

RULES AND REGULATIONS

We all enjoy many advantages to living in a community with a homeowners association. One of these advantages is that the Association creates rules and regulations to govern the way we share our surroundings. The rules help to enhance our property values and help us to avoid infringing on the rights of our neighbors. The following rules will further define and clarify the existing regulations as outlined in the CC&Rs.

Unfortunately, sometimes people ignore the rights of others and the Association must act to enforce the rules. To do this, your Association can only rely on notice of a violation received from one of us. Reporting of a violation is intended to be reasonably straight forward, without confrontation or argument. (See Violation Reporting Procedures)

The rules shall remain in effect until amended by your Board of Directors and they apply to all of us. Each owner is responsible not only for himself/herself but to make sure that their families, guests, and renters follow the rules. Any fine will be assessed against the owner.

PARKING

For these rules, the following definitions apply:

A car and an automobile will be defined as a 4 wheel state licensed passenger motor vehicle.

A vehicle will be defined as a two or four wheel state licensed passenger motor vehicle.

- A. All streets in Verona are Fire Lanes. Parking in Fire Lanes, Red Zones, Handicapped (blue zone), or in any other non-designated area is prohibited and the vehicle is subject to immediate towing at the owner's expense.
- B. Every homeowner has a one or two car garage, which is solely for the purpose of containing automobiles. Nothing should be stored in any garage which would prevent the parking of the maximum number of automobiles for which the garage was intended.
- C. Owners' vehicles must be parked in the garage.
- D. If the driveway is greater than 18 ft long, automobile parking is permitted in that driveway.
- E. If an owner has more vehicles than the garage can hold, additional operable and regularly used vehicles may be parked in designated (white lined) open parking areas. Automobiles must be parked in the garage or driveway parking areas first.
- F. No vehicle repair work of any kind can be performed in the common area parking spaces or in a driveway.
- G. Parking of unlicensed vehicles, or stored vehicles (not in regular use), is not allowed. Such vehicles are subject to be towed at the vehicle owner's expense.
 - The vehicle will be tagged with a note declaring it in violation and the owner will have time to correct the problem. If the owner has not responded within 5 days (law allows 4 days), the vehicle will be towed. See Davis-Sterling 22658 (2).
- H. An automobile parked across a driveway is subject to immediate towing for parking in a Fire Lane.

- I. Parking areas, including garages & driveways, are for personal transport vehicles only. The parking of boat trailers, any type of RV, commercial vehicle, mobile home or truck over 3/4 ton is prohibited. Such vehicles are subject to towing.
- J. Fine schedules for garage and parking space violations are as follows:
 - First Warning:** courtesy notice.
 - Second Warning:** Notice of Hearing with the Board of Directors. Owner may cure condition within 10 days of second notice before fines commence.
 - Failure to cure within ten days of the hearing:** \$250 per month until problem is corrected.

POOL

These rules and regulations govern the entire area enclosed within the fenced area, including the pool, spa (hot tub), clubhouse and restrooms. They are for the health, safety and well being of everyone. These rules and regulations are minimum standards - everyone should use common sense to preserve the safety of all of us who use the pool.

A. SAFETY:

- 1. This is our private pool. No lifeguard is on duty: members and guests swim at their own risk.
- 2. Glass containers are not allowed in the pool area to avoid injuries from breakage.
- 3. No diving into the pool. The pool is too shallow for that to be safe.
- 4. No running, tossing or pushing of others from the pool edge; no horseplay is permitted in the pool area.
- 5. No bicycles, roller skates, skateboards or any motorized vehicles permitted in the pool area.
- 6. NO SMOKING at any time within the fenced area, clubhouse and restrooms.
- 7. Children under the age of 14 are not allowed to use the Spa (Hot Tub).
- 8. Caution children against playing with drains, skimmers or other equipment.
- 9. No Styrofoam devices, inflatable toys or mattresses are allowed in the pool, with the exception of infant safety flotation devices.

B. ELIGIBILITY AND HOURS:

- 1. The pool and spa are open during the summer months, and closed and unheated during the winter months.
 - Pool hours are: Sunday - Thursday 7:00 a.m. to 10:00 p.m.
 - Friday - Saturday 7:00 a.m. to 11:00 p.m.
- 2. Only residents and a maximum of two guests per household, escorted by residents, are allowed in the pool area.
 - (a) Residents using the pool and/or spa in the evening must be careful not to disturb those residents who live in the vicinity of the pool.
 - (b) Residents using the pool and/or spa recognize the size limitations of the pool and that their neighbors' enjoyment of the communal facilities must be taken into account.
- 3. Members are responsible for the conduct of their guests and must see that the Rules are obeyed.
- 4. State law requires that children under 14 must be accompanied by an adult 18 years or older at all times. This adult must closely and continuously supervise them when they are in the pool.

C. SANITATION:

1. Animals are not allowed in the pool area.
2. Swimming suits must be worn, no cut offs allowed.
3. Food may be brought into the pool area in unbreakable containers. Anyone who brings food is responsible for seeing that all garbage and litter is properly disposed of and the area is completely cleaned before leaving.
4. Any person having any sores, inflammation of the eyes or nose or any communicable disease is prohibited from use of the pool area.
5. Suntan oils, creams, lotions and perspiration cause staining of the pool, scum and filter problems. Please shower before entering the pool.
6. Infants must wear proper leak proof swim diapers when in the pool.

D. GENERAL:

1. The Association assumes no liability for any personal injury, loss of property, or damage to property
2. Anyone who disregards pool rules will be restricted from pool use as determined by your Board of Directors.
3. Each owner is issued one key for the pool gates. Replacement keys can be picked up at the management office for a fee. Please contact them for the latest amount.
4. The gates must remain locked at all times.
5. Please keep the pool area tidy so that everyone may enjoy it.
6. If you are aware of any problems, please speak up. This is your pool.