

House Rules (Article XIV)

1. Each Unit of the Condominium property shall be used for residential purposes only. Units may not be used for business use of any kind or for any commercial use whatsoever.
2. Unit owners shall not use or permit the use of their premises in a manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property.
3. The total of residents and guests permitted overnight in a Unit, or permitted to reside in a Unit during any twenty- four (24) hour period shall not exceed three (3) persons in an efficiency Unit, five (5) persons in a one (1) bedroom Unit and seven (7) in a two bedroom Unit.
4. Owners and occupants of Units shall exercise extreme care to minimize noises and in the use of musical instruments, radios, television sets and amplifiers so as to not disturb the other persons occupying the Units. No party shall continue after eleven (11) PM.
5. Common elements shall not be obstructed, littered, defaced or misused in any manner. No benches, swings, chairs or tables are allowed on the front lawns. Chairs of the folding variety may only be used and then stored after use. This is to prevent the grass cutters from having to move the chairs.
6. Only tables and chairs of the folding variety shall be used on the balconies and must be folded against the wall when not in use. This is to keep the balcony clear for EMS, fire department, and movers.
7. As required by the fire department, no barbecue grills are to be used on the balconies; however, they may be used in the recreational area. No rugs, towels or garments are to be hung on the balcony railing.
8. The outside stairs must be used when moving furniture or heavy objects in or out of the second floor units- not through the lobbies.
9. Pets are limited to two (2) per unit. They shall be limited to small canines, cats, and parakeets. Canines and cats may not weigh more than ten (10) pounds each.
10. Casa Bella property line ends at the driveway. In an agreement with El Conquistador, who owns the adjoining property, we cut the grass approximately ten (10) feet from the edge of the driveway. This is the designated area to walk dogs. All dog owners must clean up after their dogs. All dog owners on the second floor must take them out by the way of the outside stairs, not through the lobbies. All dogs must be kept on a leash when walking them or when outside of their Unit. Dogs are not allowed in the lobbies. The recreational area in the back of the property is not a dog run.

11. The property mentioned above does not belong to Casa Bella and permission must be obtained from El Conquistador before planting is done on that ground.
12. No trees or plants are to be planted on the common areas without the approval of the Board of Directors. The exterior grounds are "common elements", owned by all of us. Due to past disagreements about when bushes should be replaced, what type of mulch to use, etc, owners have been allowed to customize and maintain the area between their windows and the lawn. Ownership and quality control remain with the Association. Please keep ornamental clutter to a minimum.
13. Only white or off white windows, storm doors, drapes and blinds are to be used. All outside doors shall remain the same design and color. No security doors. The paint to be used for the outside doors is the responsibility of the Association.
14. Visitor parking is designed next to the carports facing building three (3). This does not apply to workers who are working in a Unit. No large recreational vehicles or boats are to be parked on the property. If you own a carport, use it, leaving parking for those who do not have a carport especially in front of building one (1) and building three (3) where there is limited parking. Please head into the parking space instead of backing in because exhaust creates fumes that enter into building one (1). Do not park the bumper over the sidewalk.
15. Washing of cars between building two (2) and building three (3) only.
16. Washers and dryers are to be used between the hours of eight (8) AM and ten (10) PM only. Only residence may use the washers and dryers. All residence must use the washers and dryers on their floor only, unless the ones on your floor are out of order. All machines in laundry rooms are to be left clean after they are used and please clean the lint trap in the dryer. You are to dispose of your own empty containers.
17. The social room is available to all residence by calling the Social Room chair person for a reservation date. When using the social room, you must furnish your own paper products (toilet tissue, paper towels, plates, napkins, etc.). Do not attach decorations to the walls with scotch tape, thumb tacks, etc. The room should be left as you found it, clean and in order. Check to be sure that the doors and windows are locked and the lights are out.
18. Each Unit owner shall be limited to two (2) automobiles on Casa Bella property. No old automobiles or one that is not running should be kept on the property. If an automobile sits for a period of thirty (30) days without being moved, it will be towed away at the owner's expense.
19. The speed limit on Casa Bella driveway is fifteen (15) mph. please do not exceed it out of respect for the slow moving elderly.
20. No kerosene heaters are allowed in the Units.
21. If you smoke please use an ashtray instead of throwing butts on the ground. We do not have a

grounds keeper to pick them up and they make us look trashy. There is a container on the right side of the first floor lobby door for butts, not trash.

22. Open meetings of the Board of Directors will be held on the second Wednesday of each month from 6:30 PM to 6:45 PM in the Social Room. All Unit owners may attend, present questions to the Board, and comment on matters coming before the Board, but have no vote. Questions and comments will be limited to three (3) minutes per person. At 6:45 PM the meeting will be closed and attendance limited to Board members only.

The HOUSE RULES are only updated per the By- Laws this 8th day of June, 2011.