. GARAGE/CARPORTS

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- a. Garages/carports must be kept clean and orderly at all times.
- b. Garages/carports are a shared “exclusive use common area”. They are for parking only and are not to be used for storing unused furniture, appliances, equipment, or vehicles not in running condition, etc. Storage cabinets within are for storage of personal items.
- c. Garage doors shall be kept in a close position except when the door must be opened to permit ingress and egress and/or for ventilation for persons working in the garage area. Repair and maintenance of garage doors and garage door openers shall be the shared responsibility of the two homeowners who share the garage.
- d. Any owner wanting to install a garage door must submit the appropriate paperwork request for the Board to review and approve, prior to installation. All forms must be detailed and include items such as materials, dimensions, color, etc. Board approval is required prior to the installation of garage doors.

7. LAUNDRY ROOMS

- a. Laundry rooms shall be kept clean at all times.
- b. After using:
 - Wipe off washing machine and dryer;
 - Empty lint filter of the dryer and place lint in the trash container;
 - Turn off lights and keep laundry room door closed and locked when not in use.
- c. No smoking in the laundry rooms.
- d. Paperwork or personal items shall not be placed or stored on top of the water heaters.
- e. Only residents of each unit are allowed to use the laundry room in their building.
- f. Hours of use: 7:00 a.m. to 10:00 p.m.
- g. If the laundry washing machine or dryer is in need of repair, please call the phone number listed on the machine or report the problem following the instructions as shown on the poster in the laundry room. h. Personal washers or dryers are not permitted in residences.

8. TRASH DISPOSAL

- a. The trash is collected once a week. Each unit has one (1) container assigned by the City of Roseville to be placed at the edge of the driveway. Containers shall be placed at the curb no sooner than the day before pickup and shall be pulled back from the curb no later than the morning following pickup. Garbage cans are stored either in the middle of the driveway by the laundry room door or off to the side in the designated storage area of garage/carport. Each unit shall have no more than one trash container (four (4) containers per building).
- b. Containers shall not hinder vehicles or impede traffic.
- c. It is the resident’s responsibility to ensure their container does not become a nuisance.
- d. Only items placed INSIDE the container will be picked up. Any trash that does not fit into the container must be disposed of at the Owner’s expense. Leaving litter, trash, or unwanted furniture, etc. in the common area is not permitted and will result in a fine plus any cost to remove the item(s) from the Community.
- e. Raw and spoiled food causes containers to smell and attracts maggots, bugs, or other creatures. Trash should be bagged and/or wrapped before placing in containers.
- f. Place trash in your container only. All containers are marked to identify the assigned residence.

9. LANDSCAPING

The planting of flowers, trees, shrubs, and/or the removal of any existing landscaping shall not occur without the prior written approval of the Board. Reports from the landscaping contractor of willful landscape destruction or alterations will be considered a formal complaint and special individual assessment will be applied. Upon written request from an Owner, permission may be granted by the Board for individual planting at the Owner’s expense. Any approved landscaping will be maintained by the Owner. Owners will be notified if the individual landscaping is not maintained properly and be granted two (2) weeks to correct the issue. If not maintained properly, the

Owner will lose control of the landscaped area.

- a. Landscaping is not to be removed and will be maintained by the Association's landscaper. Owners shall contact management if landscaping/plants are dead.
- b. No ivy or climbing plants permitted.

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- c. Prior to the placement of any planter boxes in the common area including the front or sides of the units, Owners must complete a request form for Board review and approval prior to performing any work. All forms must be detailed and include items such as materials, dimensions, color, etc. Board approval is required prior to the placement of these boxes.
- d. Up to ten (10) properly planted flowerpots are allowed on the outside of the unit. This includes the deck of #4. A drip dish must be placed under plants. Dead or untended plants are not permitted.

10. SIGNAGE

The Association follows California Civil Code sections 4705 and 4710 regarding displaying signs, flying flags, banners, and such.

- a. No owner shall post "for rent" signs or "for sale" signs in the common areas. Such signs shall only be displayed from the inside of the unit's window.
- b. Noncommercial signs, posters, flags, or banners may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the window, door, balcony, or outside wall of the separate interest. Noncommercial signs may be up to nine (9) square feet, and flags/banners may be up to fifteen (15) square feet. Garage doors are not the outside wall of a separate interest, so signs may not be displayed on garage doors.

11. WINDOWS/DOORS

- a. All windows and doors are required to have screens. Screens shall be kept in good repair and replaced when needed.
- b. Windows shall be covered by drapes, blinds, and/or shades and cannot be painted or covered by foil, cardboard, blankets, or other such coverings. All window coverings must be kept in good condition. c. Any owner wanting to install new windows or doors must submit a request for Board approval prior to installation. All forms must be detailed and include items such as materials, dimensions, color, etc. Board approval is required prior to the installation or alteration of windows or doors.

12. BUSINESS ACTIVITIES

- a. No unit may be utilized in any way, directly or indirectly for any business that entails commercial traffic, manufacturing, mercantile, storing and/or vending and such. Any business activity must be approved by the Board.
- b. No part of the common area may be used for private yard sales or private garage sales unless approved by the Board.

13. ANTENNAS, SATELLITE DISHES, ALTERATIONS, AND SUCH

- a. No alterations are allowed to the building exteriors without the prior approval of the Board. b. Antenna and/or satellite dish requests must be submitted for Board approval prior to installation. The dish may not be larger than 39 inches and must be installed per the Board's approved requirements in a manner acceptable to the Association. Any loss or damage caused to the unit by the installation of such will be reimbursed by the Owner.
- c. Owners are responsible for the removal of any unused antennas, satellite dishes, wiring, and such running to the equipment upon termination of service. If the unused equipment and/or wiring is not removed, the Association may remove the items and assess the Owner.
- d. Clothes lines are not permitted outside of a Unit.

14. INTERIOR/EXTERIOR ALTERATIONS

a. No Owner shall undertake any work on the interior of the unit that will impair the structural soundness of the Owner's unit or unreasonably affect the Association or other Owners, including washers, dryers, any plumbing, or other similar work.

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b. Any Owner wanting to install new security doors on their unit must complete the appropriate agreement, and request and receive Board approval prior to any installation. All forms must be detailed and include items such as materials, dimensions, color, etc. Board approval is required prior to the installation or alteration of security doors.

c. No Owner shall undertake any improvements or alteration of any kind to the exterior of a unit, or any internal modification of any unit involving any roof, bearing wall or other structural component thereof, unless specifications showing the nature, color, kind, shape, height, materials, and location of the same shall have been submitted and approved in writing by the Board. A properly submitted request form with required attachments must be completed for this purpose. If the Board fails to act on the application within forty-five (45) days, the plans are deemed approved.

d. The Board shall have the authority to approve or deny variances submitted by homeowners. All requests for variances shall be submitted in writing.

e. Owners must not place mesh on the #4 railings until completing the above-described form and obtaining approval.

Application/request forms must be completed and submitted for Board approval prior to any work being performed. Forms may be obtained from management. A \$250.00 fine will be assessed to any Owner who violates Section 5.01 and/or 5.02 of the Associations CC&Rs.

15. FACILITIES MAINTENANCE

a. No Owner shall cause damage to the exteriors of the units in doing maintenance on their own unit. b. The Association is responsible for the maintenance of the exterior of the buildings, laundry rooms (excluding the washers and dryers), jointly used utility lines, garages/carports (excluding any doors and door openers), and landscaping.

c. Owners are responsible for keeping their units in a clean and attractive condition, maintaining air conditioning and heating systems, doors, windows, window screens, screen doors, storage areas, and maintaining or replacing any portion of the Owner's unit that has been damaged by the presence of wood destroying pests or organisms.

d. Owners are responsible for any utility lines that service their specific unit, which are located within the inside perimeter of the exterior bearing walls of said unit.

e. Using the Association utilities in excess is prohibited.

f. No electrical cords shall be connected to or run from the resident's unit and/or garage to the exterior common area power, without the prior written consent of the Board.

g. If Owners do not do the necessary maintenance and repairs, the Association shall do the necessary work and assess the Owner.

16. COMMON AREAS

a. No Owner, resident, or guest shall do anything to cause damage to the common area.

b. No bicycles, tricycles or other types of wheeled object shall be stored, chained, or tethered to any part of the common area including the railings, grass, walkways, or the stairs, or the support post for the stairs or the railing of the #4 deck. Those items shall be stored in the garage/carports or inside the units.

c. No Owners/residents shall use the planter beds next to the side windows of the #1 unit for a seating area or storage area.

d. No personal storage is permitted outside the unit, except:

- A barbecue;

- Appropriate outdoor furniture that does not hinder foot traffic;
 - No more than ten (10) properly planted flowerpots (as stated under the landscaping section).
- e. No wind chimes, plants or decorative art may hang from the building.
- f. No slip and slides may be used in the common area.
- g. No kiddie/wading pools of any kind may be used in the common area.
- h. Garden hoses shall be contained on an appropriate hose reel. They shall not be left on the ground to prevent tripping hazards and detract from the aesthetics of the Community.

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- i. Roll up type blinds are permitted to be hung from the soffits over the #4 balconies. All such blinds must be maintained in good repair by the unit Owner. If any damage occurs from the installation of these blinds, the Owner is responsible for the repairs, or the Association may perform such repairs at the Owner's expense. j. Owners are responsible for maintaining their side of the carport/garage.
- k. No flammable materials may be stored anywhere within the Community.
- l. No ropes, swings, hammocks, and such, of any kind shall be hung or attached to any tree or building. No freestanding swings, hammocks, trampolines, etc. may be used within the Community.
- m. Holiday decorations including lights are permitted on the exterior of the buildings within the following guidelines:
- Decorations, lights, and such shall not be displayed until 30 days prior to the holiday and must be removed no later than twenty-one (21) days following the holiday;
 - All lights shall be non-blinking and laser lights are not allowed.

17. RESIDENTIAL USE

The use of your Unit is hereby restricted to residential use only; however, Owners are permitted to lease or rent their Unit for a minimum term of **thirty (30)** days (see CC&Rs, Section 2.03 for further details). The requirement for a **thirty (30)-day** minimum lease term shall not apply to Owners who took title to their Units prior to the date the CC&Rs were amended regarding this issue. All Owners who take title after the date the CC&Rs were amended shall be subject to the thirty (30)-day minimum. **A completed household profile form for all Units shall be submitted to management when there is a change in occupancy of a Unit.**

18. NOTICES AND FINES

If the Board finds that there is a violation of the Association's governing documents (CC&Rs, Rules) the subject Owner in violation of the Rule or Regulation shall be fined as follows:

COURTESY NOTICE: Warning with a specific time to comply

FIRST VIOLATION: **Up to \$125.00 Fine**

SECOND VIOLATION: **Up to \$250.00 Fine**

THIRD AND FURTHER VIOLATIONS: **Up to \$500.00 Fine**

In addition to fines, there may be "**Special Individual Assessments**" reimbursable to the Association for any cost the Association incurs gaining compliance. Those costs may include, but are not limited to: attorney fees, hiring contractors to perform work, hauling away debris, repair, and maintenance to property, etc.

All complaints shall be submitted in writing to **Landmark Limited, 1731 E. Roseville Pkwy., Suite 100, Roseville, CA 95661** or by email to **management@landmarklimited.net**.

