

Greater Corona Homeowners Association

ASSOCIATION RULES

Approved 10/5/06

The following contains the Board of Directors interpretations and clarifications of the-Covenants, Conditions and Restrictions (CC&R's) as applicable to the desirable standards in the community with major concerns pertaining to paragraphs 10 (use restrictions) and 11 (architectural control). Please refer to paragraph 2.3 of the CC&R's, which defines the Boards authority in these matters.

These interpretations shall herein be called the Association Rules (Rules).

1. LANDSCAPING: All lots are to have front yard landscaping. Each owner of a Lot shall be responsible for maintaining all landscaping or other improvements situated thereon. All landscaping and other improvements shall at all times be kept in good condition and repair. All grass, hedges, shrubs, vines and plants of any type on a Lot shall be watered, mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. Trees, shrubs, vines, plants and grass which die shall be promptly removed. No yard equipment, woodpiles or storage areas may be maintained so as to be visible from neighboring property or streets. All Lots shall be maintained in a weed free and attractive manner. No tree, shrub, or planting of any kind on any Lot or other property shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet. Major changes in landscaping are to receive advance approval from the Architectural Control Committee.

2. REFUSE CONTAINERS AND COLLECTION: In no event shall such containers be maintained so as to be visible from neighboring property or street except to make such containers available for collection and then only for the shortest period of time reasonably necessary to effect such collection. **Trash containers and Recycle containers shall not be placed at the curb prior to 3:00 pm on the day prior to the scheduled pickup and shall be removed no later than noon on the day following collection.** All rubbish, trash, garbage, refuse and debris shall be promptly removed from the Lot and shall not be allowed to accumulate thereon.

3. RV's BOATS AND TRAILERS: RV's, boats and trailers may be kept within the enclosed area of the backyard. No RV's, boats and trailers shall be kept in the driveway or street for a period greater than 48 hours within a 7 day period. No work or cargo trailers are permitted to be stored or parked within view of the street overnight.

4. PARKING: Vehicles shall be parked on paved surfaces. No vehicle is to be parked on landscaped, gravel or rock surfaces of front yard. Except for emergency vehicle repairs, no automobile or other motor vehicle shall be constructed, reconstructed or repaired upon a Lot or other property, and no inoperable vehicle may be stored or parked on any such Lot or other property so as to be visible from neighboring property or to be visible from any Common Area or any street.

5. STORED VEHICLES: No vehicle shall be parked (stored) for protracted periods in one location either at the curb or on the driveway. A protracted period shall be two weeks without complete removal of vehicle.

6. ANIMALS: No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except for dogs, cats, parakeets or other commonly accepted household pets and not to exceed a total of two (2) may be kept on a Lot. Dogs, cats or other pets permitted under this section shall be permitted to leave an owner's Lot if such dog or cat is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. Owners shall pick up all animal waste from their Lot and when walking said animal. All dogs, cats or other permitted animals shall not be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any animals shall be maintained so as to be visible from neighboring property.

7. NUISANCES: No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot or any other portion of the property. In addition, a Lot shall not be used in whole or in part for the storage of any property or thing that will cause the living unit or any part thereof to appear in an unclean or untidy condition or that will be unsightly, offensive, obnoxious or detrimental to any other Owners. No substance, thing or material shall be permitted to exist or operate upon any Lot so as to be offensive, unsanitary, unsightly or

detrimental to the Occupants or Owners of adjacent Lots. The Board, in its sole and absolute discretion, shall have the right to determine the existence of any nuisance whether described herein or not.

8. HOUSE EXTERIOR MAINTENANCE: No improvements upon any Lot shall be permitted to fall into disrepair, and all improvements shall at all times be kept in good condition and repair, adequately painted and otherwise finished. Each Owner shall maintain in good repair the exterior surfaces of each improvement on said Owner's Lot, including but not limited to walls, roofs, porches, patios and appurtenances. Each owner shall also maintain in good condition and repair all paved, concrete and other artificially surfaced areas, including driveway and walkways located on the Owners Lot.

- A. Homeowners are to maintain a house exterior color scheme consistent with the original colors provided by the developer for house, trim and doors. The Board of Directors has developed a list of APPROVED exterior trim and base colors for use in the Corona Village Estates and Corona Gardens. Generally, acceptable painting or repainting of any home may be accomplished by: using trim and base colors from the list of approved colors; or repainting using trim and base colors identical to the trim and base colors being repainted, provided the trim and base colors being repainted are the colors used and originally applied on the home by the builder U.S. Home. Deviations from the approved paint colors will be enforced in the same manner as any other violation of the CC&R's and/or Use Restrictions and Architectural Control Guidelines.
- B. Front doors can be natural or painted the color of the house or trim.
- C. Side yard gates to the backyard are to be clear sealed, stained or painted the color of the house or trim.
- D. RV Gates to the backyard are not to exceed 15' wide and must be clear sealed, stained or painted the color of the house or trim. Wrought iron gates with vertical wood slats are allowed. Open wrought iron gates without wood slats are not allowed.

9. BLOCK WALLS: The Board of Directors encourages homeowners, who stucco and paint their walls, to paint in a color which shall match the primary color of the house. The Architectural Control Committee must approve all height changes.

10. ADDITIONS TO HOMES: No additions to homes shall be built **prior to plans being approved** by the Architectural Control Committee. Unapproved additions are subject to removal at the homeowner's expense.

11. STORAGE SHEDS: A prefabricated shed will not need pre-approval as long as the height at its highest point does not exceed 18" above the nearest wall. **Any shed not of commercial manufacture shall be approved by the Architectural Control Committee prior to installation.**

12. BASKETBALL POST AND BACKBOARDS: No basketball backboards are to be attached to the house. Post to support the backboard is to be set adjacent to driveway. Portable basketball goals when not in use must be stored in a position that is consistent with a permanently installed basketball goal. At all times equipment must be maintained and in good condition.

13. SATELLITE DISH:

- A. Satellite dish larger than one (1) meter in diameter shall be painted primary color of house must be approved prior to installation.
- B. Satellite dish one (1) meter or less in diameter must be mounted as to not be visible from the street, unless such mounting would impair the user's ability to receive signals from a provider, in which case the same must be screened to the greatest extent possible.

14. JUNGLE GYMS/PLAYHOUSES: Shall not exceed a height of 18" above top of the nearest wall.

15. SECURITY SCREEN DOORS: Security screen doors are allowed and can be painted the original manufacturer's color, or the color of the house or trim.

Please contact the property manager, Laurie Roberts, at (480) 987-0197 if you have any questions.