

SAGECREST MULTI FAMILY PROPERTY OWNERS' ASSOCIATION, INC

COMMUNITY RULES AND GUIDELINES

RESIDENTS, PROPERTY MANAGERS AND OWNERS UNDERSTAND AND AGREE THAT THESE COMMUNITY RULES APPLY AS FOLLOWS:

- 1) **Patios** – Items that are deemed appropriate to store on the patio are: patio furniture, BBQ, up to four bicycles, nicely potted plants, and a patio storage tote.
- 2) **Blinds** – In order to maintain the visual integrity of the community, it is required that only white window blinds be visible in the windows when viewed from the outside. Broken blinds are not acceptable and will be addressed accordingly.
- 3) **Park/Community Areas** – Personal items may not be stored or placed in the planter beds, community areas, and/or the park. Gardens may not be grown in planter beds. Personal items such as windchimes, bird feeders, etc. may not be hung in the community trees. Pools, Slip'N Slides, splash pads, lawn sprinklers, etc. are not permitted within the community.
- 4) **Trash** – Trash is to be placed within the dumpster. Furniture and large items are NOT to be placed in, around or behind the dumpster. Cardboard boxes must be broken down and placed in dumpster. Trash may not be left in the stairwell, balconies, or patios.
- 5) **Pets** –
 - a. Pets must be 45 pounds or under (fully grown) and 18 months old or older. Provision does not apply to service and/or companion animals with proper documentation.
 - b. No more than two pets will be allowed in any unit at any time. Visiting pets and/or pet sitting is not permitted. Provision does not apply to service and/or companion animals with proper documentation.
 - c. All pets and animals must be on a leash and in control of the handler when outside the unit and/or in the common areas (stairwells included). If the handler is unable because of a disability to use a leash, harness or tether, or a leash would interfere with the service animal's work or tasks the animal must otherwise, be in the handler's control, i.e. voice control, signals, or other effective measures.
 - d. All pets and animals must be accompanied when outside the unit and may not be tied to anything outside the premises.
 - e. All pets must have a pet agreement filed with the on-site manager.
 - f. Residents are responsible for the immediate removal of all pet and animal waste. Waste may not accumulate on any portion of the property at any time, including, but not limited to the community areas.
 - g. Resident(s) will be asked to remove any pet or animal that regularly bothers residents or becomes a nuisance, whether inside or outside, or constitutes a problem or obstruction to the agents and employees from property performing their functions, duties, and responsibilities.
 - h. Please consider the following pet breeds unacceptable:
 - Pitbull
 - Doberman
 - Rottweiler
 - Bullmastiff or Mastiff
 - "Wolf Dog" or "Wolf Hybrid"
 - Cane Corso
 - Any combination of these and/or any dog that has any of the above breed lineage

6) **Parking –**

- a. Vehicle(s) in violation of the following rules are subject to be towed at the owner's expense.
 1. Vehicle(s) may not be double parked.
 2. Parking is not permitted within fire lanes.
 3. Vehicle(s) may not be illegally parked in handicap areas.
 4. Vehicle(s) must be currently registered.
 5. Vehicle(s) must be in operable condition (no flat tires).
- b. Vehicle maintenance is not permitted anywhere within the complex. This includes all major and minor repairs.
- c. Two vehicles per unit are permitted to park within the community (guest parking included).

7) **Clubhouse, Pool, and Weight Room** – All tenant(s) must sign an addendum with their property manager to be able to use any of the community facilities. Personal items may not be left in the clubhouse, at the pool or in the weight room. *Replacement pool, weight room, and clubhouse keys are \$25.00 each.*

8) **Quiet Enjoyment** - For the quiet enjoyment of all residents any noise, music or other sounds at any time that disturb or annoy other residents is NOT permitted. Respect the privacy of your neighbors regarding television, radio, stereo and party noise levels. Disorderly conduct annoying or disturbing other residents is NOT permitted. Quiet time is from 11:00 p.m. to 6:00 a.m. based on the city ordinance.

9) **Owners Contact Information –**

- a. All owners must provide a current address, phone number, and email address (if available) to the president of the association. In the event the president is not known, or the owner can inform the onsite manager of the same information to forward to the president.
- b. All management companies of owners' units must provide the owner's current address, phone numbers, and email addresses (if available) to the president of the association. In the event the president is not known, the manager can inform the onsite manager of the same information to forward to the president.
- c. If a building sells, the new owner must inform the president of the association of the new owner's name, current address, phone numbers, and email address (if available). In the event the president is not known, the manager can inform the onsite manager of the same information to forward to the president.

These rules are to be followed at all times by owners, managers, and their tenants.