

FIRST EDITION HOMES
RULES AND REGULATIONS
(REV. 10/11)

As residents of the First Edition Homes, we are all bound by the Enabling Declaration of the First Edition Joint Venture, by the By-Laws of the First Association, Inc., and the Rules adopted by the Board of Directors of the First Association, Inc.

Each of us is obligated to be familiar with – and to abide by – the rules of this community. Common sense, common courtesy, and voluntary compliance will enable us all to enjoy living here. If we want to have “good neighbors” we should strive to be “good neighbors”.

Following is a partial list of Rules, which are included in various parts of the Declaration and/or By-Laws or Association for your convenience:

GENERAL –

1. Conform to and abide by Rules and Regulations
2. Failure to strictly comply shall entitle the Association or any Unit Owner to seek remedy by means described in the Declaration and By-Laws, including legal action.

MEMBERSHIP –

1. Renters – no membership in the Association.
2. Owners – each Unit Owner shall be a Member in the Association.

VOTING –

1. Renters – no voting privileges.
2. Owners – one vote per unit, on any matter put to a vote of the membership, equal to the same number of votes as that unit’s percentage of the undivided interest of the common elements.

OCCUPANCY -

1. Renters – no more than two (2) individuals in a one (1) bedroom unit, and no more than four (4) individuals in a two (2) bedroom unit.
2. Owners – no more than three (3) individuals in a one (1) bedroom unit, and no more than four (4) individuals in a two (2) bedroom unit.

PETS –

1. Only small, household pets are permitted.
 - a. No pets shall be permitted to run loose.
 - b. Pets **must** be kept within the condo unit only.
 - c. Dogs **must** be on a leash if taken outside the unit.
 - d. Dogs **must** be walked along the fence lines only.
 - e. Owner **must** clean up pet litter.
 - f. Pets shall **not** be aggressive, obnoxious, or offensive on account of noise, odor, or unsafe or unsanitary conditions.
 - g. Pets cannot be kept or bred for commercial purposes.

PARKING –

1. Do **not** park in the fire lanes at any time.
2. Do **not** park on the grass or behind the parking garages or in any area, which is obviously not a parking space.
3. Do **not** park in any space in the carport except the one space designated for your unit.
4. Have no more than two (2) motor vehicles of any type parked or located on condo property (2 vehicles per unit).
5. As a matter of courtesy, please park one (1) vehicle in the carport to save other spaces for second cars, loading and visitors.

Rules and Regulations cont.

6. As a matter of courtesy, please advise your visitors where they should **not** park.
7. All vehicles parked on the grounds **must** have proper air inflation in all of its tires and it must carry a current vehicle registration with the DMV. Any violation of this requirement could result in the vehicle being removed from the property with the owner of the vehicle being solely responsible for any cost of its removal, and/or, a fine to be levied against the Member responsible for the vehicle. The fine amount to be determined by the Board of Directors.

HOUSEKEEPING OF COMMON AREAS –

1. Do not use the common areas for storage of any personal belongings.
2. Do not store any dangerous, explosive or inflammable liquids or other materials in common areas.
3. Do not hang or expose any item on any part of the common areas. (This includes no yard or garage sales.)
4. Do not display any sign, advertisement or notice without Board approval. (This includes no “For Sale” or “For Rent” signs.)
5. Do not erect any outdoor clothesline.
6. Do not make any alteration, decoration, repair or replacement or change to any common areas or exterior portions of units without Board approval.
7. Do not place screens, jalousies, or other enclosures on balconies or any other part of building without Board approval.
8. Do not obstruct, litter, deface or misuse common areas in any manner.
9. Common walks and common elements shall be kept free from rubbish, debris, unsightly materials, etc.,
10. Litter, garbage and trash must be placed inside the dumpsters.

HOUSEKEEPING OF INDIVIDUAL UNITS –

1. Maintain condo unit in good condition and repair.
2. Display no sign, advertisement, or notice upon the unit without Board approval. (This includes no “For Sale” or “For Rent” signs.)
3. Do not place screens, jalousies, or other enclosures on balconies or patios without Board approval.
4. Do not store firewood within units or adjacent to condo buildings.
5. Do not store any dangerous, explosive or inflammable liquids or other materials within unit.

USE OF INDIVIDUAL UNITS AND COMMON AREAS –

1. Do not use a condo unit for any purpose other than as a single-family dwelling.
2. Do not make any change to condo unit, which would increase the insurance rates.
3. Do not conduct any activity within the unit or upon the common areas, which would obstruct or interfere with the rights of other residents.
4. Do not conduct any activity within the unit or upon the common areas, which would be a disturbance or nuisance to other residents.
5. Do not make any structural change or alterations within any unit without Board approval.
6. Do allow a Board member or the agent of the Board access to the unit for any emergency maintenance, inspection or repair.
7. Remote transmitters for gate operation are for the sole use of the Owners. It is prohibited for a Tenant to obtain a transmitter as a part of his/her tenancy.