

Santa Rosa Homeowners

RULES & REGULATIONS

Owners are responsible for the actions of their tenants. All owners must include these rules and regulations in their leases.

- Late fees in the amount of \$25.00 per month will be charged on any assessments greater than thirty (30) days in arrears.
- Each Unit Owner shall keep his home in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, any dirt, debris, or other substance onto street.
- All lots must be mowed at regular intervals so as to maintain the same in a neat and attractive manner. Lots not maintained will be serviced by the subdivision and owner will be charged \$75.00 per visit. (Subdivision Declaration 7.14 & City Code 1951, Title 12, § 350; Ord. No. 9637, § 2, 6-9-93; Ord. No. 13436, § 1, 10-26-05; Ord. No. 13864, § 1, 1-10-07)
- TRASH pickup days are Monday and Thursday. Recycle day is Thursday ONLY.
- Cans must be set out on Sunday and Wednesday nights, **AFTER 4:00PM** and **REMOVED** by **6:00AM** on Tuesday and Friday. (City Code 1951, Title 6, § 406; Ord. No. 8074, § 3, 12-11-85)
- **ALL CANS MUST BE STORED IN AREAS NOT VIEWABLE FROM STREET AT ALL OTHER TIMES.**
- NO Satellite installations are allowed on the side of the home facing Boone Drive **AND MUST BE INSTALLED AT LEAST 15 FEET FROM FRONT WALL OF HOME.**
- All pets must be leashed and pet owners are required to **Pick Up After Your Pet.** (Ord. No. 9634 § 1.5-26-93; Ord. No. 9766, § 1, 11-24-93; Ord. No. 10263, § 1-3, 4-26-95)
- Any and all changes in paint color must be approved in advance by the Architectural Control Committee. Member names available by contacting management or the website at www.SantaRosaBR.org
- No alterations to home, which may be visible from the exterior, may be made without the prior written consent of the Association.
- No vehicles may block the sidewalk at any time. (Ord. No. 7504, § 22, 4-25-84; Ord. No. 9876, § 1, 4-27-94; Ord. No. 13688, § 1, 7-26-06)
- No vehicles may block any mailbox at any time (mailman will not deliver).
- Vehicles parked on street must be parked in the correct direction of traffic flow and must not block access for emergency vehicles. (Ord. No. 7504, § 22, 4-25-84; Ord. No. 13688, § 1, 7-26-06)
- Complaints regarding the Management of the Common Elements or regarding other subdivision issues shall be made in writing to the Board of Directors.
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- Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.

THANK YOU FOR YOUR COOPERATION!