

The Neighborhood Association of Pondside, Inc.

The following are Rules and/or Regulations established by the Board of Directors governing the Common Grounds and Clubhouse, including fines and related actions by the HOA Board.

GENERAL:

Association living requires cooperation of all residents. It is important that each owner / resident familiarize himself / herself with the CCRs and these Rules and Regulations (Rules) to ensure all residents of The Neighborhood Association of Pondside, Inc., a.k.a. Villas of Sun Valley enjoy the quality of life planned for this community. These Rules are established in accordance with our CCRs. When adopted, these Rules become a working component of the CCRs.

The purpose of the Rules is to complement to CCRs and to be consistent with the intent of the Declaration to preserve, maintain, and enhance the integrity of the HOA, property values, and design of the community. As provided for in the CCRs, it is the responsibility of the HOA, thru its Board of Directors, to administer and enforce these Rules. These Rules may be amended as the needs and desires of the community change. The Board welcomes comments or suggestions from members regarding the Rules. Consideration will be given to any written proposal to modify or amend any portion of the Rules.

Please keep this copy of the Rules with your other HOA documents and please become familiar with the Rules and the CCRs, where some items are more specifically defined.

MANAGEMENT COMPANY

The HOA employs a professional management company to advise the Board in carrying out its duties. Monthly HOA dues are collected and deposited in the HOA account by the management company and the HOA bills are paid out of this same account.

A primary responsibility of the management company is to monitor the community for CCRs, ACC Guidelines and Rules violations. When a violation is found, the management company will notify the member and continue with the process of notifications and penalties until resolution of the violation is achieved.

Also, the management company will receive and process owner and resident requests with respect to the HOA maintenance of common areas as well as written complaints about the actions of the HOA Board, Association officers, or another homeowner.

Policy Resolution #1 – This resolution documents the violation process and related fines. Policy Resolution #1 can be found on the HOA tab of the Villas website. Every homeowner and tenant should have copies of the CCRs, Architectural Guidelines and Rules and Regulations and should be aware that unauthorized deviations from these governing documents will subject the homeowner to enforcement action as outlined in Policy Resolution #1.

NEIGHBORHOOD NUISANCES [CCR Section 7.17]

Only domestic animals kept as household pets are permitted. No more than three (3) household pets are allowed on any lot except for newborn offspring of the household pets that are under nine (9) months of age and fish in an aquarium or birds in cages. No pet may be used for commercial purposes. (3.C.1)

Animals belonging to owners or guests must be kept within an enclosure or on a leash held by a person capable of controlling the animal. Pets shall not be allowed to roam the neighborhood. (3.C.2)

Pet droppings are not allowed to remain in yards or the common area. The owner is responsible for immediately picking up after their pets. (3.C.3)

The Neighborhood Association of Pondside, Inc.

The use of any gas or electric motorized vehicles is strictly prohibited on all neighborhood common areas, including grass areas, sidewalks, and walking paths throughout the community. This includes 3 or 4 wheeled vehicles, motorcycles, dirt bikes, golf carts and related items. Exceptions are made for mobility scooters and electric wheelchairs. Any violation to this rule could result in fines and suspension of voting rights. Damages to any common area or injuries caused due to the use of described vehicles will be the responsibility of the at fault party.

No noxious or offensive trade or activity shall be carried on or upon any lot or common area, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. (3.C.4)

No substance, thing or material shall be kept upon any lot or common area that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace and quiet of the occupants of surrounding properties. (3.C.5)

MAINTENANCE AND REPAIR OBLIGATIONS [CCR Section 7.19]

Each owner must keep his/her lot neat and orderly and in good repair. (3.F.1)

No trash, rubbish, stored materials, or similar unsightly items are allowed to remain on any lot outside an enclosed structure except when temporarily placed in closed, sanitary containers for trash collection. (3.F.2)

Homes, particularly those with north walls exposed to low levels of sunlight, must be kept free of mildew and mold, including awnings, which must be maintained in good order. Pressure washing is recommended on a 12 to 18-month frequency. (3.F.3)


VEHICLE PARKING [CCR Section 7.15 and Section 7.19]

Vehicles such as trailer, mobile home, recreational vehicle, camper, or boat may be parked upon a lot for no more than 24 hours. Exceptions may be made for guests on short visits. All vehicles must have current license plates affixed and all vehicles must be parked in the garage or on the concrete driveway. Vehicles may not be parked on any part of the lawn.

The Town of Indian Trail has an ordinance that forbids a vehicle from blocking the sidewalk. (3.G)

LEASING [CCR Section 7.24]

Up to 10 percent (10%) of the community's homes may be leased at any one time. A leasing permit must be signed between the homeowner and the HOA Board prior to renting / leasing your home. Details of the HOA's leasing policy is contained in CCR Section 7.24; which was added when the CCRs were amended in January 2011 and September 2022 to include a waiting period of at least twelve (12) consecutive months of ownership prior to renting.

DocuSigned by:

7A6A87D64A824FE...

8/8/2023

Signature of HOA President and Date