

**ROYAL PALM RANCH
HOMEOWNERS' ASSOCIATION, INC.**

c/o Haven Management LLC, 9231 Archibald Ave., Rancho Cucamonga, CA 91730

**RULES
&
REGULATIONS**

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FURTHER REVISED AND APPROVED 8/16/16**

Questions regarding content should be directed to:

**BOARD OF DIRECTORS
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c/o HAVEN MANAGEMENT LLC
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**ROYAL PALM RANCH HOMEOWNERS' ASSOCIATION, INC.
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RULES AND REGULATIONS**

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INTRODUCTION

Welcome to Royal Palm Ranch Homeowners' Association, Inc. ("Association"). We are a planned development with one-hundred and twenty-four residences. Your decision to live in such a development with its many advantages signifies a willingness to forego the relatively complete freedom of action possible in a dwelling which is not located within a common interest development. The willingness implies an obligation to respect your neighbor's and the Association's rights, to be cooperative, courteous and considerate, which usually will lead to something we all desire, a pleasant and harmonious community.

These Rules and Regulations ("Rules") were developed to provide beneficial guidelines so that owners may enjoy a quiet, clean and aesthetically pleasing home. Community associations such as ours consistently build community and preserve property values.

By authority established in Article 11, Sections 11.1 and 11.2 of the Declaration of Establishment Covenants, Conditions and Restrictions ("CC&Rs") the Association, having given the membership the opportunity to comment, has the power to adopt Rules for the use of the Common Area and facilities and shall have the power to establish procedures and penalties for any infraction.

These Rules supplement and/or clarify, but in no case replace or alter the recorded CC&Rs.

The management company acts as the agent of the Association, at the direction of the Board, by coordinating services such as landscape maintenance, collections, and distribution of association funds.

Please take a moment to familiarize yourself and your household with the policies that follow. It is the responsibility of the homeowner and/or tenant to follow the correct procedures as outlined. All homeowners, residents, tenants and their guests are required to follow these Rules. As homeowners, you are responsible for the acts of your guests, household members, invitees, licensees, and tenants, and your tenants' guests, household members, invitees and licensees. We hope that this document will help make living at Royal Palm Ranch pleasant, and, while you reside here, help make our community a place you will be proud to call home.

GENERAL INFORMATION

- All of the Rules herein may be changed, deleted or added to at any time by the Board of Directors with reasonable notice to owners according to California law. All consents granted hereunder may be revoked for due reason by the Board of Directors.
- Obstruction of walk-ways, stairways and entrance ways is prohibited.
- Because the peripheral fencing is the legal protective fence for the pool, access gates must be closed at all times.
- If residents elect to display holiday decorations, they shall be put up no earlier than four (4) weeks prior to the holiday and removed no later than two (2) weeks after the holiday.
- Owners should make all complaints and/or suggestions in writing to the Board of Directors through the management company.
- Do not store in your home or garage any explosive or flammable fluids or place any of these in the Common Areas. Owners are subject to being fined as set forth in the attached Fine Schedule. Use and/or discharge of fireworks is prohibited within the Association.
- Borrowing or removal of any equipment or property from the Common Area is prohibited.
- Any cost of enforcement of Rules or damages to buildings, recreational facilities, equipment of any other Common Area property caused by an owner, his tenants, household members, guests, invitees, agents or employees/contractors shall be at the expense of the applicable owner.
- Trash cans: Trash and/or recycling containers must be stored out of the view of the Common Area. Containers can be placed out for collection no sooner than twelve (12) hours prior to the collection/pick-up service day and must be removed within the same day after collection/pick-up.
- BBQs are not allowed in the Common Areas, including the Common Area pool/spa area and in front of garages and the surrounding Common Area. Barbecuing is permitted outdoors in backyards only, subject to any applicable municipal/fire department restrictions, and shall not be a nuisance or annoyance to residents of other Lots.
- Playground/tot lot and park hours are 8:00AM – 9:00 PM. These hours have been established to preserve the quiet enjoyment of the community by its

residents and to allow servicing time for the maintenance people, although not all maintenance to these areas will necessarily be performed outside of these hours.

- Common Area sidewalks, including pool decks, are for pedestrian use only. Use of skateboards, bicycles, roller skates, roller blades, tricycles or other wheeled recreational items is not permitted in these areas. Traffic, both vehicular and pedestrian, is not to be diverted, slowed or hampered because of resident/guest activity in the Common Area. Team sports are not permitted on the Common Area (i.e., sidewalks, driveways, streets or planted Common Area).
- Due to insurance and liability concerns, no inflatable bounce houses and/or jumpers are allowed in the Common Area at any time.
- Owners shall be held responsible for the actions of their tenants and guests at all times.
- No hanging of towels or laundry on balconies, patio structures or other part of a structure or building. Clotheslines and drying racks may only be used in the backyard of an owner's Lot, and only as allowed by Civil Code section 4750.10.

ARCHITECTURE AND LANDSCAPING

- Exterior alterations or additions of any type are not permitted without the written consent of the Board of Directors. Submit your written request plus a sketch to the management company for review by the Board.
- Windows shall only display coverings such as curtains, blinds, shutters. Any variations must be approved by the Board. Windows, window screens and window coverings: Curtains, blinds and screens must be kept in good condition. Any damaged curtains, blinds, and/or screens must be repaired/replaced. Tin foil is not permitted as a window covering and is not allowed.
- No portable air conditioners in windows that can be seen from Common Area.
- Repainting of dwelling exteriors shall be done using the following materials and color scheme: Behr Paint - Scheme #3: Beach Grass S280-S for fascia/eaves/trim/gutters/downspouts; Stonington D14-3 for stucco walls/doors; Earl Gray D18-4 for siding.

- The color scheme for dwelling exteriors as described above is accurate for Behr Paint as of May 2015. Note, however, that paint color names are subject to change and variation over time, which could lead to confusion over whether a color is the same as those listed above. So, owners must nevertheless first submit an architectural application, to minimize the potential for color error and in an exercise of caution. Responsibility rests with the owner to apply for and obtain prior Association approval before commencing repainting.
- Fence replacement by owners (see attached Maintenance List for identification of fences for which owners are responsible) shall be done in the following materials, color scheme and style: Materials – vinyl fencing; Color scheme – Sand; Fence Style – 6x6 Washington (design), Caps – Contemporary 5x5, No Lattice.
- The fence scheme as described above is accurate for Home Depot as of March 2015. Note, however, that fence color and style names are subject to change and variation over time, which could lead to confusion over whether materials, colors and styles are the same as those listed above. So, owners must nevertheless first submit an architectural application, to minimize the potential for installation error and in an exercise of caution. Responsibility rests with the responsible owner(s) to apply for and obtain prior Association approval before commencing fence replacement.

ARCHITECTURAL CONTROL (CC&Rs, ARTICLE V)

- Article V, Section 5.1. Restrictions.

No building, fence, wall, planting of trees or shrubs which would obstruct the view of any other lot or other structure or improvement shall be commenced, erected, placed or altered on any lot by any lot owner until the location and complete plans and specifications showing the nature, kind, shape, height and materials (including the color scheme) have been submitted to and approved in writing as to harmony of external design and location of surrounding structures and topography by the Board or by an architectural committee appointed by the Board and composed of three (3) members.

- Article V, Section 5.2. Approval.

In the event the Board or its designated committee fails to approve or disapprove such location, plans and specifications or other requests within thirty (30) days after submission thereof to it, then such approval shall not

thirty (30) days after submission thereof to it, then such approval shall not be required, provided that, any structure or improvement so erected or altered conforms to all of the conditions and restrictions herein contained and is in harmony with similar structures erected within the properties. Grade, level or drainage characteristics of the lot or any portion thereof, should not be altered without the prior written consent of the Board or its designated committee.

GUIDELINES FOR GARAGE DOORS

GARAGE DOOR REPLACEMENT POLICY

The Board of Directors of Royal Palm Ranch has established the following policy for the replacement of Garage Doors on individual units. This policy was established not only to maintain a uniform look throughout the complex, but to also allow for the upgrade of the existing wood doors to the lighter weight aluminum roll-up doors.

Written permission must be asked for and received from the Board of Directors prior to the installation of any garage door. (Architectural Approval) The following regulations must be adhered to for any regular or roll-up door:

1. Metal roll-up doors only, having 16 squares (i.e., 4 panels, 4 squares per panel).
2. No Windows or exterior decorative trim/hardware will be allowed.
3. Doors must be painted to the same color as the existing door, to match the color scheme of the unit, unless the door painting is being done in conjunction with an update to the overall color scheme, in which case the door shall be painted in Behr Paint, Stonington D14-3 to match the stucco walls of the residence. The color scheme for updated color scheme garage doors is accurate for Behr Paint as of May 2015. Note, however, that paint color names are subject to change and variation over time, which could lead to confusion over whether a color is the same as those listed above. So, owners must nevertheless first submit an architectural application, to minimize the potential for color error and in an exercise of caution. Responsibility rests with the owner to apply for and obtain prior Association approval before commencing repainting.

A complete description of the door must be submitted to the board prior to installation, showing that the owner of the unit understands these terms and will comply. Written approval must be given, even when all conditions are met.

The Board thanks all homeowners for their cooperation in this matter.

NOISE & NUISANCE

- At all times, noise, including but not limited to, loud T.V., radio, stereo, parties, loud voices, running, stomping, etc., must be kept to a minimum and contained within the interior of the home. Consideration of your neighbors will enhance the enjoyment and tranquility of all in the community. Nothing shall be done on any lot which may become an annoyance or nuisance to the neighborhood (CC&Rs, Article VII, Section 8.2)
- Quiet time is 10:00 PM to 7:00 AM. Restrictions include, but are not limited to, cleaning, vacuuming, washers, dryers, loud voices, running, stomping, construction and home improvements, if these noises can be heard by adjoining units. No slamming of doors or windows.
- Air conditioning units must be kept in good working order to minimize noise.

OWNERS WHO SELL

- Each owner must inform the management company when selling their home and provide the sale agent's name. Upon the sale of the home, each new owner must inform the management company for appropriate accounting and new membership.

OWNERS WHO LEASE OR RENT

- Responsibility - Owners are responsible for the actions of their tenants and may be fined for governing document violations, including violations of these Rules, by their tenants or charged for damages done to the Common Area or Association property.
- Copy of Rules - Each owner must furnish a copy of the current Rules

to their tenants. Tenants may be refused access to recreational facilities until this requirement is met.

- Professional signs of reasonable dimensions and design, and which are reasonably located, advertising a residence for sale or lease are permitted on the owner's separate interest property.

PETS

- All pets must be on leashes when in the Common Area. The leash must be held by an individual capable of controlling the animal. No dogs are allowed in the tot lot/playground area, except as may be required by law.
- Any litter deposited by pets within the Common Area shall be removed immediately by the owner of the animal. Any litter deposited within patio areas shall be removed daily by the owner to avoid odors and unsanitary conditions.
- No animals, livestock or poultry of any kind shall be raised, bred or kept in or upon any Lot, residence, or patio, or in the Common Areas.
- Only domesticated pets will be allowed, ("pet", means ordinary domesticated animals such as dogs, cats, etc., as described in Civil Code section 4715) as long as a pet does not annoy, molest, or inconvenience any other unit owner and provided that such pet shall, if and when declared to be a nuisance by the board, be removed from the project. The breeding of any pet is forbidden within the Association.

VEHICLE TRAFFIC AND PARKING

- Violators of this section will be subject to a fine of \$150.00 per violation and may be subject to towing, in accordance with the Violation Procedure / Fine Policy of the Rules and in accordance with California law.
- The Association has marked parking stalls ("Association Parking Spaces") both inside and outside the community gates.

Inside Spaces – Permit Parking Only. The Association Parking Spaces located within the gated portion of the community ("Inside Spaces") are intended, *at all times*, for permit parking only. The Inside Spaces are *not*

designated for non-permit/guest parking. Vehicles without permits, parked in the Inside Spaces between 7:00 p.m. and 7:00 a.m., are subject to towing in accordance with California law, at the expense of the vehicle owner. Owners responsible for parking of vehicles without permits in the Inside Spaces *at any time* are *also* subject to discipline, including fines, in accordance with these Rules and as otherwise provided by the governing documents and California law.

Outside Spaces – Guest Parking Only. The Association Parking Spaces outside the Monte Vista entrance gates ("Outside Spaces") shall be used for guest parking only. Guests, and only guests, may park in these Outside Spaces, which are designated for guest parking. Parking of resident vehicles (including resident vehicles with permits) in the Outside Spaces, is prohibited. Owners/residents are responsible to inform their guests of the Association's Rules, including regulations regarding parking and towing.

- Residents shall park their automobiles in their garages attached to the residential dwellings and only after parking two cars within their garages may be allowed to use the Inside Spaces for any other vehicle with a permit.
- Vehicles that park in the Association Parking Spaces (both Inside Spaces and Outside Spaces) must be operable, have current registration, and may not be parked in the same stall for more than 48 hours, unless a longer time (due to some special circumstance) is previously approved in writing by the Association.
- Vehicles which appear to be inoperable, not registered and/or stored, will be towed after due notice is given. Abandoned vehicles are prohibited. "Abandoned" is defined as appearance, i.e., flat tires, cobwebs on wheel wells, excessive dirt on windows or body etc.
- Any vehicle blocking a main access or parked in a fire lane or zone marked "NO PARKING" or marked in red will be subject to towing, in accordance with California law.
- No vehicle belonging to an owner or guest will be stored in the Common Area or parked over the white lines in such a manner as to impede or prevent ready access to another's parking space.
- Any vehicle parking behind another vehicle, to block it, or parking behind a garage will be subject to immediate towing, in accordance with California law.
- Trailers, boats, boat trailers, campers and trucks (other than standard sized

pick-up trucks), or other recreational vehicles will not be parked in the common area. Temporary trip packing, and unpacking upon return, moving in or out of the property, are exceptions.

- Maximum speed limit in the driveway is 10 miles per hour.
- Pedestrians have the right-of-way on all driveways.
- Parking of bicycles or motorcycles on sidewalks or planted areas is not permitted.
- No parking is permitted on grass areas.
- Washing of vehicles/automobiles is prohibited in the parking areas and Common Areas.
- No repairs of any vehicle on Common Area, except a flat tire. In an emergency situation, to move the car, minor repair may be done in your garage. No changing of oil on the property, or use of inflammable materials for cleaning, and no storage of gasoline in the garages.
- Parking on the streets is not permitted. (Exception: Unattended vehicles allowed for reasonable loading or unloading, and for the washing of vehicles.)
- Parking will be on a first come - first serve basis. If all available spaces are filled, other parking arrangements must be made. (No space available is not an excuse for parking on the street).

SWIMMING POOL AND SPA

HOURS OF OPERATION ARE: 9:00 AM - 10:00 PM

- These hours have been established to protect the right to a quiet night's sleep by residents who live close to the pool and to allow servicing time for the maintenance people.

NO LIFEGUARD ON DUTY AT ANY TIME - DO NOT SWIM ALONE

- Gates must be closed and locked at all times. California Code of Regulations, Title 24, Section 3119B.
- Guests must always be accompanied by a resident: This rule is to

ensure that only authorized people use our pool, and to prohibit vandalism, etc.

- Children under fourteen (14) years of age must be accompanied by an adult (eighteen (18) years or older) in both the pool and jacuzzi since California Code of Regulations, Title 24, Sections 3120B.4 and 3120B.7 state "Children under the age of 14 shall not use pool without a parent or adult guardian in attendance," and that "Unsupervised use [of the jacuzzi] by children under the age of 14 is prohibited."
- Residents using the pool must have a pool use tag with them while in the pool area. The Association will provide owners with one pool tag per lot at no charge. Owners are responsible for their pool tags and are responsible for their use by residents of their lot, including tenants. Replacement tags may be obtained by contacting the management company, and will be charged a reasonable replacement fee.
- No running, horseplay, disruptive music or loud noise. This is a common sense rule for consideration of others as well as safety.
- Floating lounges and rafts are prohibited due to the size of the pool. Other floating items are allowed only if they do not interfere with use by other residents.
- All Glass containers and bottles are prohibited. If broken glass is found in the pool and spa area, the facility is closed for draining and cleaning. This is not only very expensive, but also inconvenient to residents.
- No pets allowed. California Code of Regulations, Title 22, Section 65534 prohibits animals, except as may be required by law.
- All owners/residents are responsible for keeping the area clean. This rule is basic consideration for the next user.
- No food is permitted in the pool/Jacuzzi. No BBQs are allowed in or around the pool and spa area.
- Pool furniture will remain in the pool area. This is to safeguard the furniture from being handled excessively or stolen.
- No soap or chemicals of any kind are to be added to the pool or spa. The chemical balance is controlled by the pool service company, and monitored by the San Bernardino County Environmental Health Department.

- Swimsuits are required. Street clothing such as cutoffs, t-shirts, etc., are not permitted in the pool or jacuzzi.

**PLEASE MAINTAIN POOL AND RESTROOM AREAS
USE EACH FOR THEIR INTENDED PURPOSE!**

**ROYAL PALM RANCH HOMEOWNERS' ASSOCIATION, INC.
POLICY RE SATELLITE DISH INSTALLATION AND
MAINTENANCE**

1. Satellite dishes of one (1) meter or less in diameter, and other communication-receiving antennae or devices covered by the Federal Telecommunications Act of 1996 (the "Act") (collectively referred to in this policy as "qualified satellite receiver"), may be installed on the Owner's Lot provided in this policy. Satellite dishes larger than one (1) meter in diameter, and any other antennae not covered by the Act, are prohibited as provided in the Association's governing documents.
2. Application to the Board of Directors or Architectural Committee shall not be required prior to installing a satellite receiver.
3. No fee payable to the Association shall be required prior to installation of a qualified satellite receiver.
4. An Owner may install a qualified satellite receiver on such location in the Owner's Lot. Owner shall determine is appropriate for the signal strength desired. If more than one location in the Lot will provide the requisite signal strength, Owner is requested to voluntarily place his or her qualified satellite receiver in such location as will minimize the visual effect of the equipment on the Common Areas and other residents.
5. Owner shall keep the qualified satellite receiver in good repair and maintenance and not permit same to become unsightly, in accordance with the maintenance requirement of the Association's governing documents.
6. Qualified satellite receivers may not be installed on any part of the Association Common Areas.
7. Owner shall indemnify and hold harmless the Association, and its agents, directors, officers, and employees, from any and all loss, claim, damage, injury, judgment, or cost, including attorneys' fees and court costs, resulting from or arising out of Owner's installation, maintenance, or use of the qualified satellite receiver, to the extent that Owner's negligence in installation, maintenance, and/or use of the qualified satellite receiver caused or resulted in the loss, claim, damage, injury, judgment or cost, including attorneys' fees and court costs being indemnified.

8. Nothing in this policy is intended to unreasonably increase the Owner's cost of installing a satellite receiver, unreasonably delay the installation, or unreasonably decrease the reception of the signals received. Should any Owner believe that anything in this policy does unreasonably affect the cost, delay installation, or decreases signal strength, the Owner is encouraged to contact management, who will in turn, arrange a meeting with a member of the Board or Architectural Committee to discuss and bring about a resolution of the matter.
9. Nothing in this policy is to be interpreted as being in contravention of the Act regarding the installation, maintenance, and use of satellite dishes. Should any portion of this policy be interpreted as contravening the Act, that section or sections shall be considered immediately modified to conform to the Act. Should it be impossible to so modify the section or sections, that section or sections shall be deemed severable from the remainder of the policy, and shall be of no force and effect whatsoever.
10. Prior to, or simultaneously with, the installation of the qualified satellite receiver, the Owner of the Lot shall execute a copy of this policy and provide the signed copy of the Board of Directors.

.....

The terms and conditions outlined in the above policy are hereby accepted.



(Owner's signature)



(Printed Name)



(Property Address)

91710

**ROYAL PALM RANCH HOMEOWNERS'
ASSOCIATION, INC. VIOLATION PROCEDURE /
FINE POLICY**

The following procedure will apply to all violations and infractions of the governing documents, including the Rules . Owners may report violations to the management company or Board of Directors by submitting a written notice describing the violation. The Board of Directors, management company, or committee appointed by the Board may also note any violations discovered during walk-throughs or by personal knowledge of any of its members or representatives. At the time a violation is noted or reported, action will be taken as follows:

- a. The Board shall give written notice to the owner. The notice will contain a description of the violation, and instructions regarding response to the notice and correction of the violation. Notwithstanding the foregoing, in situations where the Board, in its sole discretion, determines that the alleged offense is sufficiently serious including, but not limited to, threats against persons or property; dog bites; in-progress, unapproved architectural modifications; and outrageous conduct, the Board may authorize the omission of this first notice and proceed directly to the actions described below and/or other enforcement actions authorized by the governing documents and California law.
- b. If the violation continues or is repeated, the Board shall give the owner a second notice of the violation. The notice shall specify a date not less than ten (10) days after the date of the notice for a hearing before the Board. The hearing will be held in executive session if requested by the member, and the member will be allowed to attend the hearing. The Board may also conduct the hearing in executive session at its own volition.
- c. At the hearing, the Board shall allow the owner to present evidence and testimony as reasonable under the circumstances. If the Board concludes that the alleged violation occurred, the Board may impose monetary penalties, temporarily suspend voting and common area privileges for a period not to exceed thirty (30) days or take any other disciplinary action permitted by the governing documents and California law. However, no such penalty imposed by the Board shall take effect sooner than five (5) days after the date of the hearing.
- d. The Board of Directors will notify the member of any disciplinary action taken at the hearing within fifteen (15) days of the hearing, by First Class mail or personal delivery.

- e. If the violation is repeated, or if the response is otherwise unsatisfactory, the Board may impose additional or continuing fines following notice and hearing until such time as the matter is satisfactorily resolved.
- f. If the violation continues, the Board may impose continuing fines until such time as the violation ceases.
- g. If the violation continues, is repeated, or is of a sufficiently serious nature the Board may also refer the matter to the Association's legal counsel. If required by Civil Code section 5930, mediation or arbitration will be offered.
- h. Notwithstanding the foregoing, under circumstances involving conduct that constitutes (a) an immediate and unreasonable infringement of, or threat to, the safety or quiet enjoyment of neighboring owners; (b) a traffic or fire hazard; (c) a threat of material damage to, or destruction of, the Common Area; or, (d) a violation of the governing documents that is or such a nature that there is not material question regarding the identity of the violator or whether a violation has occurred (i.e., parking violations), the Board or its agents may undertake immediate corrective action and conduct a hearing as soon thereafter as reasonably possible. If any violation constitutes what the Board believes to be an immediate threat to health or safety, then the Board may take any appropriate action, including legal action, notwithstanding the procedures set forth in these Rules.

FINE SCHEDULE

Fines for first time violations may be levied in accordance with the following schedule:

Hazardous Activities	\$250.00 maximum
Use Restrictions	\$50.00 - \$100.00 maximum
Vehicle and Parking Restrictions	\$50.00 - \$150.00 maximum
Any violation of the Bylaws, CC&Rs, or Rules not specifically mentioned	\$50.00 - \$100.00 maximum
Unauthorized improvements to property per discretion of Board	\$250.00 minimum plus \$25 per day for each day violation exists after Notice to owner

Fines shall be in addition to an assessment equal to any applicable cost of repair. Fines for repeated violations may be increased in \$25.00 to \$100.00 increments. For the purposes of this Fine Schedule, a "repeated violation" shall be one which is assessed to a single Lot within a twelve-month period.

Fines for continuing violations may be assessed on a daily basis (at a maximum rate of \$25.00 per day), until the violation is abated by the owner. For the purposes of this Fine Schedule, "continuing violations" shall refer to violations that remain unchanged and ongoing until abated by the owner. For example, an owner who is storing an inoperative vehicle may be subject to a \$150.00 fine, and as a continuing violation, may be subject to an additional \$25.00 per day until the vehicle is removed.

**MAINTENANCE LIST
ROYAL PALM RANCH
HOMEOWNERS' ASSOCIATION, INC.**

The following is a listing of the items within the Project, the maintenance, repair and replacement duty for which Owners and the Association are responsible in accordance with, Article I, Section 1.3, Article VI, Sections 6.1 and 6.3; and Article VII, Sections 7.1 through 7.4 of the Declaration of Establishment of Covenants, Conditions and Restrictions and all subsequent Amendments thereto for Royal Palm Ranch Homeowners Association, Inc., A Residential Planned Development.

COMPONENT(S)	OWNER	ASSOC
Air Conditioning System - Each Unit	X	
Appliances - Built-in	X	
Appliances - Free Standing	X	
Bathtub Waste and Overflow	X	
Bearing Walls, Non-bearing Walls, Studs, Frames, Tie-Downs, other structural items (Including Termite Eradication)	X	
Carpeting - in Units	X	
Carport/Driveway/Parking Space - Concrete and Asphalt Surfaces	X	
Caulking - Exterior	X	
Caulking - Interior	X	
Common Area Improvements		X
Concrete Block Walls (IF YOU HAVE THEM)		X
Crawl Spaces in Attic (including personal contents)	X	
Doorbell - Exterior Components/Button Switch	X	
Doorbell - Interior Components; Wiring	X	
Doors - Entry - Frame & Door	X	
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting - Exterior and Interior	X	
Doors - Entry - Weather Stripping/Waterproofing	X	
Doors - Interior	X	
Doors, Screen/Storm/Security	X	
Doors, Sliding Glass	X	

COMPONENT(S)	OWNER	ASSOC
Doors, Sliding Glass - Frame and Tracks	X	
Doors, Sliding Glass - Screen	X	
Drainage Systems (e.g. ditches, catch basins) - Interior	X	
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curb		X
Drains - Yards	X	
Dryer Vents - Cleaning	X	
Dryer Vents - Repair	X	
Drywall - Damage Repairs (e.g. cracks, inside minor localized water damage, dents, holes, etc.)	X	
Drywall - Interior - Replace	X	
Electrical Panel/Circuit Breakers/Interior	X	
Electrical Switches, Sockets, Wall Plates - Interior	X	
Electrical Wiring - Interior	X	
Exhaust Fans	X	
Exterior Building Surfaces of Individual Lots (Painting and Repairs)	X	
Exterior and Interior Building Surfaces of Common Areas		X
Exterior Faucets, Handles, Washers	X	
Exterior Lighting Fixtures (Common Area)		X
Fences - Common Area		X
Fences - Individual - Exterior (Painting, Replacement and Repairs)	X	
Fences - Individual - Interior	X	
Fireplace - Chimney - Exterior	X	
Fireplace - Chimney Flue and Spark Arrester	X	
Fireplace - Chimney - Interior - Cleaning	X	
Fireplace - Fire Brick (fire box) ¹	X	

¹ Ceramic brick walls of fireplace.

COMPONENT(S)	OWNER	ASSOC
Fireplace - Mantlepiece, Trim and Facing	X	
Floor Coverings - Carpet, Vinyl and Tile	X	
Front Entry Landings	X	
Furnace - Unit Systems	X	
Garage Door Openers	X	
Garage Doors - Replacement and Maintenance	X	
Garage Doors - Painting - Exterior Surface	X	
Garbage Disposal	X	
Gas Lines - Below Ground	X	
Gates - Rear and Entry - Painting Exterior	X	
Gates - Rear and Entry - Maintenance, Replacement and Interior Painting	X	
Glass - Recreation Area		X
Glass - Windows/Doors	X	
Gutters & Downspouts	X	
Hose Bibs	X	
Insulation	X	
Landscaping - Common Area; Green belt and Slopes)		X
Landscaping - Front of Individual Lots		X
Landscaping - Back and Side Yards of Individual Lots	X	
Lighting Fixtures - Common Areas		X
Lighting Fixtures - Inside Units	X	
Lighting Fixtures - Outside - Front	X	
Lighting Fixtures - Outside - Patio	X	
Linoleum & Vinyl Flooring - Inside Units	X	
Painting - Interior	X	
Painting - Exterior - Individual Lots	X	
Backyard Improvements	X	

COMPONENT(S)	OWNER	ASSOC
Party Walls or Fences - Maintenance, Replacement and Interior Painting and Termite Eradication - Cost Shall be Shared by the Owners who Share Use of Each Wall or Fence	X	
Patio Walls or Fences - Maintenance and Painting	X	
Plumbing Fixtures - Interior (Toilets/Tubs/Sinks/Faucets, etc.)	X	
Plumbing Lines - To Individual Lot	X	
Plumbing Lines - Common Area		X
Pressure Regulators	X	
Roof Flashing & Other Roofing Components	X	
Roof Shingles/Tiles	X	
Roof Underlayment	X	
Roof Vents	X	
Sewer Backups	X	
Sewer Lines- Common Area Use		X
Sewer Lines - Single Use	X	
Sidewalks - Common Areas		X
Slab	X	
Sliding Patio Door Flashing/Waterproofing	X	
Sliding Patio Door Frames & Tracks	X	
Sliding Patio Door Hardware	X	
Sliding Patio Doors	X	
Spraying for Household Pests (Ants, Fleas, etc.)	X	
Spraying for Landscaping Pests (Common Areas and Front Yards of Individual Lots)		X
Spraying for Landscaping Pests (Individual areas)	X	
Streets (Common Area Private)		X
Stucco Painting/Coloring	X	
Stucco Repair & Replacement	X	
Termite Eradication - (Common Area)		X
Termite Eradication - (Individual Lots)	X	

COMPONENT(S)	OWNER	ASSOC
Thresholds - Individual	X	
Toilet - Wax Ring	X	
Trim - Wood - Exterior - Painting, Maintenance and Repair	X	
Utilities - Payment for Water and Waste Pick Up - Individual Lots - But No Duty of Association to Maintain Plumbing of Individual Lots		X
Utilities - Water, Gas, Electric - Common Area		X
Wallpaper/Paneling	X	
Waste and Garbage Pick Up Services		X
Water Heater - Individual	X	
Water Softeners	X	
Window and Slider Screens	X	
Window Flashing/Waterproofing	X	
Window Frames	X	
Window Hardware	X	
Wiring - Cable TV	X	
Wiring - Electrical - From Breaker to Interior	X	
Wiring - Electrical - From Outside To Breaker in Unit	X	
Wiring - Telephone	X	