

summer lane



RULES

&

REGULATIONS

COMMUNITY RULES AND REGULATION

All residents are to know, follow and enforce all the rules and regulations of the Summerlane Homes.

The intent of these rules and regulations are to promote the health and safety of the residents. They were made for the community as a whole and shall apply to homeowners and tenants equally.

"ALL OF THE FOLLOWING COMPLIES WITH BALDWIN PARK CITY ORDINANCES."

OWNER'S RESPONSIBILITIES

Each homeowner is responsible for the conduct of his/her guests, children, pets, and tenants at all times.

Any damage to other homeowners property, any Association Community property shall be repaired or replaced at the expense of the applicable homeowner who caused the damage.

VIOLATIONS

All violations are to be reported in writing to the Board of Directors. Violations are subject to Fines assessed by the Board of Directors.

Disciplinary actions may consist of any of the following:

1. A written warning (1st offense)
2. Another warning (2nd offense)
3. A fine
4. Repeated violations will cause the Board of Directors to take appropriate actions against the violator.

*Please note that for particular severe violations may just go directly to the Board of Directors for appropriate actions to be taken.

-Failure to remedy infractions upon notification can result in additional fines.

*For renters who are reported to be repeat violators may result in EVICTION decided by the Homeowner.

*For those residents receiving such notices, you have the right to appeal within the given days, otherwise if no response is received by the Board of Directors, it shall be assumed of your forfeiting that right.

RESPECTING OTHERS PROPERTY

~~Please BE CONSIDERATE of other homeowners property.~~

Unless you are welcomed or invited onto another homeowners lot, you really shouldn't be on it.

This also applies to the unwelcomed use of others driveways and garden hoses.

VEHICLE RULES

Speed Limit in our community is 10 miles per hour. Reckless driving will not be tolerated.

NO DRIVING LESSONS ARE TO BE GIVEN TO YOUR FAMILY, GUESTS, ETC. IN our community.

No vehicle shall be parked in the guest parking continuously in excess of 72 hours without prior approval from the Board of Directors. Violators are subject to be towed away at their expense.

Vehicles are not to be driven or parked in the grass areas.

COMMON AREAS

Toys, bikes, etc. are not to be left on the sidewalks, roadways, park area when not in use.

There should be no children or objects placed in an area restricting entryway to the community or access to private driveways.

There should be no adjusting of any Association water sprinkler system.

Clean up after your guests and selves when using the BBQ/Park.

CHILDREN

All children under the age of 7 must be accompanied by a responsible adult.

No ballplaying is allowed near the homes/streets. Please keep this in the park or in your backyard.

No handball on adjoining common walls of neighbor.

No wall/gate climbing.

No playing/tampering with gate control or sprinkler system.

*No person under the age of 18 shall loiter around the community after 10pm.

****BE AWARE that parents will be held responsible for their children's actions.

SAFETY RULES

There is ABSOLUTELY NO FIREWORKS to be set off in your home/garage.

PUBLIC NUISANCE

Unreasonable noise prohibited. This is any type of loud boisterous noise that causes disturbance to your neighbors. (esp. after 10pm)

*Please be aware that if you have your garage open, this amplifies any sounds made. (ex: singing, screaming, fighting)

PETS

All homeowners with pets are to pick up after them to keep our community clean.

Those pets judged by the Board of Directors to be uncontrollable should be kept on leashes.

*In the event of a dispute between neighbors, this may be taken to the Board of Directors for a decision for resolution.