

**RULES AND REGULATIONS  
FOR  
LAS PALMAS TOWNHOMES**

- (a) Lots shall be used only for residential purposes; there shall be no business or commercial use of any Lot. Specifically, the Common Area shall never be developed for business or commercial uses.
- (b) No Lot shall be occupied at the same time by more than one (1) family, its servants and guests. A "Family" shall be defined herein as that collective body of persons living together including a married couple, parent(s), children, and immediate blood relatives.
- (c) No nuisance shall be allowed to exist upon the Property, Lots, or Common Areas, nor shall any use or practice be allowed that is the source of annoyance to other residence or which interferes with the peaceful possession and proper use of the Properties by its residents.
- (d) No immoral, improper, offensive or unlawful use shall be made of the Properties, Common Area, not any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction, shall be observed.
- (e) Lot Owner(s) of unit shall be solely liable for any and all property damage done by said Lot Owner(s), their tenants, and/or their guests to any Lot or Common Areas.
- (f) Children are not allowed to walk, play, or go onto any Lots without the express permission from the subject Lot Owner(s). Parents and/or legal guardians are liable for their children.
- (g) At no time are pets permitted on the Common Areas or any improvements that may be located on the Lots or Common Areas, except as provided herein. No pets shall be allowed in public areas without being on a secured leash. An electronic leash is not a substitute for a secured leash. All Lot Owners or others walking pets must pick up, and properly dispose of, animal waste. Any violation of the rules governing the right to maintain pets may result in a revocation of the right to keep the pets.
- (h) The terms of any lease or other rights relating to each Lot or Building shall be for a term of not less than thirty (30) days. Prior to the beginning of any lease of a Lot, the respective Lot Owner shall provide the Association with a complete list of all tenant's names, tenant contact information, and vehicle registration information. A tenant of any Lot Owner shall have the same right to use the recreational facilities as the owner of said Lot; and said tenant shall abide and be bound by the same restrictions, covenants, conditions, rules and regulations, as said Lot Owner.
- (i) No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of any Lot or Common Area; provided, however, the right is specifically reserved to place "For Sale" or "For Rent" signs in connection with any Lots in any first Mortgagee which may become the owner of a Lot, and in the Association as to any Lots which it may own.
- (j) All drying or hanging, for any purpose, of clothes, towels or other unsightly objects by line, rack or otherwise, which is visible outside the Lot, shall be prohibited.
- (k) No exterior antennas or aeriels of any type shall be erected, except as provided elsewhere in this Declaration or the Association's Articles of Incorporation, By-Laws, or other rules and regulations, and in a manner consistent with the following:
  - 1) All antennas or ariels including, but not limited to, satellite dishes, shall be one (1) meter in diameter or less;
  - 2) No antennas or ariels including, but not limited to, satellite dishes, shall be located in building entrances, doorways, or overhead walkways;
  - 3) No antennas or ariels including, but not limited to, satellite dishes, shall be installed anywhere that will cause structural damage to any building, roof or siding;

- 4) No antennas or ariels including, but not limited to, satellite dishes, shall be installed on or in any common area or common roof area;
- 5) No antennas or ariels including, but not limited to, satellite dishes, shall be installed at a height of greater than six (6) feet; and
- 6) All antennas or ariels including, but not limited to, satellite dishes, shall be located only in the rear of any Lot and shall not be visible from Tyler Circle N.

Nothing herein shall be construed to delay the use, increase the cost of service, or interfere with the signal quality of any antennas or ariels including, but not limited to, satellite dishes.

- (l) No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided for same, so that each Lot and Common Area shall at all times remain in a clean and sanitary condition. Trash shall not overflow or be placed outside of trash receptacles. Lids on trash receptacles shall be kept closed at all times. Trash receptacles shall be maintained inside the garage or in front of garage door at all times, except that trash receptacles may be placed at the curb on trash pick-up days.
- (m) Only properly licensed and legally registered vehicles may be brought onto, or remain upon, the Property, Lots, or Common Area. Each vehicle shall be registered with the Association and shall be issued a Numbered Parking Sticker that is to be displayed in the lower driver's side of the vehicle's windshield. Each vehicle must be parked upon or within each Lot Owner's respective driveway or garages. Street parking is first come, first serve and shall only occur within designated parking spaces. Any violation of this rule shall subject the vehicle to towing at its owner's expense.
- (n) Parking of vehicles upon the Property, Lots, or Common Area shall be limited to passenger automobiles, passenger station wagons, vans, trucks under a one (1) ton weight, and motorcycles. All other vehicles, trailers and other objects and matters not specifically authorized herein, including recreational vehicles, trailers and boats, shall not be permitted in said parking spaces unless the Association gives its prior written consent. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pickup, delivery and other commercial services, as may be necessary to effectuate deliveries to the Lots, Common Areas, the Association, Lot Owners and residents. Any violation of this rule shall subject the vehicle to towing at its owner's expense.
- (o) No reflective film or other type of window treatment shall be placed or installed on the inside or outside of any Lot without prior written consent of the Architectural Control Committee.
- (p) Any drapes, curtains, blinds, shades or other window coverings of any type or kind placed or installed in any and all exterior windows of any Lot shall have a white/neutral color surface or drape lining facing outside. It is the intent of the Association to maintain uniformity in the exterior window appearance of all Lots and Buildings. In addition, no window or wall air-conditioning units shall be installed in any portion of the building, including any garage, unless the Association consents to same in writing.
- (q) All repairs to any plumbing or to electrical wiring within a Lot shall be made by plumbers or electricians authorized to do such work by proper governmental authorities.
- (r) No mechanical work may be done on any car, truck or other vehicle on any Lot or the Common Area.
- (s) No changes to the exterior of any Lot or Building may be made without the written consent of the Architectural Control Committee, as it is the intention of the Association to maintain a uniformity of appearance in the Lots and Buildings.
- (t) No fencing of any type may be erected or installed on any Lot or Common Area without prior written authorization from the Association. All approved fences shall be white vinyl, be no more than six (6) feet in height, and have a minimum of 5-foot openings on both sides of the fence.

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- (u) No grills or furniture may be maintained on the Common Area or the front portion of any Lot including, but not limited to, the front porch area.
- (v) No basketball hoop may be maintained on the Common Area or on any Lot at any time.
- (w) No fireworks of any kind shall be permitted on the Lots or Common Areas.
- (x) A Lot Owner shall be responsible for all violations of these Rules and Regulations by lessees of his Lot and said Lot Owner shall be subject to such fines or penalties as the Association imposes for each violation.