

The Maples Rules and Regulations

1. The Maples strives to keep the overall image of the community aesthetically pleasing. In keeping with this image, each home is required to keep a neat appearance. Keeping a neat appearance includes, but is not limited to: overflowing trash cans; litter disposed of properly, which includes cigarette butts and dog droppings. Toys should be brought inside by the end of each day.
2. Trashcans must be stored out of view from the front of each home. Garage and backyard is suggested.
3. Trashcan must not be set out for trash pick up earlier than Sunday and must be pulled back in by Tuesday evening. Failure to do so, trashcan(s) will be confiscated and a \$50 fine will be charged in order for the trashcan(s) to be released.
4. All residents are instructed to mark their trashcan(s) with their home address.
5. Over usage of water will result in fines. Please observe the water schedule. The HOA will send out notices on what the sprinkler timer should be set at throughout the spring, summer and fall.
6. Dogs need to be walked on leashes at all times. Leashes may not be tied to objects and must be held by a person who can control the animal at all times. All pet remains are to be promptly cleaned up in Common Areas or on Lots belonging to others.
7. Permanent window coverings need to be installed. Temporary window coverings, including sheets that can be seen from the outside of the home detract from the overall appearance of the individual home as well as the rest of the community
8. Christmas lights and décor should be taken down by January 31st, weather permitted.
9. Satellite dishes should be placed behind the home, out of public view. If signal reception mandates that the satellite dish be placed in public view, the dish should be placed at the closest point to the principal structure (where an adequate signal can be received). The dish should be hidden as much as possible from courtyard or street view.
10. The safety of all residents is very important therefore, all residents and visitors are required to obey the posted speed limit of 15 MPH.
11. All lease agreements must be submitted to the board for approval before the home is occupied, per the CC&Rs. Failure to submit lease agreement will result in tenant(s) denied access to clubhouse and pool. Other consequences may be imposed.
12. Any vandalism to any common areas, including clubhouse and pool, will be an immediate suspension of clubhouse and pool for 6months. The person(s) responsible for such damage shall be responsible for the cost of repairs that may be required from such vandalism.
13. Pool rules are to be followed as such:
 - Visitors must be accompanied by residents at all times.
 - Children under 16 must be accompanied by and adult.
 - No fence jumping.
 - Any resident caught letting neighbors or people living outside of the community who do not have an I-button, access to the pool will be lost for 1 month.
 - All posted pool rules must be obeyed.
14. Vehicles parked in the street are obstacles for traffic and could possibly be a safety hazard for residents. There shall be no on-street parking at anytime. There are parking stalls provided, so please utilize these areas for parking of vehicles. Violators can be fined and/or towed.
15. No parking of vehicles in the center or sides of the common areas of the driveways. Vehicles should not block other driveways in the courtyards.
16. Homeowners with multiple cars shall park extra cars in the provided parking stalls. Taking all courtyard visitors parking on a daily basis is not allowed.
17. All Homeowners are responsible for keeping their Home Owner Association (HOA) dues current. The HOA dues are due on the first day of every month. Those Homeowners that become delinquent will face the following:
 - a. 15 days late: Notice sent to Homeowner
 - b. 31 days late: Late fee and interest will be charged to homeowner. All access to swimming pool and clubhouse will be disconnected.

- c. 90 days late: Lien will be placed upon property. Once a lien has been placed, a \$200 fee for legal expenses will be incurred at the Homeowner's expense. It is the responsibility of the Homeowner to clear this debt in order to have lien removed.
- d. Once account has been brought current, access to clubhouse and pool will be re-instated.

The above-mentioned consequences are solely a guideline and further fines and legal action can be imposed depending upon individual circumstances.

Fines for community offenses are as such:

- a. 1st notice – warning letter.
- b. 2nd notice – warning letter.
- c. 3rd notice – warning letter.
- d. 4th notice - \$75.00 fine and suspension of clubhouse and pool privileges until fines are paid.
- e. 5th notice - \$150.00 fine.
- f. 6th notice - \$250.00 fine.
- g. 7th notice - \$500.00 fine

The above mentioned fines are outside of any consequences imposed for delinquent HOA dues.