

**RULES OF THE HOMEOWNERS’ ASSOCIATION OF THE
VINTAGE GARDENS HOMES II & III, Inc.**

(REFER TO RULES DCCR ARTICLE 5 SECTION 13)

This document does not supersede the DCCR or the Bylaws, nor should anything herein be interpreted differently than the DCCR or Bylaws.

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1. CLUBHOUSE

The following rules are designed to ensure the cleanliness and safety of the clubhouse and all residents who use the facilities.

Due to the number of residents in our community, a resident family can reserve the clubhouse no more than once a month. You cannot reserve the pool.

- Scheduling of the clubhouse calendar will be done by the Events Committee Calendar Manager. It will be necessary for you to call him/her to reserve the clubhouse for any event.
- The clubhouse must be cleaned after use no later than midnight of the same day it is used.
- Floors should be cleaned and mopped, the counters, tables, sink, stove, refrigerator, run disposal and bathroom left clean. The furniture restored to its original location and the trash removed. Failure to do so will incur a cost for commercial cleaning.
- The clubhouse cannot be scheduled on Tuesdays. Tuesdays are reserved for HOA meetings, Event Committee meetings and general maintenance.
- If you need to cancel a scheduled event in the clubhouse, please make every attempt to contact those invited and post a notice on the bulletin board by the mail boxes and on clubhouse door. Be sure to give a phone number to call if they have questions.

No smoking is permitted within the clubhouse.

No wet bathing suits are allowed in the clubhouse.

Clubhouse and pool activities have priority on parking in the clubhouse parking lot and adjacent parking slots.

No unattended children are ever allowed in clubhouse.

Clubhouse user must remove all trash and refuse of any kind before leaving.

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2. ESTATE SALES/GARAGE SALES

Because of the narrow streets and restricted driving patterns in our community, it is difficult to conduct a routine Estate Sale. These rules have been adopted to permit these sales under certain conditions.

Public Estate Sales (Open to the public)

- Owner or owner's representative is responsible for obtaining all permits and notifying the Vintage Gardens HOA board two (2) weeks before sale.
- Estate sales that are advertised open to the public will be allowed only if the resident is deceased or moving.
- Sale will be limited to a two-day sale, during the hours of 8am to 5pm.
- Security needs to be hired to direct public thru gates. Security can be professional police officers or private security easily recognizable as such. No cars are to be allowed in except for handicapped or persons needing to pick-up purchased furniture or large items. Drivers must show handicapped permit or receipt for items purchased to be admitted.
- Signs will be permitted inside and outside Vintage Gardens during the sale. All directional signage needs to be removed as soon as sale is over. All signage and advertising are the responsibility of owner or owners' representative.
- A deposit of \$100.00 will be paid to HOA which will be returned to resident after sale if all above conditions are met.

Private Estate Sales (Open to residents inside Vintage Gardens)

- Notice to be given to the board two (2) weeks in advance.
- Sale will be limited to two days.
- Advertisement limited to newsletter, bulletin boards and flyers.
- Signage allowed at house, by mailboxes and on bulletin boards.
- All signs need to be removed after sale.

Garage Sales are not permitted due to parking issues on our streets.

3. GOLFCARTS

- Golf carts are not allowed to park on sidewalks. Sidewalks are walkways and pedestrians have the right-of-way.

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- Golf carts are not allowed to be parked on the grass on mowing day.

4. LEASES (Refer to DCCR Article III Section 3)

Copies of leases must be provided to the Treasurer of the Homeowners Association.

5. POOL

The following rules are designed in consideration of the health, safety, and enjoyment of all those who use the facility. Please treat the clubhouse and pool area with respect, and with proper care, so that we will be able to enjoy them for a long time.

THERE IS NO LIFEGUARD ON DUTY! SWIM AT YOUR OWN RISK!

WE ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES.

ADULTS ARE ENCOURAGED NOT TO SWIM ALONE.

No glassware and other breakable items are allowed in the pool area or on the deck surrounding the pool.

Diving into the pool is not allowed.

No running is allowed at any time within the pool enclosure.

Children, age 14 years and under, must be accompanied by a responsible adult **who can swim and/or the resident who can swim.**

Persons with open wounds, bandages, or communicable diseases may not enter the pool.

Persons with serious health concerns should obtain appropriate guidance from their physician before participating in pool activities.

Safety equipment (rings, buoys, and shepherd's hook) placed on the fence are not to be used for play. The equipment area (filter, pump, etc.) shall remain off limits to anyone other than authorized personnel.

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No person in an intoxicated state is allowed in the pool area.

Animals are strictly prohibited from within the pool area fence.

Food shall not be consumed in the swimming pool or on the pool deck. The food restriction does not apply to the patio of the clubhouse or to drinks on the pool deck.

The pool hours are from 7am to 10pm.

Adult only swim time 5pm to 6pm on weekdays.

The restroom is locked, and you must use your clubhouse key to unlock it.

Do not deposit soft drink cans, paper cups, etc. in trash can in the restroom. Please lock the restroom when you leave, except on Fridays when the lawn crews are working.

In consideration of others, the user(s) of the pool and deck are expected to tidy up the area upon departing. The user(s) must remove all trash of any kind. Trash cans are on the east side of the clubhouse.

No smoking or vaping is allowed in the pool area.

Offensive, annoying (such as loud music), hazardous activity, or any socially inappropriate activity is not allowed. Residents are always expected to oversee guests.

Proper swimming attire is required.

All Swimmers who cannot control their loss of bodily waste products cannot use the pool (this includes adults and children).

An emergency telephone is located on the outside wall to call 911.

Do not touch or bother pool equipment.

No unattended children are allowed in the clubhouse at any time.

No wet bathing suits are allowed in the clubhouse.

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The pool cannot be reserved.

Please don't leave personal items (rafts, noodles, etc.) at the pool!

6. SECURITY GATE OPERATIONS

The security gate entering Vintage Gardens II and III normally should always be closed. The gate may be opened for open houses, special events, etc., by coordinating with the head of the Gate Committee. The resident has the responsibility to arrange for guests or visitors to have access without compromising the security for the other residents. We recommend that individual access codes be shared with immediate family members only. The vendor code should be used for all contractors. The vendor code changes annually and can be found on the front of the phone book and the monthly newsletter.

7. SIGNS (DCCR, Article V, Section 6)

Only two signs advertising a property for sale or rent may be displayed. One sign may be placed in the front yard of available property and one outside the front gate to our community. Real estate signs must be removed within seven days after a sale or rental contract has been finalized.

Political and/or advertising signs are not allowed.

Signs, posters, placards, flags, and aluminum foil are not permitted in windows.

8. SOLICITATIONS

No solicitations are permitted in Vintage Gardens II and III. Advertisements for goods and services are permitted in the newsletter and on the clubhouse bulletin board, space permitting.

9. SPEED LIMIT

The speed limit in this community is 20 miles per hour and should be observed to ensure safety.