

# LOOMIS TRAIL HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Revised 11/3/19, Prepared 2/2/13

## PURPOSE:

The purpose of the Loomis Trail HOA Rules and Regulations is to aid in maintaining a high standard of living in The Greens at Loomis Trail community. They serve to enhance the quality of life, to maximize enjoyment for all members and to provide the framework in which people can live in harmony.

These rules are supplemental to the association's Covenants, Conditions and Restrictions (CC&Rs) and Bylaws and are not designed to replace them but, rather, add to them by summarizing information, clarifying content and providing an easier way to obtain information.

## RESPONSIBILITY:

Each homeowner is required to comply with these rules and is responsible for the actions of their family members, guests and tenants. Non-compliance may result in fines or legal action if required.

## RULES:

*In 2007, Area B (AKA Division 2 or Phase 2) merged with Area A (AKA Division 1 or Phase 1) as a single, unified property; the merged Divisions are equally governed by the "Covenants, Conditions, Restrictions, and Reservations for the Greens at Loomis Trail (Phase 1)," by the "Bylaws of the Loomis Trail Homeowners Association," and by the published "Rules and Regulations."*

1. **Landscaping** must be maintained in good appearance at all times. Any landscape changes must be submitted for written approval before starting work.
2. **Fences** All fence plans must be approved in writing before any work begins. No unsightly objects may be hung on fences.  
*No fencing of any kind shall be allowed on Division 1, Lots 54 through 64, and Division 2, Lots 1 through 14.*
3. **Vacant lots** must be maintained. Vegetation must be mowed to maintain a height not more than twelve inches (12") at all times.
4. **Garbage cans** and recycle bins must be kept screened from view from neighbors and common areas. Containers must be put away on the same day as pick up.

5. **Storage of all items**, including sporting equipment, toys, garden tools and storage containers must be screened from view from neighbors and common areas.
6. **Air Conditioning units**, heat pumps and other mechanical equipment must be located in side or rear yards and be screened from view from neighbors and common areas. No air conditioning units shall project or be attached to the outside walls or windows of any dwelling.
7. **Flag poles** mounted on front porch posts are permitted. Free-standing poles cannot exceed twenty feet (20') and are restricted to back yards only. Flags are not to exceed three feet (3') by five feet (5') in size.
8. **Clotheslines** of any kind are not permitted.
9. Only **For Sale or Rent signs are permitted**. Signs must be of professional design and a standard size of twenty-four inches by twenty inches (24"X20"). No more than one sign per lot is permitted without the written approval of the board. No signs allowed in common areas except temporarily during open houses.
10. No more than two (2) **satellite TV antennas/dishes** are permitted per lot provided that they are not visible from the road.
11. No owner may interfere in any way with **common areas**.
12. Children are not permitted to play near the **storm water treatment pond** as it presents a safety hazard.
13. **Basketball hoops** are permitted on private property only.
14. **Parking** of up to two (2) vehicles in driveways shall be permitted. Only operable, properly registered automobiles, light trucks and family vans are permitted.
15. The **parking pullouts** in the roads are for the use by both homeowners and visitors on a temporary basis. Vehicle parking should be limited to 72 hours in duration. Homeowners are encouraged to utilize their driveway parking first.
16. One day **special event parking** is permitted with vehicles being parked on one side of the street only, allowing access for emergency vehicles. It is the responsibility of the homeowner to make sure their guests are not blocking the roadways or in any way causing a hazard by the location of their parked vehicles.
17. **Exterior lighting** is to be limited to a maximum of 60 watts per fixture. Light bulbs must be either clear or white.

18. **Holiday lights** are permitted for reasonable periods of time only during holidays.
19. **No foil or reflective material** is permitted in windows. Temporary window coverings (sheets, blankets) are not permitted.
20. No open outdoor **fires** are permitted.
21. No person shall cause any unreasonably **loud noise** anywhere in the community. Mowing of lawns and other noisy work should be restricted to hours that will cause the least amount of disturbance to neighbors.
22. **Fireworks** are not permitted in the community.
23. **Pets** are to be kept properly attended and under owner's control at all times. Pets must be on leash when off of owner's property. Only domestic pets are permitted. The Board may require the removal of any pet, if found to be disturbing or threatening to other's. Owners are to clean up after their pets. (CC&Rs 9.1.11)
24. There is a posted **speed limit** of 15 mph throughout the community.
25. **Gate** remotes may be obtained and codes may be programmed from an online source. (Refer to resources/info sheet or the neighborhood website).
26. All **house color or material changes** on the exterior of any home requires prior written approval.
27. Owners are responsible for providing **tenants** with all the Loomis Trail HOA documents and are responsible for their tenant's actions. Tenants must communicate with their landlord NOT the management company.
28. **Garage sales** are not permitted except as an organized community-wide event not more than once per year.
29. When sending written Notices of Violation, they shall be mailed by **regular postal service** in addition to registered or certified, return receipt requested, as specified by Bylaws 7.10.1