

GLENEAGLES GOLF ESTATES RULES AND REGULATIONS

Per the Amended Declaration of Covenants, Conditions and Restrictions for Gleneagles Golf Estates, Article II, Section 6, as recorded on July 23, 2003, the Board adopts the following Rules and Regulations.

Animals: The number of household pets allowed in a Dwelling Unit shall be limited. No more than 2 household pets shall be kept in a Dwelling Unit without the written consent of the Board of Directors. Pets visiting a Dwelling Unit shall be limited to 72 hours without written consent of the Board of Directors. Pets shall not create excessive noise or a nuisance to neighbors or those in the Common Area. Pets shall be on a leash and in control of the owner at all times while in the Common Area. The Board shall reserve the right to revoke consent for a pet if pet become a nuisance or draws documented complaints from other residents.

Gate: Each Dwelling Unit shall be given 1 access code and have 1 telephone number programmed into the gate for Guest entry. Each access code shall be unique and shall not be shared with individuals not residing in the Dwelling Unit. Telephone numbers can be land lines or cell phones. Gate remotes can only be purchased by an Owner or a registered tenant for \$50.00 each. The amount of gate remotes assigned to one Dwelling Unit may be limited by the Board. If a gate code, telephone number, or remote is found to be used by someone other than those assigned, and poses a security risk, the Board reserves the right to remove codes, telephone numbers, and remotes immediately to protect the security of the community.

Parking and Vehicles: Resident and Guest parking shall be limited to the garage and within the confines of a paved driveway. Parking on vacant lots is prohibited without the prior written consent of the Board of Directors. Vehicles found parked on vacant lots in violation of these rules shall be subject to an immediate tow at expense of the vehicle owner. Street parking shall be limited to day use. Street parking shall only be allowed for passenger automobiles as defined in the CC&R's, Article X, Section 10, page 41 – OVERNIGHT PARKING ON THE STREET IS PROHIBITED without the prior written consent of the Board of Directors. Loading and unloading of a motor home, RV, trailer, or other similar item shall not exceed 24 hours, and shall not be a regular occurrence.

Rental and Lease: There is a **30 day minimum** rental period. Each owner who chooses to rent or lease their home must provide the Association with a completed Tenant Registration Form no more than 10 days after the home is rented or leased. **The fine shall be \$50.00 per month for failure to register a tenant per this Rule.**

Trash: All trash set out on the street must be placed in a secure trash container or a heavy duty **black** garbage bag. Trash shall only be set out a maximum of 12 hours before the scheduled trash collection day. After collection, trash containers must be returned to a properly screened storage area promptly on the same day the trash is collected.

All violations reported to or observed by the Board and Management shall generate a First Written Warning / Courtesy Notice and each owner shall be given a specified time frame to correct the violation. Upon notice of the second violation, the Board shall have the option to levy a fine, proceed with self help measures, or take legal action at the expense of the Owner in violation of these Rules and Regulations.

Adopted this 8 day of December, 2015

By: Jill Rutan

Print Name & Title: Jill RUTAN - PRESIDENT

Jill Rutan