

Devonshire Square Rules and Regulations

The following Rules and Regulations have been adopted by the Board of Directors of the Devonshire Square Condominiums on February 10, 2010. These rules shall be implemented on April 1, 2010.

Satellites:

Satellites may not be installed so as to be visible from neighboring units. Homeowners wishing to install a satellite must complete an Architectural Application prior to installation. Satellites may be installed on the roof of the condominium, so long as the following criteria are fulfilled:

1. Satellites must be installed on the sled and not secured to the structure of the building.
2. All cables visible from neighboring units must be painted to match the color of the building.
3. Any damage caused by the installation process will be repaired at the homeowner's expense.

Window Coverings:

No reflective materials shall be installed on the outside or inside of a Unit. Blinds must be white or have a natural wood finish and be two (2) inches in width.

Patios:

1. Patio furniture must be tan, brown, white or neutral in color.
2. Household items may not be stored on patios so as to be visible from neighboring Units.
3. Patios must be kept free of debris at all times.
4. Patios are prohibited from being used as storage areas.

Pets:

1. Only two Permitted Pets are allowed per Unit, so long as they are for domestic purposes only. A Permitted Pet is defined in Section 4.7 of the CC&Rs as a "household bird or a dog or cat."
2. Dogs must be on a leash at all times while outside the unit and in the common area.
3. PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR PET(S) AT ALL TIMES. Any and all pet waste solids must be picked up and disposed of properly.

Signs:

One standard real estate "For Sale" or "For Lease" sign, properly affixed to a sign post, or placed in the ground. Sign location/placement should not block vision of drivers/vehicles entering, exiting, or traveling through the property, or on to an adjacent public street.

Leasing:

Owner shall provide the Board of Directors with the name and address of the lessee and the length of the lease. Regardless of whether or not a unit is rented, all notices will be sent to the Owner of the unit. It is the unit Owner's responsibility to communicate with their tenant(s).

Holiday Decorations:

Any and all seasonal/holiday decorations may be displayed up to 30 days prior to the holiday, but must be removed within 2 weeks following the holiday. Notwithstanding the foregoing to the contrary, seasonal lights and décor may be displayed between Thanksgiving weekend and January 7th, but must be removed on or before January 7th.

Insurance:

It is recommended that each Owner carry a separate "condo" policy for real property inside their units not considered common property or common elements, personal contents and personal liability coverage.

Parking:

Each Unit will receive an assigned covered parking space. All unmarked covered and uncovered parking spaces are considered open parking.

Monetary Penalties:

Non-compliance with the above Rules and Regulations may result in monetary penalties. Please refer to the Enforcement Policy that was approved by the Board of Directors on December 2, 2009.