

Welcome to the Sancerre at Newport Ridge Maintenance Association

Because the Association's CC&R's is a complex document, we have summarized some of the community's guidelines of which you should be aware to assist you in your daily life within the Association. Although this summary is intended to be accurate, in any case where there is a conflict between this document and the CC&R's, the CC&R's shall govern.

General Rules

Speed Limit

The speed limit for all vehicles within the community is 15 miles per hour.

Pets

Pets are the most common sources of complaints among neighbors. Please:

- Clean up after your pet. Carry some ways to dispose of waste.
- Pets are not permitted inside the Pool area.
- Incessant barking or other offensive and persistent animal noise is prohibited.
- You may keep pets in reasonable numbers. They must be leashed when in the Common areas. You are liable for your pet, in accordance with state and local laws.
- Coyotes are abundant in the area - many roaming cats have been lost to coyotes.
- The Board of Directors may set further policies regarding pets.

Garages and Parking

- Fire lanes and No Parking areas must be observed at all times.
- This means no parking of vehicles in front of your garage unless you have a driveway or are immediately unloading/loading the vehicle. Violates are subject to immediate tow.
- You must keep your garage door closed unless you are entering or exiting the garage.
- You must keep your garage readily available for parking. New owners are allowed 30 days to accommodate one car, and 90 days for two.
- You may not conduct major vehicle repairs within the community. You may make emergency repairs if needed to be able to move your vehicle to an appropriate repair facility.

Crestridge Street Parking

- No parking of any vehicles is permitted on Crestridge. Violating vehicles may be immediately towed without warning at the vehicle owner's expense.

Exterior Installations

"No exterior modification or improvement shall be installed, constructed, altered, modified or removed without the approval of the Architectural Committee."

- Planters & flower pots are permitted on window ledges, provided they contain healthy plants or realistic artificial plants.
- Permanent basketball hoops and backboards are not permitted in your front yard, driveway, or common area. Portable backboards may be used in a driveway, if stored out of sight when not in use. Overnight storage in your driveway is not permitted.
- Holiday lighting may be displayed from December through the second weekend of January.
- No temporary structures are permitted. Woodpiles, clotheslines; etc. must be screened from view.

- Exterior radio, television or satellite antennas must be approved by the Board of Directors. Requests for approval must be submitted to the Architectural Committee in the usual manner. Installations must be accordance with published board policy.

Use of Residence

- You must use your home for residential purposes only. You may maintain a home office or conduct business activities from your home under certain conditions. Refer to the CC&R's for more information.
- You will be held responsible for the costs or expenses from any damage you cause to Association property.
- You may not create any hazard which could result in cancellation of the Association's insurance on the common property or an increase in the Association's insurance premiums. You can be held personally liable.

Maintenance Areas

The maintenance areas of the Association are those areas, such as your front yard, the pool, front entrance gates, etc, that the Association maintains.

- You are responsible for maintaining the landscaping in your rear yard.
- You may not destroy, remove or alter the landscaping, nor may you plant any plant in the front yard or other areas maintained by the Association. The Association's landscape contractor will remove unauthorized plants materials without notice. You may request changes to your front yard area landscaping through the Association's Managing Agent.

Garage Sales

The Board of Directors has prohibited garage sales or yard sales of any kind. A strict fine may be imposed if you hold such an event

Quiet Enjoyment

You have a right to "Quiet Enjoyment" of your property. Your neighbors have that same right with respect to their property. Please do not cause any noise, odor, activity, etc, that is a nuisance to others.

Non-compliance Reporting

Any non-compliance with the Association's rules may be reported to the Board of directors, in writing, through the Managing Agent. Complaints from at least two homeowners of separate residence are required for action in those cases where the non-compliance cannot be readily observed.

Leases

You may not rent or lease your property for a period of less than thirty days. Rental or lease agreements must be written, and bind the tenant to follow Association rules. The CC&R's specify other important requirements on rental property agreements

Garbage and Trash

Garbage, trash, etc. shall be kept in appropriate closed containers, and stored out of sight from the common property. Containers may be placed out for collection from 12 hours before to 12 hours after pick-up. Trash pickup is normally on Thursday. When a holiday falls on a weekday, pickup is on Saturday of that week.

Signs and Flags

No commercial signs are permitted except one "For Sale/Lease/Rent" sign, and/ or one sign for your guard or alarm service. The American Flag, other non-commercial flags, decorative flags and windsocks are permitted within reason.

Windows

Inappropriate window coverings are not allowed. New owners may use plain white sheets to cover windows for up to six months after their close of escrow, pending installation of appropriate interior window coverings. You must keep your window screens in good repair or remove them.

Hazardous Materials

Hazardous materials must be stored, used and disposed of safely and in compliance with applicable laws.

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