

VANCE STREET CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

1. Window covers must reflect a white/off-white exterior view.
2. No rugs, blankets, clothes, etc., hanging over balcony rails.
3. **Only patio furniture, planters and pots are allowed on decks. Board approved exercise equipment permitted. BBQ grills allowed only when permitted by current insurance policy. Any changes to railing must be approved by the Board.**
4. **As indicated in the amended CC&Rs, no animals are allowed.**
5. Repairs or maintenance to vehicles not permitted except in case of an emergency.
6. No unregistered or non-operational vehicles may be parked on premises.
7. Visitor spaces are limited to use by visitors and service vehicles.
8. Only 2 parking spaces per Owner/Resident. No For-Sale signs on vehicles on property.
9. HOA fees are due 1st of each month and late after 10th of month with a \$25 late fee. Any HOA fee not paid when due shall be deemed delinquent. Additionally, delinquent owners will be charged for all costs and fees (including all attorneys' fees) incurred in the collection of any delinquent balance.
10. Transfer of unit owner fee of \$75 with new owner paying. If assessment in effect, it must be completely paid by date of transfer to new owner. This could be paid half by buyer and half by seller by negotiation.
11. **All interior windows and doors are the responsibility of unit owner. (See CC&Rs re window display signs).**
12. Grievance Procedure: Board arbitrates disputes between unit owners.
13. Miscellaneous: All garbage is to be sealed or bagged before putting it into dumpster. Large items, i.e., appliances, furniture, etc., **may not be** disposed of in the dumpsters.

Adopted 10/31/19

14. General rules: Landscaped areas may not be used for lounging, playing, recreation or for any other purpose. You may not plant your own plants or flowers in the landscaped areas. The public driveways, entrances, parking areas and sidewalks shall not be obstructed. Remember, owners are responsible for their guests' conduct. No outdoor additions, antennas, alterations, modifications or painting shall be done without Board approval. Running exposed wiring for electrical appliances or light fixtures in violation of the Building Code is prohibited.

15. Smoking is not allowed within individual units, common areas, or on the external property.