

Villas of Economy Homeowners Association Amendments to the Rules and Regulations

Effective Date: September 1, 2022

Changes were proposed and approved with a quorum of homeowners meeting July 27, 2022, at the Clubhouse. The following Rules and Regulations will be effective as of the date listed above for the following amendments:

1. Approved Benches
 - a. Limit 1 bench per unit placed near the front door area of the home
 - b. Specific to outdoor use.
 - c. Location of the bench may not be entirely in the mulch area
 - d. Color must be earth tone or the like and harmonious with the building. No bold colors are permitted
 - e. Maximum size 54" W x 40" H
 - f. NO table
 - g. NO canopy
 - h. NO cushions of any type
 - i. Rockers/gliders are included
2. Flower plantings and containers
 - a. Ground based flower planting are preferred and encouraged in the front flower bed. Plantings must be reasonably sized and not more than 4' in height. No sunflower or other tall type of planting are allowed
 - b. Maximum of two flower containers in the front yard of reasonable size. Containers may be placed in the mulch, beside the garage doors, or on the lamp post. **Homeowner(s) is responsible for lamppost maintenance and repairs, including electrical, should any damage occur from the planter being placed on the lamp post.
 - c. Flower container shapes limited to standard geometrics (round, oval, square, rectangle, etc.) NO lawn ornament containers are permitted in the front of the property (bike, wheel barrel, etc.)
 - d. Color must be earth tone or the like and harmonious with the building. No bold or reflective colors are permitted.
3. Swimming Pool Hours
 - a. RESIDENTS are permitted to swim 24/7 but must observe quiet times between 10pm and 8am.
 - b. No guests are permitted in the pool outside posted swimming hours.
4. Home Security Signs
 - a. Must be within 1 foot of the foundation of the home in the mulch
 - b. Maximum size 10"x12"
 - c. Security company issue only
 - d. Emergency Response stickers permitted in the front window

5. Wreaths
 - a. Seasonal and Floral Wreaths are permitted within stated specs.
 - b. Maximum size 24" diameter, single circular shape
 - c. No signs, lettering, or dates (other than holiday decor)
6. Landscaping
 - a. All homeowners must install and maintain a 12" perimeter of mulch around any sunroom to prevent landscape damage to all siding. Failure to do so will result in the HOA enforcing compliance and billing the homeowner any amount due to ensure compliance plus a \$100.00 management fee.

Policy and Fee schedule for Fines incurred due to violations

The following policy and fine(s) will be enforced upon any homeowner violation(s) of covenants and/or HOA rules is established by the Declarant and Board of Directors of the Villas of Economy Homeowners Association. If there is not a Rule or Regulation specifically listed for a desired exterior change a WRITTEN Alteration Request form must be submitted to the Community Manager for approval by the Board. Approval must be secured IN WRITING PRIOR to any changes being made.

Class 1 Violation

1. Removable Alterations: any non-permanent alteration(s) made to a home that violates existing written covenants and not been approved by the Board of Directors in writing
 - a. A WRITTEN notice of noncompliance including date/time will be issued and the date/time deadline for corrective measures to be taken.
 - b. Failure to Comply by the deadline will result in a \$50 fine to the homeowner(s) and an additional \$50/day will be levied until the violation has been resolved.
2. Pool and Community Center Rule Violations
 - a. Written warning and \$50 fine for a blatant 1st offense as determined by the Board of Directors.

Class 2 Violation

1. Permanent Alterations without written approval (i.e. additional concrete, fences, or structural alterations)
 - a. A fine of \$500 will be issued to the homeowner(s).
 - b. The Board of Directors retains the right to impose any remedial actions deemed necessary including but not limited to:
 - i. Removal of the alteration and restoration of the property
 - ii. Conditional allowance of the alteration that may include additional stipulations and/or restrictions.

2. Any permanent or removable alteration made in spite of denial of alteration request

- a. A fine of \$1000 will be issued to the homeowner.
- b. The Board of Directors retains the right to impose any remedial actions deemed necessary including but not limited to:
 - i. Removal of the alteration completely
 - ii. Conditional allowance of the alteration that may include additional stipulations and/or restrictions.

3. Multiple Pool and Community Center Rule(s) Violations

- a. Additional pool incidents and violations will result in written notification and loss of pool privileges for the remainder of the current year pool season and a \$500 fine.
- b. Excessive pool incidents and violations (3 or more) may result in permanent loss of Pool use for the homeowner(s) and any guest(s) as determined by the Board of Directors.

Unpaid fines will result in a lien being filed by the HOA on the homeowner property.

Adopted by the Board of Directors and consented to by the Declarant.

Declarant Signature: _____

Date: _____