

VILLAGE GREEN CONDOMINIUM OWNERS ASSOCIATION

GENERAL RULES

1. *The common Area shall not be obstructed in any manner whatsoever nor used for any purpose other than that which is consistent with their purpose.*
2. *Residents shall not make, nor permit any disturbing noises in the buildings, parking areas or the Common Area in general by themselves, their families or guests, nor shall residents permit anything to be done by such persons which will interfere with the rights of the residents to Quiet Enjoyment. Neither adults nor children shall engage in boisterous play on the premises. Residents shall not play or permit to be played any musical instrument, phonograph, stereo, television or radio upon the premises in such a manner as to be disturbing or annoying to other residents at any time. Residents and their guests at no time shall cause disturbing automobile or motorcycle noises.*
3. *All trash and garbage shall be deposited by residents in the proper receptacles. Large items may not be put in, nor left at the trash bins. The lids must be closed at all times.*
4. *Nothing shall be placed or left in the common areas or assigned restricted common area, nor shall any linen, clothing, curtains, rugs, mops or any other items be shaken or hung from the patios or stored on the patios/balconies.*
5. *The only visible items on the patios/balconies shall be our door furniture, patio furniture and plants in wood or clay containers that are properly saucered.*
6. *No signs, other than Real Estate, shall be displayed without the written consent of the Association.*
7. *Dogs are required to be kept in an enclosed or fenced area and must be walked on a leash. Owners/Tenants are responsible for their pets and for cleaning up any mess left by the animal. All animals must be walked off property.*
8. *The use of outdoor cooking or barbecue stoves shall be in accordance with standard rules of safety and fire protection. All outdoor cooking shall be restricted to resident's patio/balcony area.*
9. *Notices shall be posted in laundry rooms and above the mailbox area. Other areas must be approved in writing from the Association.*

10. *Window coverings shall be drapes, shades, shutters, mini blinds in white or off white or beige colors. A white liner shall be used for off white or patterned drapes.*
11. *Residents shall use laundry machines within the posted time frames. Laundry room hours are 8:00 AM to 10:00 PM.*
12. *No alteration or unauthorized planting is allowed on Common Areas.*
13. *Any damage as a result of willful or negligent acts committed by an owner, their family members or guests which results in needed repairs to the Common Area or machinery thereof shall be charged to the owner of record.*

NON OWNER OCCUPIED UNITS

1. *The Association office must be provided a copy of the lease/rental agreement.*
2. *A copy of these rules must be given to each tenant by the owner.*

PARKING

1. *One parking stall is assigned to each unit. One additional parking stall will be assigned on an "as needed" basis.*
2. *All vehicles must park in assigned areas only. Guest parking is for guests only.*
3. *No vehicle shall be parked in such a manner as to block thoroughfares, carports, or emergency lanes.*
4. *No repairs are permitted on the property other than emergency steps to remove said automobile from the property.*
5. *Violations of parking rules will subject the automobile to towing at the owner's expense.*
6. *Bicycles shall be kept in the owner's patio or storage locker area at all times when not in use.*

POOL RULES & REGULATIONS

1. *Pool hours are 9:00 AM to 9:00 PM daily.*
2. *Children 13 years of age and under must have adult supervision.*
3. *No radios are allowed.*

Pool Rules Continued.:

Pool Rules Continued..

4. *Entry gates must be kept closed at all times.*
5. *Running, horseplay or unnecessary noise is not allowed.*
6. *No animals allowed at pool.*
7. *No cut-offs apparel allowed while swimming.*
8. *No glass is allowed in or around the pool area.*
9. *No pins, jewelry or clips may be worn when swimming.*
10. *No one is allowed in or around the pool area with an infectious disease, suffering from a cough, cold, sores, wearing bands or bandages.*
11. *Elastic legged, waterproof pants must be worn under bathing suits of all children who are not toilet trained.*

The pool is for the exclusive use of Village Green Members and their guests. Village Green Association will not accept any liability for injuries or accidents to person(s) using the facilities or the equipment nor for lost property or mislaid articles.

RULE VIOLATIONS AND ENFORCEMENT PROCEDURES

ALL RULES GOVERNING THE USE OF THE COMMON AREA WITH RESPECT FOR THE INDIVIDUAL RIGHTS HAVE BEEN MADE TO INSURE CONTINUED BEAUTY OF THE DEVELOPMENT, SAFETY FOR EVERYONE AND RESPECT FOR OUR NEIGHBORS.

Procedures

1. *Attempt to solve the problem by the Good Neighbor Policy in your communication with the person violating the rule.*
2. *If communication fails to render a solution, a written complaint may be filed with the Association Management Office. All such complaints shall be sent to Daratech Business Consultants, Inc., P.O. Box 0072, Novato, Ca. 94948.*
3. *A letter will be sent by the Association to the offending party.*

Procedures Continued..

4. *If the problem continues, a second letter will be sent to the offending party.*
5. *If the problem continues, the Board will contact the offending party and provide them an opportunity for a hearing before the Board of Directors at which time a suspension of privileges and/or a fine can be imposed.*
6. *In addition to the above, all City and County Ordinances will be employed and practiced.*
7. *The Association will not be involved, nor will they be held responsible for any disputes between neighbors.*