

Le Ruisseau Homeowners Association
Rules & Regulations
Adopted 2018

The **Le Ruisseau** community is governed by covenants, restrictions, and the Bylaws drawn up for the property. The following points are meant as a clarification and summary of some of the rules and restrictions. The purpose of this documents it to protect our property values and allow **Le Ruisseau** to remain an attractive place to live. This summary is intended as a quick reference. All owners should read and refer to the recorded CC&R's.

- **DUES:** HOA assessments are due on the (1st) first day of the month for that month. Late fees of \$10 per month will be assessed on outstanding balances after 30 days. Statements will be mailed each month.
- **PARKING:** is allowed in your own driveway and garage. Visitor parking is not intended for long term or recurrent parking. Each owner or renter of a house in the HOA may use the visitor parking area, or authorize a guest to use the visitor parking area, for no more than 7 continuous days or nights, or any 7 days or nights within a 30 day period. This limit may be exceeded with the approval of the HOA president, said approval being required for each occurrence. Violation shall result in a fine as detailed below. Additionally, cars violating this rule may be booted or towed at the owner's expense.
- **VEHICLE REPAIRS:** No repairs, or maintenance such as changing oil, on automobiles, motorcycles, boats, snowmobiles, campers, or any other equipment, are permitted in the individual or visitor parking areas.
- **COMMON AREAS:** The common areas are for everyone's enjoyment. Please keep areas clean.
- **YARDS:** All external areas shall have landscaping that is kept to the standard (general décor) of the community, and shall always be neat and maintained. This includes lawns, trees, and ornamental shrubs. Exterior areas are to be free from trash, dead vegetation, refuse, and waste. All landscaped areas are to be watered and maintained. Lawn and garden areas are to be kept alive, free of weeds, and attractive. Lawns shall be mowed regularly; grass may be allowed to grow no higher than 6". Trees and shrubs shall be pruned as needed.
 - **Guidelines for Keeping Lawn and Garden Areas Alive, Free of Weeds, and Attractive:** Areas required to be landscaped are front yards, side yards, and rear yards. Missing turf should be replaced, if necessary. Shrubs and trees that have died should be replaced, or the area converted to grass. Owners wishing to convert to Water Wise Landscaping shall be submit a plan to the Architectural Control Committee for prior approval.

- **EXTERIOR ALTERATIONS:** Please be aware that no alterations are allowed on the exterior of the buildings or in the common areas. If you are considering making any alterations to your unit, you must submit a written request to the Architectural Control Committee through the Management Company for review.
- **PATIOS AND PORCHES** are to be kept free of any and all unsightly materials.
- **LEASED PROPERTY:** Landlords are responsible for their tenants adherence to the rules. Therefore, they must make sure their tenants are aware of the rules and regulations, and associated penalties, of **Le Ruisseau** HOA. Also, landlords must keep the Management Company apprised of their tenants; any changes in the occupancy should be reported to management within 30 days with a copy of the current lease for the tenant, as well as the certification that the owner and tenant have reviewed the HOA rules. For further information on tenants, see the end of this document.
- **LITTERING:** Please dispose of all refuse properly. Trash should be not placed in garbage cans. Toxic materials should be taken off-site to their proper disposal areas. Large items that do not fit in a garbage can should be hauled to the landfill or other proper disposal area. Christmas trees are not to be left outside. Newspapers, flyers, and other items delivered to you should not be allowed to collect or blow away. Posting flyers on property is restricted; before doing so, permission must be obtained from the Board of Directors.
- **ENFORCEMENT** of the Rules and Regulations shall begin with a letter addressing the issue and giving a cure period. If the violation is not resolved fines shall be levied as laid out in the CC&R's.

RESPONSIBILITY: This is your property and you must take responsibility, not only for yourself and your tenants, but also for other. If you see violations, please report them. If you see damage or needed repairs, please call the Management Company. If you have any major complaints, please submit them in writing to the Board of Directors through the Management Company. If everyone cooperates, the community will remain a great place to live.

Fines will be levied as follows:

1st offense: Written Warning

2nd offense: \$25 fine

3rd offense: \$50 fine

4th offense: \$50 per day

Properties Rented

The owner of any house that is rented shall review with the renter the rules of the Le Ruisseau Homeowners Association within 30 days of the renter’s occupancy. The owner and renter shall sign the certification that this has been done and, within the same 30 days, submit it to the HOA manager. Failure to do so shall result in a fine of \$50 for the first days, and an additional \$50 for each 30-day period thereafter.

If a renter violates a rule of the HOA, the owner of the property shall be fined as specified above. The owner may add the amount of said fine to the renter’s monthly rent.

Certification That Renter and Owner Have Reviewed HOA Rules

Date of Occupancy

Signature of Renter

Date

Signature of Owner

Date