

DEB-LIN HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

DRIVEWAY:

21st Place is a street and vehicles have the right of way.

Please drive slowly.

The driveway is not designed for pedestrian traffic. For safety reasons, no playing, skateboarding, bicycle riding or water play.

CARPORTS:

Carports are to be kept clean and free from garbage. Every occupant is responsible for regularly sweeping their own carport.

- Please limit plants, furniture, excessive noise, game playing, car work, and car washes.
- No trash, trash bags, cans/jars/bottles, cigarette butts, car repair items.
- Please clean-up oil stains, litter, dead plants, hoses and empty pots.

The carport is not to be used as a storage area. Open storage of boxes, unused furniture, stoves, refrigerators, tools and equipment, construction supplies, recreational items (such as boats, toys, bicycles, etc.), shopping carts, etc. is prohibited.

Please keep screen doors closed.

PARKING:

The guest parking area is for visitors only and is for short-term parking only.

Parking in front of the townhouses on 21st Place is not allowed.

- Gain permission to park in any carport other than your own.
- No parking by the pool or garbage.
- Residents are restricted to two vehicles which must fit in the carport. Any additional vehicles must be parked off the premises. Guest parking is not for residents' extra vehicle(s) or for frequent overnight guests. Violators will be towed at the owner's expense.

NOISE:

In consideration of adjacent neighbors, please do not place noise-producing appliances, electronics or musical instruments on common walls. Noise levels must be constrained so as not to disturb the other residents.

- Please quiet noisy animals such as dog barking.
- Noisy mufflers, loud motorcycles and radios are discouraged.

GARBAGE:

The dumpster is emptied twice a week.

- All garbage is to be bagged and closed tightly.
- Please tie all bags.
- All boxes are to be broken down, even smaller boxes.
- Do not leave trash or trash bags outside your door.
- Do not leave trash outside of the dumpster or falling out of the dumpster.
- Large items must be removed by the resident, not left near the dumpster.
- Use both sides of the dumpster.
- Do not slam the dumpster doors.

POOL:

The pool is for the private use of the residents and their guests. It is small and cannot accommodate large numbers of people.

- No lifeguard is on duty.
- The pool is open 8:00 am to 10:00 pm
- Children under 16 years of age must be accompanied by an adult when using the pool. No exceptions.
- No animals are permitted in the pool area.
- No diving, rough-housing, disruptive behavior.
- No glass or breakable items are permitted in the pool area.
- Do not tamper with pool equipment.
- Suntan oils damage the equipment, so please refrain from using in the pool water.
- Do not leave personal items in the area.
- Please close and lock the gate on your way in and on your way out of the pool.

Please clean up after you use the pool as there is no maintenance person to clean the area.

ANIMALS:

Animals are required to be on a leash when outside and cannot run free in the common area or on other residents' property.

All pet owners must clean up their animal droppings and place the tightly wrapped bag in the trash.

LAWN:

The front lawn is a green belt area of enhancement for the complex. Therefore no recreational activities or leisure activities are allowed.

SIGNS:

A sign announcing the sale or lease of property is permitted on the front grass area only by using the main "Townhomes Available" sign. It will indicate an agent is not on site. Each seller/renter can place a real estate sign in the window of their home.

RENTED UNITS:

Owners and tenants must complete and sign a registration/agreement form. The completed form must be on file with the management company within 30 days of the commencement of the lease.

VIOLATIONS:

Fines for non-compliance of Rules and Regulations will be enforced as follows:

1st violation: a letter to the owner

2nd violation: \$50

3rd violation: \$100

4th violation: \$200

If there is a fifth violation, a meeting will be called with the homeowner and/or resident, the Board and Management to discuss further recourse.