

Adopted January 2021

Venbury Villas Rules and Regulations

Adopted by Board of Directors

All violations will be handled with the following procedure:

- a. First Notice, written warning via email or US mail
- b. Second Notice, notice of fine \$50, via email or US mail
- c. Third Notice, notice of fine \$100, via email or US mail
- d. Fourth Notice, notice of fine \$200, via email or US mail
- e. Fifth Notice and ongoing, notice of fine \$500, via email or US mail

Fines will be assessed every 30 days until the violation is resolved.

Personal property shall be stored within the garages. Exceptions to the rule: outdoor cooking equipment and appropriate deck and patio furniture which is on the owner's personal deck.

No exterior addition and/or changes are to be made on the common area without permission from the association. This includes the bush area by lower units. All desired changes must be submitted to the board in writing and approved in writing before changes/additions can be made. Desired changes must be kept in harmony with the external design of the whole association. Note: Any change in the appearance or the color of any part of the exterior of a residence shall be considered a change; therefore, an approval from the board in writing is needed.

- If pots are approved to be placed in the common area they must be removed by November first of each year.

Unapproved changes must be removed at the cost of the owner.

Nothing shall be planted, altered, constructed upon, or removed from the common area, except by prior written consent of the association.

Wreaths can be hung on lights by garages. Any light that is broken because of wreath will be repaired by Association and charged to wreath owner.

Holiday decorations can only be on deck/patio area and must be removed by January 31.

Lights on the garage ends of the buildings cannot be changed to a different color, including between doorways. This is the only lighting for the streets, so they must remain bright. These will be maintained and replaced by the Association. Patio/Deck lights can be changed to a different color by the owner, if desired. Any damage to the fixture will be charged to the unit owner.

In the event the owner causes the need for maintenance or repair of any association responsibility element, the cost of maintenance or repair shall be the responsibility of the owner.

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All trash receptacles are to be stored in the garages and no unsightly accumulation of refuse is allowed. No trash may be left in the common entryways.

No boat, snowmobile, recreational vehicle, commercial vehicle, trailer or other vehicle other than automobiles shall be stored on the property or parked in any driveway street.

Renters cannot have dogs in their unit.

Whenever a dog or cat is outside the unit, it shall be maintained on a leash and the owner is responsible for cleaning up any waste or excrement from such pet(s) on the properties. Fines will be assessed per schedule above along with any other occurred costs to the owner of the unit. All pet owners must also follow the city code.

No vehicles shall be allowed to park on sidewalks, or grass in the common areas. Report of parking violations will result in towing of vehicle at owners expense.

No charcoal grills are allowed to be used on the property. It is in violation of City Code 308.3 and will be enforced by all remedies required by the city and the association. If a gas grill is too close to the building and causes damage to the building or siding, replacement will be charged to the owner of the unit.

Quarterly a report will be requested from the Altoona Police Department for calls to the area. Any unreasonable visits from the Police Department to a unit in the Venbury Villas association will result in a fine per the fee schedule as outlined in the Rules and Regulations.

***Effective July 23, 2018 – all units must be owner occupied. Any rental units in affect at this time may remain with their current owners, however, once the unit sells it must be owner occupied. This was passed by a vote of the homeowners at the July 2018 Annual Meeting.

Association dues must be paid by the 10th of each month or a late fee of \$30.00 per month will be added. Any outstanding dues past \$600 will be turned over to collections.

A non-sufficient funds charge will be billed to homeowner of \$25.00 for returned payment (ACH or Check).

Annual meeting attendance is required by proxy or attendance. Failure to attend in person or by proxy will result in a \$20 fine.