

Indian Hills  
Homeowners Association  
Rules & Regulations

The Rules and Regulations of Indian Hills are designed to detail and supplement CC&Rs.

I. COMMON AREAS

A. General Rules

1. Malicious and/or damaged acts to the common area fixtures, property and/or landscaping will not be tolerated and will be prosecuted to the fullest extent of criminal code, and will in addition result in association assessments.
2. Noise should be kept at a level that is not disturbing to residents at all times. Noise problems can be reported by any residents to the Sheriff's Department for correction.
3. Absolutely no riding of bicycles, skateboards, etc., allowed on the common sidewalks and landscaping.

II. TRAFFIC AND PARKING

- A. No parking will be allowed in any area other than marked parking spaces. Visitors may park in unassigned, marked spaces or on the street.
- B. The speed limit is 15 mph on private streets.
- C. Parking of commercial vehicles (other than temporary services/delivery) is prohibited.
- D. Trailers, campers, water vehicles, motor homes, or other unsightly equipment are prohibited from being stored or parked, except for temporary loading and unloading.
- E. Littering the parking lot with trash, garbage or other debris shall not be allowed.
- F. Automobiles will park in one marked and defined parking place only.
- G. Double garage have been provided for each unit. No device may be constructed which prevents that full use of each garage for the amount and size of vehicles to that household.
- H. All vehicles must display a permit to park in the parking spaces within the community. A blue permit must be displayed on the rear view mirror of

the vehicle you choose to park in the common area. In addition, a yellow visitor-parking pass must be displayed on the rear view mirror of any guest vehicle parked on the property. Additional passes for special events can be obtained through Seabreeze Management Company. Any vehicle without a permit will be subject to towing without warning.

### III. TRASH RECEPTICLES

- A. No trash receptacles will be permitted in the common area except for purposed of trash pick-up. They may be put out no earlier than 6:00 p.m. the night before and must be picked up no later than 9:00 p.m. the day of trash pick-up.
- B. Trash receptacles must be stored in the garage.
- C. Trash must be contained when put out to be picked-up.

### IV. PET CONTROL

- A. All owners must comply must comply with City and/or County laws and regulations with respect to the control and health of pets.
- B. Each owner shall be absolutely liable to each and every other resident, their families and guests for any damage to persons or property by any pet brought or kept on the premises by said owner or members of his family or guests.
- C. Dogs must be controlled by leash at all times when outside individual yards or living quarters. Any litter deposits on lawns, sidewalks, or other common areas must be promptly removed by the owner of the animal involved. In order to prevent damage to the landscaping, dogs are not permitted to be tied within common areas.
- D. Cats must be confined indoors at night.
- E. Commercial breeding or maintenance of pet(s) is strictly prohibited.
- F. Owner/tenant will not allow their pet(s) to obstruct or interfere with the rights of other occupants by unnecessary barking.

### V. GUEST CONTROL

- A. Homeowners are responsible for notifying their guests/renters of the rules and regulations of the homeowners' association.
- B. Members (owners) assume full responsibility for the actions of their tenants and guests and agree to assume all financial responsibility for any damage to the common area.

VI. COMPLIANCE WITH THE RULES & REGULATIONS

- A. All reporting of CC&Rs and Rules and Regulations violations will be made in writing, during normal business hours, to the customer service representative of the Indian Hills property management company. Furnish the representative all the required information for processing the violation notice.
- B. The property management company will log the call accordingly and prepare a notice of violation to the offending homeowner/tenant. A copy of this notice will be placed in the offending homeowner's file, maintained by the management company,
- C. The Association has no practical way of assuring compliance with the Rules and Regulations other than through the assessment of penalty fines, which will be levied at the discretion of the Board of Directors.
- D. Any request for Board consideration must be submitted in writing within ten (10) days after the member is first notified of the violation.
- E. If the request for correction is not complied with within thirty (30) days, an appropriate fine will be levied against the member by the Board of Directors. In the event that Board review is not requested within the specified time, concurrence will be assumed and the matter will not be subject to subsequent Board consideration.
- F. Any and all disputes arising under there Rules and Regulations, including but not limited to their interpretations, enforcement, and imposition of penalty fines, shall be resolved by the Board. The Board shall have full, final and binding on all parties. Nothing herein, however, shall prevent the Board from taking such action as is necessary or appropriate to enforce or implement its decision
- G. Failure to comply with these rules and regulations will be result in an assessment of \$25.00.

VII. HOMEOWNERS ASSOCIATION MONTHLY DUES

The income from the Homeowner's Association monthly dues is the only means for the association to meet the obligations for maintenance of the development.

The declaration of CC&Rs provides that unpaid dues and/or fines constitute a lien against the unit involved and that this lien may be enforced by the Board through foreclosure proceedings. This provision will be implemented when

necessary for collection of any past due accounts. The cost of processing lien documents will be added to the amount owed in each case.

VIII. Architectural Violations- Homeowners are responsible to submit plans for approval of any exterior alteration, addition, or improvement. Please review your CC&Rs for Architectural Requirements and approval process. The policy for fines shall apply to any architectural violations in the same manner and process.

IX. Enforcement Policy- The Board has established the following policy for the enforcement of the CC&Rs and these Rules & Regulations.

1<sup>st</sup> Notice – A citation letter is sent to the owner with the opportunity for a hearing before the Board of Directors on the matter. Ten days response from the owner to schedule a hearing date is required to contest the violation.

2<sup>nd</sup> Notice – An assessment of \$25.00 will be levied against the homeowners account.

3<sup>rd</sup> Notice – An assessment of \$50.00 will be levied against the homeowners account.

4<sup>th</sup> Notice & Subsequent Notices – An assessment of \$100.00 will be levied against the homeowners account.

HOMEOWNERS ARE RESPONSIBLE FOR THE CONDUCT OF THEIR  
TENANTS AND GUESTS FOR ALL VIOLATIONS OF THE CC&Rs AND  
THESE RULES AND REGULATIONS.