

**BROADWAY SAN MARCOS
RULES AND REGULATIONS
MARCH 2012**

GARBAGE:

Containers shall not be maintained in any location visible from neighboring properties except on collection days.

ANIMALS:

No animals, birds, fowl, poultry, reptiles or livestock may be kept on a lot except for a reasonable number of dogs, cats, domestic birds (such as a parakeet) or similar household pets.

Animals are to stay on the lot to which they reside. (Exception: Dogs and cats may be walked about the property on a leash). Owners are to immediately clean up after their pets, if reported that you are not cleaning up after your own pet violations may apply.

Animals may not become a nuisance. (E.g. excessive barking, smell from pet waste not being cleaned up in backyard).

It is up to the Board to decide whether the animals are becoming a nuisance or making an unreasonable amount of noise. It is also up to the board to restrict the size and/or number of dogs or pets to be kept on lots. (no restrictions currently).

DECORATIVE ITEMS:

Front yard items must be submitted for approval by the Design Review Committee. (arches, fountains, statues, or anything in landscaping that was not installed by the builder).

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday to which the flag pertains. Flags must be in good condition; no rips, tears, fading, etc. Flags must not be offensive to the association or members.

Holiday decorations may be installed 30 days prior to the holiday and must be removed within 30 days following the holiday. Holiday lighting affixed to the home must be removed within 30 days after the holiday.

PARKING:

No Truck (other than family vehicle less than one ton truck, or domestic, station wagon, sport wagon or jeep) mobile home, bus, trailers, boats, or commercial vehicles may be parked on any lot or common area. Motor homes, campers and boats may load & unload

for a period of 24 hours providing the management office is notified.

Construction, reconstruction, or repairs of vehicles must take place within a garage. Except for emergency repair situations.

No parking on landscaping.

All vehicles within the community must have a current registration and be in working order. If you are storing a non-running vehicle it must be kept in a garage or behind the gate/fence of your property.

The Board may tow any vehicle in violation at the owners expense.

Towing:

Vehicles in parking violation will be towed at the owner's expense with a 24 hour warning. Repeat offenders will not be given a notice.

GARAGES:

Vehicle parking is the purpose of garages. They may not be converted into living space.

Garage doors are to be kept closed at all times when not in use.

Garage sales coordinated by the Board are allowed, other than that garage sales should be limited. It is preferred garage sales be held for the community as a whole. This does not mean an occasional garage sale cannot be held by an individual owner as long as it is not a regular thing that would cause disturbing traffic to other owners within the community.

Patios/Front Porch:

Patio furnishings are limited to items appropriate for outside use and in keeping with the intent of patio use. Patios shall not be used as storage area for items or materials not intended for use on a patio, for example, bicycles or exercise equipment.

PORTABLE BASKETBALL HOOPS:

No permanent basketball hoops or back boards are permitted. Portable basketball hoops must be stored behind gate when not in use.

LANDSCAPING GUIDELINES:

If front yard landscaping is not installed by the builder it shall be installed by the owner within 90 days after becoming the owner of the lot. Landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the architectural committee. The owner shall maintain a weed free lawn.

Front lawns are to be maintained green year round once lawn is installed.

If decomposed granite or other landscape rock is used, it must be of an earth tone color, not white, green, blue, or other bright colors. River rock shall be 1 to 6 inches in diameter and not more than 15% of the front yard landscaping.

ANTENNA/SATELLITE DISHES:

The installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval by the Architectural Committee.(for preferred placement) You are not allowed to have more than 2 dishes. The above described devices must be placed in one (1) of the following locations:

1. Location on the back yard of the lot where the receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the back yard of a lot;
3. On the roof, but below the highest roof line;
4. A location in the side yard of the lot behind the fence or gate screened from view by landscaping or other improvements.
5. Attached to the rear patio adjacent to the attic vent.

Wires must be securely attached to the dwelling and painted to match the color where attached.

ARCHITECTURAL:

Any architectural changes must be approved beforehand by the architectural board. Forms may be emailed by request via the management office. Once completed you email back for approval. Be sure to include pictures, drawings and as much detail as possible. Allow 30 days per approval or denial of request.

Unapproved architectural changes must be removed by the homeowner or the HOA will have the matter taken care of at the homeowners cost.

POOL:

Key available through management office for a cost of \$10.00.

Under 18 need parental supervision in pool area. No lifeguard, swim at your own risk.

Reserving the pool for a private party is not permitted.

Please limit your guests to allow for all owners to use and enjoy.

Pool hours are from 6 A.M. to 10 P.M. daily.

No street clothes allowed in the pool.

No glass, smoking, or food in the pool area. Water bottles are permitted.

Please do not use oils in pool or while using pool furniture. Sunscreen lotion only.

Remove all trash and belongings upon exiting pool area.

Gate must remain closed at ALL times. No propping open.

Pets not permitted in pool area.

No climbing on the gate.

Vandalism will not be tolerated.

Clubhouse/Workout Room:

Must be 18 or older or under parental supervision to use exercise equipment.

Vandalism will not be tolerated and will be charged to homeowner. Owners are responsible for any damage caused by guest. Cameras are installed and are monitored 24 hours.

The key fob used to enter the facility is recording whenever an owner enters; the owner responsible for each key fob is responsible for whoever uses it. If vandalism occurs under your fob it will be charged to you.

Guests must be accompanied by an owner at all times.

Turn off what you use; TV, Lights, Stove, etc.

There is a vacuum stored in the double door closet for your convenience to clean up.

All trash must be removed when cleaning up after renting.

Rental fee is \$25.00 and a \$50.00 deposit is required to confirm a reservation. Rental of clubhouse on holiday is not permitted. Once the clubhouse is confirmed clean and no vandalism is present the deposit check is shredded.

Clubs and regular meetings of certain groups are permitted to meet in the clubhouse by setting a recurring reservation through the management office.

Clubhouse hours are 6 A.M. to 10 P.M. daily.

BBQ AREA:

Must be over 18 to use the BBQ area. Please clean after each use and take your trash with you. Ensure coals are out before leaving. Do not leave food unattended.

WINDOWS:

Within 45 days after occupancy appropriate window coverings must be installed. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items shall be installed or placed on the outside or inside of windows. The exterior of all drapes, curtains or other window coverings shall be white, off white, beige or natural wood toned in color or such other colors as permitted by the Board.