

Echo Lane Villas, Inc.

Tenant Rules and Regulations

New:Effective April 15, 2018

ISSUED: April 7, 2018

Welcome to Echo Lane Villas..We want your stay to be a pleasant experience. While we want you to enjoy your home, we also want you to be aware of the Condo Rules and Regulation that apply to all Owners and their tenants. Please review the following so that you are aware of what is expected of you while living at the Echo Lane Villas. If you have any questions, please contact your Owner.

As a tenant, you are responsible to follow the rules of the Association. Any violation of these rules will cause a fine to be charged to your Owner. As a result of this, your Owner can then pass it on to you. You are responsible to your Owner for the inside of the condo, but to the Association for the outside. As a result of this, the following rules have been established for tenants to follow. These should become part of your rental lease.

1. CARPORTS: Carports will be used for operating cars, operating pickup trucks, motorcycles and trash receptacles exclusively. The occasional storage of other items will be permitted for a few days (3) only, after which such items must be removed or you will receive a fine. Ice chests and camping gear are not to be left on the patio or carport areas. All trash items must fit in the trash receptacle or be hauled away by you. Litter/trash in an area near a residence is your responsibility to pick up or clean up. It is not the Landscapers responsibility to clean up trash after you. **This is your notice**

2. VEHICLES: Cars, pickups and motorcycles will be kept in carports or driveways. Absolutely NO parking on the rocks by the driveway. Vehicles are not to be parked so as to extend onto the sidewalk. The Hillrise Extension parking lot is provided for those units who do not have driveways. Only occupants of the Hillrise Extension are entitled to the use of the extension parking area. There is one space per extension unit. There will be no parking of a vehicle in front of the extension units at any time because this area is for driving to the units and are not to be used as a parking area. Any vehicle parked in this area is subject to towing without any further warning with the expense to be born by the violator/Vehicle Owner. It is a NO PARKING ZONE even for just a short period of time...NO PARKING means NO PARKING. It is the Occupant's responsibility to make sure their guest are properly parked on the property. Any extra parking is to be done on the street, not in someone else's parking space. At no time are Campers or RV vehicles (trucks with a camper shell) to be parked anywhere on the property. **This is your notice**

3. CHILDREN: Children in the common area MUST BE supervised at all times by their parents or guardians. NO CHILD should be in the common area without adult supervision. This means the adult must be outside with the child (or children) at all times. Incidents such as throwing rocks, damaging the sprinkler system or landscape trees and shrubs will not be tolerated. NO ONE is permitted to climb on the gas meters, rock walls or fences, the roofs of any unit or service building or to remove the rocks from around the trees on the property. If children reside in the unit, toys must be picked up at the end of the day and removed from the courtyards, common areas and carports/patios. If a child marks on the sidewalk or carport with chalk, it must be cleaned off at the end of the day.. ***This is your notice***

Climbing on any of the landscaping or structural elements of this property represents a physical risk to the climber and a significant financial risk (liability) to the unit owners who form the Association. The Owners of the units whose residents are observed in trees or on roofs will be fined immediately by the Board in increasing amounts until the practice stops.

4. NOISE: Radios, stereos, parties, cars and other noise-making activities are to be conducted with moderation and consideration of others. After 10:00 pm (or at the discretion of the offended party), persistent noise will be reported to the police. Any reports to the police are to be done by the offended party, the Board does not get involved with this activity. Reports may later be provided to the Board for determination of any violations. ***This is your notice***

5. USES OF THE COMMON AREA: The Board of Directors forbids semi-permanent installation of recreational or utility equipment in the common area, such as swing sets, small swimming pools, basketball goals, barbecue grills or rented Blow-up structures(bouncy houses/pools) for parties. Anyone who violates this restriction will immediately be fined and the item must be removed at once. NO VEHICLES OF ANY KIND ARE PERMITTED ON THE COMMON AREA GROUNDS EVEN FOR JUST A SHORT PERIOD OF TIME. This is your warning. If you want to use the common area for a small gathering, you must notify the Owner so that they can receive permission from the Property Supervisor.. This is necessary to prevent conflict of the usage of the larger common area. FAILURE to secure permission will result in an automatic fine and no further warnings will be issued. ***This is your notice***

7. FRONT PATIOS: Only appropriate patio furniture, grills or plants may be kept in the unit's front patio area. Boxes or equipment of any kind cannot be stored in this area, except when people are moving in or out, and then the patio must be cleared within three (3) days. Ice chests, trash containers, exercise equipment cannot be left on the front or back patio. ***This is your notice***

8. SIGNS: No political advertising or business signs can be posted in the common areas in front of or in back of the units, in windows, on roofs, doors or gates of the units.

This is your notice

9. DOGS, CATS AND OTHER PETS: OWNERS ARE NOT PERMITTED TO LEASE OR RENT TO PERSONS WITH PETS SUCH AS DOGS OR CATS AT ANY TIME. OWNERS will also be subject to an immediate fine if they rent to anyone with a pet which they will pass on to you the tenant. This also includes any guest of an Owner or Tenant that might bring their pets with them. NO ADDITIONAL WARNING WILL BE GIVEN..ONLY THE FINE. No Pets are Allowed.

The only exception is a Tenants' animal covered by the Americans with Disabilities Act. The Property Supervisor must be provided with the proper documentation that the animal is a "service animal" prior to move in. When in the common area, they will be kept on a leash at all time and their droppings will be picked up and disposed immediately. Dogs and cats will not be kept on chains or other tethers in the common area at any time. ***This is your notice***

10. ANTENNAS: Antennas of any kind or other objects may not be placed on the roofline or the fire wall or any part of the building. Satellite Dishes may be installed ONLY in the owners front patio area on a tripod. ANY violation of this will immediately be an automatic fine plus the expense of its removal and repair to the area. Satellite dishes may not be set up in the common area at any time. NO FURTHER WARNINGS WILL BE GIVEN ONLY THE FINE.

This is your notice

11. WATER USAGE: While washing cars is still permitted, the hose must have a nozzle on it. Watering of plants must be done with a sprinkler or soaker hose. Failure to comply will result in a fine. If you have a leak NOTIFY your Owner IMMEDIATELY. IF there is water running off the roof from the evaporative cooler, call your Owner IMMEDIATELY. Any damage cause by a leak that you have not notified your Owner about could be charged back to you.

This is your notice

12. TRASH RECEPTACLES: Trash receptacles must be returned to the carport NO LATER THAN 8 AM ON the day following trash pickup. After 8:00 AM you will be subject to an automatic fine. If you have a garage instead of a carport, the trash receptacles should be kept on your patio area...not in the common area. ***This is your notice.***

13. AUTOMOBILE MAINTENANCE AND WASHING: No extensive repairing and/or extensive maintenance of any vehicle is allowed on Echo Lane Villas property or in front of the units. ABSOLUTELY no oil changes are permitted at any time. NO inoperable vehicle are permitted on the property at any time. A water saving nozzle must be used at all times when washing cars. An open hose is not permitted at any time for any reason. A parked vehicle cannot be used for storage.

This is your notice

This is your NOTICE and no further warnings will be issued. If any of the above Rules are violated, your Owner will be issued a fine without any further warning which they can charge back to you. All Tenants are expected to know and abide by all Rules and Regulations.. **This is your notice**

