

REGATTA HOA COMMON AREA RULES AND REGULATIONS

The Regatta Homeowners Association, by its Board shall have the right to promulgate and impose RULES and thereafter to modify, alter, amend, rescind, and augment any of the same with respect to use, operation and enjoyment of the Regatta Common Areas and Residential Property and any improvements located within Regatta.

Special Assessments for Violations: The Board of Directors, in its sole discretion, may levy a Special Assessment upon an owner for failure of the Owner, owner's family, tenants, guests, invitees or employees not in compliance with any provision in the Declaration for Covenants and Restrictions, By-laws or Rules and Regulations of the Regatta HOA. The following procedures are to be followed:

General Property Regulations:

- Corporations or other entities are prohibited from purchasing or renting any unit. The exception being title held in a Family Trust.
- No purchase or lease of any interest in a unit shall commence without the unit owner having first obtained written approval of such purchase or lease by the association.
- No unit shall be used except for residential purposes.
- No Sheds are permitted on the side of a unit, any shed (storage box) placed in the back yard cannot exceed 4 feet in height and may not be a permanent construction.
- All fencing permitted on the side of the house is a white aluminum rail fence. Interior lots only may have the Simtek Ecstone fence in brown granite color in their rear yards only (nothing visible from the street). Rear walls on interior lots should be the same color as the house, any variation needs board approval.
- Garage doors shall be kept closed at all times when not in use. Garage doors cannot be left open for extended periods of time.
- No window or wall air conditioning units are permitted in the front, sides, or rear of a unit.
- No modifications or alterations may be performed without prior approval from the Architectural Control Board (ARB) of both Regatta and Mission Bay. *Exterior painting must comply with Mission Bay Color pallet.* Front door and garage door colors must match. Any work being done without board approval is a violation and subject to fines of \$100 per day.
- No Tarps can be placed for more than 30 days on a roof, without board approval.
- All basketball hoops must be placed on the owner's property so that normal play will not occur on common ground or on any street. All basketball hoops must be always maintained in a proper state of repair. Hours of use are 9:00AM to 10:00PM
- Holiday decorations may be displayed from November to January. Seasonal Holiday items may be displayed for 2 weeks prior to the holiday and 1 week after.
- Routine upkeep of property is mandatory and expected. Any deficiencies may result in violation notices and fines. Upkeep includes painting, when necessary, roofs driveways and walkways cleaned of any mold or mildew. Rear yards should be kept free of weeds or overgrowth.
- No offensive or nuisance activity shall be carried on at any time.
- No structure of a temporary character or trailer tent, mobile home or recreational vehicle is permitted unless it is stored in the garage at all times.
- No signs of any kind, including contractors working at your home, shall be displayed in public view.
- Smoking is strongly discouraged in the common areas of Regatta. No cigarette butt receptacles of any kind are to be placed in a unit's front entrance or visible from the street. No discarding of cigarette butts on Regatta property.

General Property Regulations (continued):

- Garage Sales are not permitted in Regatta. The master association may hold garage sales in their parking lot from time to time.
- Open House signs may be posted on Saturday and Sunday only. Signs may not exceed 19" by 24" in total area. No more than 4 signs may be posted. Signs may be displayed between 11:00am and 4:00pm. Signs should portray neat professional aesthetics, no hand drawn signs.

RENTAL PROPERTY REGULATIONS:

- No rentals are permitted for the first year of ownership. No lease of a unit shall be for a term of less than six months and no longer than two years. All lease renewals must be submitted to management for approval. No unit shall be leased more than 2 times in 12 consecutive months.
- No seasonal rentals, no short term AirBnB or Craig's List of any similar type of advertisements for rooms to rent.

PET REGULATIONS:

- Only owners in residents or tenants are permitted pets.
- Pet Policy is a 2-dog limit. No aggressive breed dogs permitted
- When outside Pets must be on a leash and not permitted to run loose.
- Pets may not be left unattended outside your home. Constant barking creates a nuisance in the community.

VEHICLE REGULATIONS:

- Commercial vehicles, motorcycles, boats, or trailers are only permitted if they can be stored in your garage. No commercial advertising or signs permitted on vehicles.
- Vehicles may not be double-parked or parked anywhere that impedes the flow of traffic.
- Vehicles may never park in front of mailboxes at any time.
- The garage is not to be used for permanent storage.
- All vehicles must fit in the unit's driveway or garage.
- No vehicle car covers for extended time. Tags must be visible while car is covered.
- Any vehicle that cannot be operated in its existing condition because the parts necessary for operation, such as, but not limited to, tires, windshield or damaged or deteriorated body condition; shall be deemed a junk or derelict vehicle and such vehicles are prohibited from remaining anywhere in the Community, except in an enclosed garage. Without limiting the Association's other remedies in law or equity, any such junk or derelict vehicle is subject to towing.
- The bed of pickup trucks cannot be used to store discarded household items, trash or appliances while parked in the driveway. Trucks should be kept in a neat appearance as not to distract from a residential community.

PARKING REGULATIONS:

- Parking on the grass is strictly prohibited at all times, due to irrigation pipes below the surface, except in an emergency.
- Vehicles will be towed at the owner's expense when: Observed parking on the street between 2:00 AM and 6:00 AM. Or Observed parking on the grass repeatedly.

WASTE REMOVAL REGULATIONS:

- Trash must be stored in receptacle with matching lids in the garage or completely out of view of any unit or common area. All receptacles are only to be placed outside/curbside after 5pm the night before a schedule pickup and must be returned to the garage by 9am the following day after pickup.
- Landscape debris must be removed the same day by your landscaper. Only gardening performed by the homeowner can be left at the curb on Sunday evening only for Monday pickup. If landscape debris is left on any other day the HOA may remove and charge the homeowner for the cost.
- Landscape debris must be left in front of your home. It may not be left on any common area property or across the street from your home.

Garbage days are:

Monday - Landscape debris and regular garbage. Landscape debris piles may not be any larger than the size of a refrigerator. If it's too big it will require a special pick up.

Thursday - Recycling and regular garbage and bulk pickup. Please contact the Solid Waste Authority before leaving any bulk items at the curb to ensure they are removed on Thursday. If they are not picked up, you will need to remove it from curb until they can be picked up.

Approved on January 20,2022 by a unanimous vote of the Board of Directors at the Board Meeting.