

# MOUNTAIN HORIZON HOA

## Rules & Regulations

**Recreational Vehicles:** All recreational vehicles that are parked or stored in the Project by an Owner or Resident shall be properly licensed and maintained in good running condition. Recreational vehicles may be stored in usually closed garages. Except for purposes of maintenance or repair by the Association, no recreational vehicle shall be parked or stored on the alleyways or guest parking stalls appurtenant to the Attached Units, nor shall a recreational vehicle be parked or stored in driveways for more than three (3) nights. (9.30.2)

**Pets:** A maximum of 2 common household pets per unit may be kept and housed on the inside of units. Common household pets are limited to the following: birds, cats, dogs, fish, and rodents. One aquarium with any number of fish shall be considered as one pet. Pets may not be kept for commercial or breeding purposes. Pets must be properly registered or licensed. Pet owners are responsible for cleaning up after their pets in a timely manner.

**Nuisances:** Nuisances are anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property to the point that it interferes with the comfortable enjoyment of life or property. Nuisances include any condition or activity carried out, illegal or otherwise, that: (1) is noxious or offensive; (2) causes embarrassment, discomfort, annoyance, distress, or disturbance, particularly if law enforcement is called to restore order; (3) creates an unreasonable amount of noise or traffic, especially after 10:00 pm and before 7:00 am; or (4) results in an unreasonable level of light or sound pollution, particularly that is out of character with the rest of the Project. (9.11)

**Smoking:** Smoking is prohibited in, on, and about the Common Areas, Limited Common Areas, and all Attached Units. Smoking is permitted in Detached Units only to the extent that smoke does not drift into the Common Areas, Limited Common Areas, Attached Units, or other Detached Units. Smoking includes, but is not limited to, the burning, smoking, or otherwise using of any tobacco, marijuana, vaping, or other similar product or device of any type whatsoever. (9.13)

**Garbage:** Trash containers must not be visible from the street except on collection day. Trash containers may not be put out earlier than the day prior to collection, and must be put away no later than the end of collection day. (9.9)

**Parking:** The guest parking stalls are reserved for guests and invitees of the owners and residents. Owners and residents are not allowed to use the guest parking stalls. They are available on a first-come first-serve basis. Any car that is improperly parked on the premises may be booted and/or towed. (9.32-33)

### **Fine Schedule (as found in section 11.6 of the CC&Rs):**

**1st Offense:** Written Warning

**2nd Violation:** \$50 Fine, if the first violation is not timely resolved or if a second similar violation occurs within a year of the first violation.

**3rd Violation:** \$100 Fine, if the second violation is not timely resolved or if a third similar violation occurs within a year of the second violation.

**4th Violation:** \$150 Fine, if the third violation is not timely resolved or if a fourth or subsequent similar violation occurs within a year of the third violation.