

CHELSEA RIDGE, A HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
(CREATED JAN 2013)

FOREWORD:

The following Rules and Regulations are designed for one basic purpose: to ensure, insofar as is possible, the protection of the rights, privileges, privacy, safety, comfort, convenience, well-being and property of our individual owners, and for good housekeeping in general. They are simply an extension of our Declarations of Covenants and meant to clarify those declarations. Furthermore, these rules are meant as a codification of what is believed necessary to promote decent, courteous and considerate relation among all the Chelsea Ridge residents, whether they are owners, renter, or guests.

Before proceeding, it is important to define several words for clarification:

An owner is one who is the owner of record on a Lot situated within the Chelsea Ridge subdivision.

A unit is a building situated on a lot within Chelsea Ridge and designed and intended for use and occupancy as a residence by a single family.

A resident is one who is permanently residing in the unit, whether or not they are the owner.

A guest is one who is visiting a resident on an overnight or temporary basis.

A renter is one who rents or leases a unit from an owner.

A visitor is one who is invited or drops in for a brief social visit.

1. General. The Board of Directors of the Association or the Manager (at the direction of the Board of Directors), will be responsible for implementing and enforcing these Rules and Regulations and it is expected all owners, residents, guests and visitors will abide by these rules. The Board of Directors shall have the sole authority to interpret these Rules and Regulations and their determination will govern. The Board of Directors may, from time to time, establish fines or penalties for violations of the Rules and Regulations provided all such fines or penalties are uniformly invoked against all owners and residents

2. MAINTENANCE. An owner or resident shall maintain their unit in a good state of preservation and cleanliness at all times so neither their unit nor any other unit will be damaged by neglect. Each owner is required to keep their unit's exterior appearance in order to ensure a satisfactory state of maintenance.

A. LAWN – Lawns must be kept clean of debris and maintained to keep the appearance of a well-maintained lot. Lawn height may not be more than 1 foot in height and must be regularly edged to maintain a neat appearance. All clippings must be removed from sidewalks and driveways after trimming. Shrubbery and trees must be trimmed and maintained from time to time to maintain a pleasant appearance. Residents are required to water and treat lawns to maintain a healthy lawn free from pests. All dead foliage must be

picked up and removed for yard waste pickup. Any yard waste must be hidden from view and placed out for pickup at the first available County pickup, unless arrangements have been made for private pickup to occur. Private pickup must occur within the one week of cleanup.

- B. DRIVEWAY/SIDEWALKS - All sidewalks and driveways will be kept clear of debris and pressure washed/bleached from time to time to maintain the property's appearance.
- C. ROOFS/GUTTERS – All roofs must be cleaned from time to time to avoid mold streaking. Loose debris such as leaves, fronds and branches must be removed from roofs and gutters. Damaged roofs must be fixed within a reasonable time not to exceed one year.
- C. GARBAGE - Garbage containers may not be visible from the street, unless they are being placed at the curb for normal waste pickup by Orange County. Residents may place receptacles or yard trash at the curb no earlier than 4:30pm of the day preceding pickup unless prior arrangements are made with the provider or private hauler. Empty receptacles must be removed from the curb by 11:59pm of the day of pickup. No burning of waste is permitted on the property.
- D. PATIOS AND PORCHES - It is prohibited to hang towels, laundry, rugs, etc., from the windows, porches, trees, or from any of the portion of the property visible from any persons off the lot. Patios and porches may not be used for storage and must be cleared of debris.
- E. LIVING UNIT EXTERIORS – Residents must ensure the maintenance of the outside of all living units. Paint touchups, soffit repair, screen repair, etc., should be performed so as to keep the unit in a pleasing condition to the community. Any significant alteration and repair of the exterior of the units shall not be undertaken in any manner without prior written approval of the Architectural Review Board in accordance with the provisions of the Chelsea Ridge Declarations and By-Laws.
- F. GAME/PLAY STRUCTURES and BASKETBALL HOOPS – All permanent game/play structures and basketball hoops must be submitted and approved by ARB. Furthermore, once installed, they must be maintained in appearance through regular staining, painting, and replacement of netting, material or plastic so as to continue a pleasing appearance to the community. Temporary play units must be put away, out of sight from the street, when not in use. Workout equipment, such as weight benches, rowing machines and the like, may not be used in front of the living unit. Residents may use such equipment within a garage or in the back of the living unit not visible from the street.
- G. TEMPORARY STRUCTURES – No awnings or tents may be erected to cover trailers, boats, campers or RVs. Any other temporary structures such as an event tent or party structure must be used for a short period of time and approved by the ARB prior to use.
- H. VEHICLES – Residents may not keep inoperative cars, commercial trucks, campers, recreational vehicles, mobile homes or and other type of vehicle on or adjacent to any lot in excess of 48 hours, unless the vehicle is in an enclosed garage. Residents may not perform major repairs to their vehicles on or next to any lot. Boats may not be kept in front of a unit for more than 48 hours.

- I. **SWIMMING POOLS** – Individual swimming pools must be maintained by the resident in full working manner, so that the bottom is visible during daylight hours (once a pool cover is removed if used), and that it is free from pests (insect and animal). Residents must maintain all restraints, such as fencing, alarms, etc. as required by all applicable County and State laws.
- J. **STORAGE** - No explosives or other articles deemed hazardous shall be stored on the premises. No exterior of the unit shall be used for storage, unless it is within an ARB approved storage shed.

3. **DISTURBANCES**. All people shall avoid the excessively loud playing of musical instruments, radios, televisions, etc., and shall avoid making any noises that will disturb or annoy occupants of other units. Furthermore, all residents, guests and visitors shall comply with applicable Orange County noise ordinances.

Residents may not feed wild animals, excluding birds. Only ARB approved birdfeeders may be installed on a permanent basis.

4. **RENTALS AND GUESTS**. The following terms and conditions concern rentals and guests:

- A. All units may be leased provided a lease is submitted to the Association. As stated the Declaration of Covenants, Conditions and Restrictions, the Association shall have the right to terminate the lease and dispossess the renter for material violations by the renter of any of the provision of the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and By-Laws of the Association, and the Rules and Regulations or ARB Guidelines of the Association.
- B. All lease renewals must be submitted to Chelsea Ridge HOA.
- C. Guests must abide by the above rules and regulations, guidelines, etc.

5. **PETS**. The following rules apply to pets:

- A. Pets must be kept on a leash at all times while outside the unit or not in an enclosed area in accordance with Orange County Ordinances. Violations of leash law may result in order to remove pet from property.
- B. Residents are required to clean up all pet waste immediately and remove it from yards and curbs in accordance with the Orange County “pooper-scooper” law.
- C. An owner is fully responsible for any damage to person or property caused by his pet or a pet belonging to a renter of the owner. In the event of any damage to the Association property caused by a pet, the decision of the Board of Directors as to the amount of the damage shall be determinative and the unit owner shall be subject to assessment by the Association for the amount of the damage.

D. No pet is to be left outside without its owner present. Pets may not be tied, chained or otherwise restrained to buildings, fences, limited common areas, common areas or Association owned property.

6. GARAGE SALES. Residents may conduct two (2) garage sales from their yard per year.

7. AMENDMENT. These Rules and Regulations may be amended from time to time by a majority of the Board of Directors in accordance with the requirements of the By-Laws; or may be amended by a majority vote of the owners at a meeting duly called for such purpose; provided, however, that the proposed rules changes have been introduced at a previous meeting no less than 60 days previous to the voting meeting and are available for review on the website and at the management offices and have been sent by email to the most current list of owner emails. If the Board does not notify owners with the website and email, they must send notification to the owners no later than 30 days before the meeting to vote on the amendments. Meeting minutes must be posted to the website no less 10 business days after the meeting that introduces the amendment to the rules and regulations and emails must be sent out 14 days prior to the meeting to vote on the amendments. For the purposes of this provision, contacting one owner (by email or post) for a lot constitutes notification for the entire lot. No provision of the Rules and Regulations may discriminate against any owner, or renter, or class of owners or renters without their written approval. All provisions of the Rules and Regulations must be uniformly enforced against all owners, renters and residents of the Association.