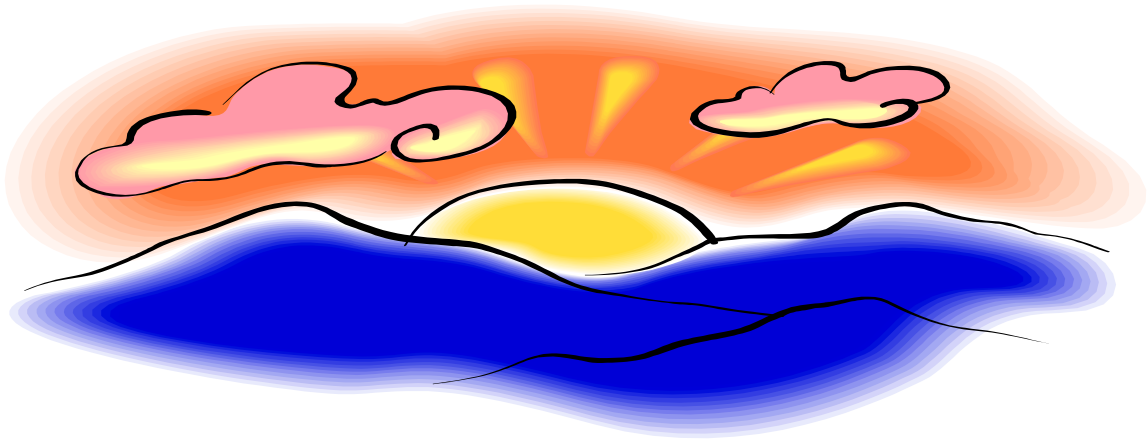


# SUNDOWN

HOMEOWNERS ASSOCIATION



## YOUR COMMUNITY RULES AND REGULATIONS

Revised May 24, 2016

**SUNDOWN HOMEOWNERS ASSOCIATION**  
**(revised May 24, 2016)**

Dear Homeowner:

Attached please find THE SUNDOWN HOMEOWNERS ASSOCIATION RULES AND REGULATIONS. If you rent/lease your home at Sundown, please forward this information to your tenant.

The basic rules for residents of SUNDOWN HOMEOWNERS ASSOCIATION are contained in the Declaration of Covenants, Conditions and Restrictions, herein called the CC&R's and the By-Laws of the Homeowners Association. When you took title to your property, you and your property became subject to the provisions of the CC&R's and the By-Laws.

The Rules and Regulations herein have been adopted pursuant to the authority granted to the Association Board of Directors. These Rules have been determined by the Board to be in the best interest of the majority of the residents and are not to be construed as superseding or in any way amending the CC&R's or the By-Laws.

The Homeowner will bear ultimate responsibility for compliance with the CC&R's, By-Laws and the Rules and Regulations. The homeowner will be responsible for any damage to the Common Areas by the Homeowner's family, guest or tenants.

The Board of Directors has been given the authority to impose fines on owners for continued infractions of the Rules and Regulations. They have authority to employ personnel, or appoint individuals, who in turn have authority and/or instructions to order towing of motor vehicles.

Thank you,

Sundown Homeowners Association  
Board of Director

# **RULES AND REGULATIONS**

## **HOMEOWNERS RULES AND REGULATIONS RESPONSIBILITY**

1. It is the Homeowner's responsibility to see that all tenants, guest, and persons inhabiting their Unit are in compliance with the Rules and Regulations of the Association as adopted in the governing Declaration of Covenants, Conditions, and Restrictions (CC&R's).
2. The Homeowners will be held directly responsible for their guest, and/or tenants and their guests for any damages to Association property they might cause.
3. The Homeowners and/or tenant shall report promptly any damage or problems in the Common Areas to the Management Company. This includes, but is not limited to, broken sprinklers, leaky roofs, etc. and other items which may cause immediate harm or damage to persons or property.

### **COMMON AREA**

The term "common area" when used in these Rules & Regulations shall mean all real property owned by the Association for the common use and enjoyment of the owners.

This includes lawns, trees, bushes, rock landscapes, sidewalks, streets, parking area, pool facilities and clubhouse.

## GENERAL RULES

1. No Homeowner and/or tenant shall disturb or dictate work to any contractor of the Association. All complaints and concerns must be communicated to the Management Company.
2. No equipment or supplies or any kind may be stored outside visible to the Common Areas or other units.
3. No unnecessary noise will be allowed in the Common Areas. Radios, stereos, musical instruments, party activities, car horns, and other noise sources must be restricted at all times to a level that is not disturbing to other residents.
4. Homeowners will forfeit the use of all recreational facilities if delinquent in payment of Association dues.
5. No furniture, personal items, garbage, trash, junk, motorcycles, or anything that creates an unkempt or cluttered appearance is permitted in the restricted Common Area.
6. Adult residents are responsible for supervising their children while in the Common Areas.
7. No bicycles, skates, skateboard, scooters, etc., in the pool areas, lawns or walkways.
8. Political signs may be displayed **only** in unit windows and must be displayed in accordance with Federal Laws.
9. No signs of any type will be permitted in the common areas or buildings.
10. One (1) "For Sale" or "For Rent" sign, not exceeding eighteen (18) inches in width by twenty four (24) inches in height may be displayed in the Unit's window.

11. Patios that are visible to others must be kept clean at all times. Patios are restricted common areas and subject to architectural control.
12. Your unit, when viewed from the exterior, must look neat and attractive at all times. Any issues will be brought to your attention as needed and action should be taken immediately to remedy the concerns.

### **TOWING**

The Board of Directors, through the Management Company, may and shall use its own reasonable discretion as to the removal of any vehicle appearing in violation of any of the CC&R's and/or Rules and Regulations, and may have it towed away, at its owners expense and shall be held harmless in so doing. All costs for redeeming vehicles will be the responsibility of the offender.

### **ANIMALS**

1. All animals must be on a leash at all times while in the Common areas.
2. Any litter deposited by pets must be removed by the Homeowner of that animal immediately and properly disposed of in their own trash containers.
3. Animal owners who do not adhere to the leash law or who do not clean up after their pet in the common areas are subject to a fine for each occurrence.
4. Each resident must control their animal(s) from being a nuisance.

5. Excessive barking and other pet noises that are deemed to be a nuisance to other Homeowners are not permissible. Animal owners with pets that create a nuisance (i.e., howling or barking excessively) are subject to a fine for each occurrence.

### **LEASE / RENTAL REQUIREMENTS**

1. Association must be informed of the identity of the renters. Copies of the Rules and Regulation **MUST** be supplied by the Owners to the Renters.
2. Owner remains responsible for the actions of tenants and guest and will be notified by the Association if a problem arises.
3. Homeowners who rent or lease their property are required to register their tenants with the Management Company.

### **GARAGES AND CARPORTS**

1. Garages and carports are to be resident's first parking alternative.
2. Garages and carports are not be used to store hazardous materials.
3. All garages and carports must provide space to accommodate two cars.
4. Garage doors must be kept closed. **No** vehicle repairs, overhaul, or maintenance work of any kind is allowed within the Community or carport areas.

## **WINDOWS/DOORS/GLASS**

1. All windows shall be covered with proper window coverings. Foil, newspaper, etc. are not considered proper window coverings.
2. Any damaged or broken windows are to be repaired immediately by the homeowner.
3. Window coverings or screens that become sun faded or damaged are required to be replaced as needed.
4. Homeowners are responsible for their own garage doors, front doors and any trim that correlates with either. Please maintain these items as necessary.
5. The coach lights near the front doors of the units are the homeowner's responsibility to maintain and replace if damaged or if the light bulb is not working. Please repair or replace as needed keeping a neat and attractive appearance.

## **ARCHITECTURAL RULES**

1. Any changes to the exterior of your unit must have prior Board/ARC approval. An architectural packet must be obtained from Epic Association Management, completed and submitted to the Board of Directors for approval prior to changes.
2. An ARC form is required for satellite dishes and the installation must comply with FCC Rules and Regulations as well as the Sundown Site Restrictions. All satellite dishes are required to be installed on the fascia of the garages (patio side) and are not allowed to be mounted to the roofs of the units or garages in any

other way. Also, satellite wires must be painted to match the surface to which they are attached (colors can be obtained from management).

3. Holiday decorations are permitted; however, they must be removed within two weeks after the holiday including Christmas lights.

### **TRASH RULES**

1. Trash containers must be kept inside at all times except for pick-up days. They are not to remain outside overnight after pick-up. Trash pick-up days are determined by Republic Services and not the Association.
2. All rubbish, trash, garbage, newspapers, etc., shall be regularly removed from the property and shall not be allowed to accumulate.
3. All recyclable bins should be stored in garage or patio, not in the carport.
4. Trash containers must be secure (closed) so that animals or the wind cannot cause trash to be strewn about.

### **PARKING & VEHICULAR TRAFFIC**

1. All vehicles in carports and parked in the Common Areas must abide by the Sundown Parking Decal Policy. Contact Management Company for a registration form.
2. **No** Parking on the narrow inner streets or in front of any garage or carport.



3. There is no double parking allowed **ANYWHERE**.
4. Guest or service parking is allowed only at curbside or the large parking areas located at the top of Nightingale and Evening Breeze.
5. Recreational vehicles and boats are **NOT** to be parked on the inner streets.
6. Speed limit is **15** miles per hour.
7. Parking at curbside is to be in the direction of lawful traffic flow. All parking must be in a forward position, including the large parking areas and carports. **NO BACKING INTO PARKING SPACES OR CARPORTS.**
8. Vehicles parked on the street or in the Common Area are to be properly maintained and registered/licensed.
9. **No** inoperative vehicle of any kind or type shall be allowed to stand on or within the parking area for more than 72 hours.
10. Vehicle owners will be responsible for any damage to the asphalt caused by vehicle oil. Oil leaks/spills onto the Common Area asphalt (either assigned space or in a free space) are the owner/residents responsibility to clean immediately, in order to prevent damage to the asphalt. Should the Association have to clean the oil leak/spill; the owner will be subject to a fine of not less than fifty dollars (\$50.00). If long term leakage results in asphalt damage, which requires patching, repair costs will be at the owner's expense.

## **POOL RULES AND REGULATIONS**

1. Anyone using the pool area does so at their own risk. **THERE IS NO LIFEGUARD ON DUTY.**
2. Pool closes at 10:00 p.m. Sunday through Thursday and 12:00 Midnight Friday and Saturday.
3. No person may occupy the pool without a pre-issued identification tag. Pool keys and tags are issued through the Management Company to homeowners only.
4. Each household (unit) is issued one (1) pool key only. A replacement key may be purchased from the Management Company at a cost of one hundred fifty dollars (\$150.00), subject to change. Homeowners are responsible for issuing keys to their tenants. The keys are not duplicated and homeowners will be charged for any replacement.
5. The owner/resident shall be responsible for any guest and shall not allow offensive activity on the part of said guest or guests. The owner is responsible for paying for damages caused by guest. **No** more than four (4) guests per household (unit). Guest must be accompanied by homeowner/tenant at all times.
6. All gates and doors are self-locking. When entering or exiting the pool area, make sure they are closed completely for safety.
7. Children under the age of 18 years **WILL NOT** use the pool facilities without being accompanied by an adult resident. ("Adult" means a person 21 years of age or older).
8. Children within, as well as outside the pool confines,

will adhere to the same standard of behavior as adults.

9. Lifesaving equipment if for **Emergency Use Only**.
10. **NO GLASS** will be permitted within the confines of the pool area. This includes glass lotion bottles, beverage containers, ashtrays or drinking tumblers.
11. All trash and waste is to be disposed of in cans provided in the fenced area.
12. Because of the danger it presents to the equipment, no Styrofoam objects may be used in or around the pool area. Rafts will be permitted in the swimming pool provided they are used for sunbathing only. Should there be rowdiness with the rafts the offending party will be asked to remove it from the pool.
13. While in the pool proper attire is required. Cut-offs, T-shirts and jeans **WILL NOT** be permitted. Nude bathing is **NOT** permitted.
14. Persons having skin lesions, sores, inflamed eyes, mouth, nose or ear discharges, or any communicable disease may **NOT** use the pool.
15. Any sound producing equipment taken to the pool area can only be utilized with headsets/earphones as not to infringe upon the rights of other residents and homes facing the pool.
16. Persons using suntan lotion or oil may not enter the pool before wiping off excess lotion or oil. Please use towels when sunbathing with lotion or oil to preserve the pool furniture.
17. **NO** homeowner or guest may occupy the pool or poolside area to the exclusion of any owner or occupant.

18. Health Department regulations do not permit pets of any kind within the pool area. Should the Health Department find any animal within the pool area, the Health Department inspector has the right to close the entire pool facility for a thirty (30) day quarantine.
19. Per Sundown Homeowners Regulations, infants must wear approved waterproof swimwear (i.e. Huggies, Little Swimmers), at all times when in the pool. Remember toilet accidents present a health hazard to everyone.
20. If a child should have a toilet accident, remove the fecal matter immediately and call the Management Company or emergency posted pool number as soon as possible. Arrangements will be made for chemical treatment, and the homeowner will be responsible for reimbursement.
21. Anyone not abiding by these rules may be asked by any member of the Board of Directors to leave the pool area. If any one tenant or homeowner is a constant violator of these rules, his/her privilege to use the pool facilities will be determined by the Board of Directors and the appropriate action will be taken.

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