



Palomar Homeowners Association, Inc.

SUMMARY OF RULES AND REGULATIONS

- A. **Residential Use** - No more than two (2) persons for each bedroom in the house. Temporary guests are permitted so long as they do not create an unreasonable source of noise or annoyance to other residents.
- B. **Nuisances** - No obnoxious or offensive activity shall be carried out on about the Lots which may be or become as unreasonable annoyance or a nuisance to any Owner. No use or practice shall be allowed in or around the Homes which is a source of annoyance to Owners or occupants of homes which interferes with the peaceful us possession or proper use of the homes or the surrounding areas.
- C. **Outside Storage** - The personal property shall be kept inside the residents home or a fenced or a walled-in yard, and must be neat appearing and in good condition.
- D. **Parking and Vehicular Restrictions** - Only automobile, vans construed as private passenger vehicles with permanent rear seats and side windows, may be parked within the property overnight without prior written notice. No vehicles containing commercial lettering, signs or equipment, and no truck, recreational vehicle, camper, trailer, or vehicle other than a private passenger vehicle and no boat may be parked or stored outside of a home overnight. No overnight parking permitted on any street, lawns, or areas other than driveways and garages. All vehicles parked within the property must be in good condition and repair, and no vehicle which does not contain a current license plate, or which cannot operate on its own power shall be parked with the property. No major repair of any vehicle shall be made on this property. Motorcycles, motorbikes, mopeds, all-terrain vehicles are not permitted to be operated within the property.
- E. **No Improper Uses** - No improper, offensive, hazardous or unlawful use shall be made of any home. All valid laws shall be observed.
- F. **Trash and Other Materials** - Garbage, trash, debris, or rubbish that is required to be placed at the front of the lot in order to be collected may not be placed outside prior to 5:00 PM on the day before the scheduled day of collection. All containers, dumpsters or garage facilities shall be stored inside a home or fenced in area and screened from view and kept clean and sanitary.
- G. **Leases** - All leases must be in writing. The association has the right to terminate a lease upon default by the tenant in observing any of the provisions of the documents. No lease shall be for a period of less than three (3) months.
- H. **Temporary Buildings** - No tents, trailers, shacks or other temporary buildings or structures shall be constructed.
- I. **Garages** - No garage shall be permanently enclosed, and no owner may convert into living space the interior of the garage. All garage doors shall remain closed when not in use.
- J. **Animals and Pets** - Only common domesticated household pets may be kept on any lot or in a home, not to exceed two (2) per home. Under no circumstances may a Pit Bull, American Staffordshire Terrier, or any mix thereof be permitted on the property. Any pet must be carried or kept on a leash when outside of a home or fenced in area. Any owner shall immediately pick up and remove solid waste on his lot or the Association property. The Board may require any



pet to be immediately and permanently removed from the property due to violation of this paragraph.

- K. **Landscaping** - Any material modifications, additions, or substitutions, must be approved by the Committee. All landscaping shall be maintained by the Owner in first class condition and appearance as reasonably required. Mowing, watering, trimming, fertilizing, and weed and insect and disease control performed by the Association. All dead or diseased sod, plants, shrubs, trees, or flowers shall be promptly replaced, and excessive weeds, underbrush trees, or flowers shall promptly be removed. No artificial grass, plants shall be placed on the exterior of any lot.
- L. **Maintenance** - Each, owner shall maintain his home and all improvements and personal property upon his lot in first class condition at all times.
- M. **Air-Conditioning** - Only central air conditioning is permitted. No window, wall or portable air conditioning units are allowed.
- N. **Clotheslines** - No clotheslines or clothes poles or outside clothes drying is permitted.
- O. **Outside Antennas and Flag Poles** - No outside signal sending or receiving or sending antennas, dishes or devices are permitted without the consent of the committee.
- P. **Garbage Containers, Oil and Gas Tanks, Air Conditioners** – All garbage and refuse containers shall be placed in walled-in or landscaped areas as approved by the committee so that they shall be substantially concealed or hidden from any eye-level view from any street or adjacent property.
- Q. **Signs** - No signs shall be placed upon any lot, and no sign shall be placed in or upon any home which is visible from the exterior of the home, without written consent of the committee.
- R. **Window Treatments** - No newspaper, aluminum foil, sheets or other temporary window treatments are permitted.
- S. **Swimming Pools** - No above ground swimming pools, spas, or the like, shall be installed without consent of the committee.
- T. **Fences and Walls** - If any owner desires to construct a fence on his lot, the owner shall submit a plat plan to the committee showing the location of the fence which must be approved by the committee.
- U. **Mailboxes** - No mailboxes are permitted without the consent of the Committee, except for mailboxes which are identical to mailboxes originally provided for the home by Declarant.
- V. **Speed Limit**- Please observe a speed limit of no more than 20 MPH.
- W. **Hurricane Shutters**- Non-permanent hurricane shutters and plywood must be removed within 7 days after the storm. Permanent shutters, such as accordion, must be opened within 7 days after the storm. No shutters may be closed or plywood installed prior to seven (7) days before a storm is anticipated.
- X. **Basketball Hoops**- Basketball hoops or other similar recreational items must be stored where they cannot be seen from the street. Portable hoops cannot be set up in the streets or sidewalks.

Pet Restrictions



1. All pets shall be confined to the living quarters of the residents home between the hours of 10:00 PM and 7:00 AM; subject to:
 - A. Pets may be walked on a leash accompanied by a person during the aforementioned hours.
 - B. Living quarters excludes garages, patios, screened-in enclosures and all areas of the yard.
2. An owner or his/her agent shall immediately remove any and all solid waste deposited by his/her pet(s) anywhere within the community or Palomar or any exterior association property.
3. Enforcement - any and all owner(s) or their agents, who are in violation of Sections 1 and or 2 of the aforementioned modifications shall be subject to:
 - A. Warning for the first offense
 - B. Fines for the second offense

*This is a summary of your community documents and do not in any way constitute a legal document. It is your responsibility as a lot owner or a prospective renter or prospective owner to review the community document for clarity or all of matters relating to Palomar Homeowners Association, Inc.