

Santa Rosa Ranchos Homeowner's Association

Rules and Regulations

Summarized and Restated - Adopted January, 2013

Association Rules and Regulations are designed to maintain property values for all community members. Having written guidelines allows homeowners to be aware of what is expected from them, and allows the Association to avoid arbitrary or inconsistent rules enforcement. The following are intended to help maintain the quality and value of properties within our community, and are for the benefit of all.

- 1. Architectural Control Committee (ACC) approval is required prior to any exterior change, addition, or improvement. Examples include, but are not limited to, solar panel installation, exterior paint color changes, outbuildings, and fencing.**
- 2. All storage must be out of view, or obscured from view, of the street. Lot shapes may require orderly storage screened by fencing or landscaping. Stored items include autos, RVs, trailers, boats, trash bins, wood piles, and building materials.**
- 3. Trash receptacles must be removed from the parkway within 24 hours of trash pickup, and must be stored at the side of or behind the house.**
- 4. Weeds throughout the property must be controlled at all times, no higher than 4".**
- 5. Landscaping must be maintained in a neat and tidy manner at all times. Trees overhanging the equestrian trails must be kept trimmed back to allow the safe passage of horse and rider, as well as authorized maintenance vehicles.**
- 6. Fences must be repaired and maintained at all times, including those adjacent to equestrian trails. Wooden fences must be painted white on both sides. All fences must have rails safely and securely fastened.**
- 7. Tarp and canvas shade covers are not allowed.**
- 8. Outbuildings must be painted and/or kept in good repair.**