

VILLA NUEVA CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

The following are established and set forth as restrictions and regulations and are intended for the welfare, safety and common good of all residents of Villa Nueva. Cooperation from all party's subject to these restrictions and regulations is requested. It is intended that these regulations apply to all residents, whether owners or tenants, as well as their guests.

1. No peddling, soliciting or commercial enterprises of any kind are allowed within Villa Nueva, without first receiving written clearance from the Board of Directors of the Association.
2. Cable television service has been provided for all of the buildings in Villa Nueva. Any exterior antennas must be pre-approved by the Board of Directors.
3. A speed limit of ten (10) miles per hour is established for all streets and driveways within the boundaries of Villa Nueva.
4. The operating of two-wheeled or three-wheeled motor vehicles is prohibited within the condominium property except on the roads. Such vehicles shall be parked in designated parking spaces and are not permitted to be parked on patios, porches or sidewalks. The revving of engines of such vehicles is prohibited. Two wheeled vehicles 150 cc or less may be parked in the carport.
5. Only minor repairs to motor vehicles are allowed and must be performed in the resident's designated parking space.
6. No truck or other commercial vehicle, boat, house trailer, boat trailer, mobile home camper, recreational vehicle or trailer of any description shall be parked in any parking space or on the condominium property except with the written consent of the Board of Directors. This prohibition of parking shall not apply to the temporary parking of trucks and commercial vehicles such as for pick-up, delivery and other commercial services for the condominium unit owners and residents.
7. PODS or similar movable storage containers are prohibited on Association property.
8. Unlicensed vehicles, vehicles with expired tags or inoperable vehicles shall not be permitted to be parked on Association property except with written permission from the Board of Directors for a specified period of time. Vehicles in violation are subject to being towed at vehicle owner's expense.
9. Resident parking shall be in the designate parking space of the unit. The residents of buildings A, B, F and G second car must be parked in the parking area in front of the Clubhouse. The parking area across from building C is for the residents of buildings C, D and E to park their second car.

Guest spaces are for guests only and all guests must display a guest parking tag. Guests staying for more than two (2) weeks are required to park in the second parking space

VILLA NUEVA CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

designated for that condominium. No more than two (2) vehicles per condominium are allowed. This rule applies regardless of the number of occupants in any one (1) unit. Parking on the grass or in the roadway is not permitted, except for service personnel working for the Association or its residents. All other vehicles are subject to towing at the owner's expense.

10. At Villa Nueva, a maximum of two (2) people are allowed per bedroom, per unit, as residents. Each unit shall be occupied by a single family and guests as a residence and for no other purpose.
11. Residents utilizing drying lines should locate the lines in such a way so that they are not visible from the premises of their neighbors and should be located within the confines of the unit of the resident.
12. PETS ARE NOT ALLOWED AT VILLA NUEVA.
13. Mailboxes should show the name of the resident so that incoming mail can be delivered with no problem.
14. No objects shall be placed outside of the dumpster. The dumpster is for the residents use only. Residents are responsible for breaking down any large boxes or other garbage materials. All garbage must be contained in bags and any other than household garbage must be disposed of by the resident. Resident contractors are responsible for their debris removal.
15. No owner, renter or guest shall make or permit any disturbing noises in the building or within the condominium area by himself, his family, servants, employees, agents, visitors and licensees, nor do, or permit anything by such persons that will interfere with the rights or comforts of convenience of other residents. No resident shall conduct or permit to be conducted vocal or instrumental instruction at any time.
16. Each resident shall maintain the patio and porch areas in a clean and sanitary manner and will not permit storage in such areas of any articles which will cause any unsightly appearance.
17. Residents must submit an Architectural form to the Board for approval for any washer/dryer installations. Work may not be completed until the resident has approval in writing from the Board.
18. No unit owner/resident may plant, place or remove any type of flowers, shrubs, trees or plants of any kind in the common areas without written authorization from the Board of Directors.
19. No resident shall keep or permit flammable liquids, gasses or explosives within their unit, porch or patio except that which is used for normal household use.

VILLA NUEVA CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

20. The use of gas or charcoal barbeque grills in the enclosed patios and porches (front and back) is prohibited.
21. Fire pits are prohibited anywhere on Association property.
22. No resident shall move in or out of the condominium unit between the hours of 10:00 PM and 7:00 AM.
23. Residents are responsible for the supervision and actions of all visitors, guests and invitees on the condominium property.
24. Bicycles, tricycles and mopeds are restricted to streets (driveways) and are not to be ridden on the grass, sidewalks and Clubhouse areas. NO SKATEBOARD OR SCOOTERS ARE PERMITTED.
25. Any bicycles are to be stored inside the unit or on the back patio.
26. No resident shall direct, supervise or in any manner attempt to give direction or assert any control over the employees or contractors of the Association or management firm.
27. No advertisement sign or other lettering shall be exhibited, inscribed, painted or affixed by any resident on any part of the outside or inside of the premises or building without the prior written consent of the Board of Directors. The only exception is that a sign no larger than 12" x 20" may be displayed in the front window of the unit for the sole purpose of selling the condominium unit itself.
28. Real estate or open house signs are banned beyond the entrance of the property.
29. Drones are prohibited anywhere on Association property.
30. If a resident shall have been notified that his or her actions are in violation of these restrictions and regulations and shall continue such activity, then it shall be lawful for any owner or the Board of Directors of the Association on behalf of all the owners, to prosecute proceedings at law or in equity against the person or persons violating these restrictions and regulations and either to prevent him or her from so doing or to recover damages or other fees from such violations.

The express reason for these restrictions and regulations is to make Villa Nueva Condominiums a desirable place to live, keep everything in the common elements and recreational facilities free of foreign objects other than those provided by the Association and to make the majority of the people at Villa Nueva happy.

VILLA NUEVA CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

Adopted March 9, 2005 by Villa Nueva Board of Directors