

Patio, Balconies, Front Entry and Limited Common Areas:

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In an effort to maintain the aesthetics of Sun Valley Villas, the following rules will apply:

BACK PATIO & BALCONIES:

- Patio/balcony furniture shall be limited to a reasonable amount of furniture that is generally assumed to be accepted as outdoor furniture.
- Bicycle/Tricycles are allowed on patios and balconies but shall not be hung. No bicycles or tricycles shall be stored in the common areas.
- Balconies/patios shall not be used for the storage of motorized vehicles.
- Wall ornaments may cover up to 20% of each wall and may be hung without permission from the Architectural and Landscape Committee. All other decorations and additions must be given written permission from the Committee.
- Exterior of building or patio walls may not be altered in any way (drilling, nailing, painting, etc.), without permission from the Architectural Committee and/or Board, other than stated above. See Architectural and Landscape Control Policy on page 7 for more information.
- Hummingbird feeders may be placed on back patio/balconies only. Bird feeders that allow seeds or food to drop on the ground, patio or condominium will not be allowed.
- To prevent damage to all upper unit railings and lower unit stucco walls, no plant containers are to be screwed or permanently attached to any upper railing or lower stucco wall in any way. Only "free standing" brackets may be used. All units, both upper and lower, must use dripless plant containers.
- Limit of 5 pots per patio/balcony deck. Water catchers are mandatory so water does not run onto the common areas or onto your neighbor's patio below.
- No feeding of birds or any domestic animal is allowed outdoors. All domestic pets must be fed indoors. By leaving any type of food or water outside and readily available for animals we are only increasing the chances of rodent problem and unsightly bird droppings, which consequently make our units appear less attractive.
- No towels, sheets, blankets, clothing laundry items or other personal property shall be hung from railings, balconies, patios, or on exterior unit walls.
- Exterior clothes lines shall not be erected or used.
- Balconies, patios, front entries and other limited common areas shall be kept free and clear of all garbage bags, garbage, rubbish, firewood, debris, and other unsightly materials.
- Storage rooms attached to the patios and balconies should be used for the storage of personal items and doors should remain closed when not in use. No owner, renter, guest, workman or similar person shall be allowed, at any time, to bring into or keep in their unit any flammable, combustible or explosive fluids or material, or chemical substances. In addition, no such substances shall be stored for any amount of time in any storage area.
- Screen/Security Doors and/or Security Window Bars are to be black on buildings 7, 8, 9, 10 and 11. The almond color will be used on building 1, 2, 3, 4, 5, 6, 12 and 13. If a homeowner removes an existing door and/or window bars and wishes to install a new one, it must conform to the above colors assigned to their unit building.
- Gray colored window tint/film is to be used on windows in buildings 7, 8, 9, 10 and 11. Buildings 1, 2, 3, 4, 5, 6, 12 and 13 may install stucco colored solar/sunscreens or a gray colored window tint/film on windows.
- Ceiling mounted fans and upgraded patio flooring (indoor/outdoor carpet or tile) may be installed on patios/balconies after receiving approval in writing from the Architectural Committee as to size, type and color. Such upgrades are assumed to be permanently attached to the restricted common areas or patios/balconies and shall not be removed without prior consent of the committee.

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- A United States Flag of reasonable size may be displayed on patios/balconies. It is to be displayed in a manner consistent with the Federal Flag Code PL. 94-344; 90 Stat.810: 4 United States Code Sections 4 through 10. (Refer: Condominium Law 33-1261)
- Christmas decorations and lights may be placed on balconies/patios or windows but must be removed prior to January 15.
- Gas or electric grills are allowed on patios or balconies. Charcoal grills, cookers or hibachis' may not be used or stored on patios or balconies.
- No solar lights are to be used in common areas.

FRONT DOORS:

- One decorative arrangement is allowed on screen door only.

COMMON AREAS:

- This includes the area under the stairs and front landing of second story units.
- Other than at Christmas, no decorations of any kind are allowed in the live (complex) existing plants/bushes since they must be accessible to the landscape workers.

UPPER AND LOWER UNIT ENTRY AREAS:

- A limit of one bench or two patio chairs per unit will be allowed. A limit of three items which can consist of one potted plant or flowers or, one free standing decoration no taller than 36 inches will be permitted. Water catchers are mandatory so water does not run onto the common areas or onto your neighbor's entry below.
- Front door light fixtures — permission must be obtained from the Board to change any light fixture.

ENFORCEMENT:

- The committee members and manager will do a "walk around" every two weeks to ensure compliance with rules and regulations as well as covenants, conditions and restrictions. Any unit in violation of any of the rules or regulations, or covenants, conditions, or restrictions will be notified, normally by a "door hanger" notice, depending on seriousness of violation. The committee will also have extra copies of the rules and regulations to leave with door hangers. There will be a two week period of time in which to correct the violation. If the unit is not brought into compliance, the owner, renter, guest, or occupant will be given written notice of intent to fine and a further stated period in which to correct the violation. Failure to correct the violation will result in monetary fines being levied to the owner.