

Leisure Town Home Association

Rules and Regulations

In order that Leisure Town may remain a neat, well-cared for, and pleasant - community, the following rules and regulations have been established by the Leisure Town Home Association Board of Directors. These rules are based on those contained in the "Declaration of Restrictions" (CC&R's) that you received and agreed to upon purchase of your Leisure Town property and amended as authorized by Article 16 of the LTHA Bylaws approved on 12/16/2021. The CC&Rs for your property may be more restrictive than these rules and regulations, as may be City of Vacaville codes.

- 1. AGE RESTRICTIONS** Leisure Town is a senior community. All-residents must be at least 55 years of age or a "qualified permanent resident" as defined in Article 6 of the LTHA CC&R's. Temporary residency for guests under the age of 55 is permissible for no more than 60 days cumulatively during 12 consecutive months.

All residents, including renters, must provide age verification to the LTHA Office within 30 days of residency. Homeowners are responsible for notifying the LTHA Office within 30 days when their property is rented. The Office needs the names of tenants, phone number, and if they want to be listed in the LTHA Directory. All residents are encouraged to complete the emergency contact information form.

Residents must inform the LTHA Board, in writing, if a caregiver under the age of 55 will be residing in the home longer than 60 days. The written notification must include verification from a doctor to support the need for a caregiver to reside in the home and the expected length of time of this need. This verification must be updated annually or sooner if the need changes.

- 2. FENCES / PROPERTY ALTERATIONS / ADDITIONS** No outside additions or changes to buildings, fences, yards (hardscape/design), etc. shall be made without the review/recommendation of the Architectural Review Committee with final approval by the Board of Directors and adherence to all requirements set forth by zoning and building codes of the City of Vacaville. No shed, fence, patio, or other accessory structure may be built on any lot without the review/recommendation of the Architectural Review Committee and the final approval of the Board of Directors. Refer to Article 8 of the LTHA CC&Rs for Architectural details.

No more than 20% of the rear yard may be covered by accessory structures enclosed on more than one side. The eaves of accessory structures, such as sheds, shall not

be closer than two feet to the property line and the foundations no closer than three feet to the property line. Shed height may not exceed ten feet. In no case shall a structure be built in front of the set-back line as shown on the recorded subdivision map.

Architectural review forms must be obtained from the LTHA Office prior to committee review. Architectural Review Committee review/recommendation and final Board approval must be obtained **prior** to outside additions or changes to homes and for the installation of new or replacement fences. Repairs to fences are allowed without review provided they are consistent with the existing fence regarding design and materials.

3. **NUISANCE / SAFETY** No noxious, illegal, seriously offensive (to a reasonable person) or unsafe activity shall be carried on within any lot or in any part of Leisure Town. Nor shall anything be done that may become a serious annoyance, disturbance, or embarrassment to or which may in any way interfere with the enjoyment of each of the homeowners/tenants on his/her respective lot.
4. **VEHICLES / TRAILERS / RECREATIONAL VEHICLES / BOATS** No trailer, camper, motor home, boat, recreational vehicle, commercial vehicle, truck, or van (which is too large to fit within the homeowner's garage), shall be permitted to be parked or remain upon any area within Leisure Town except in the RV Compound and as indicated below. Truck is defined as a truck that has a gross vehicle weight rating that is greater than 14,000 pounds and van is defined as having a seating capacity of eight or more.
 - a) Permitted vehicles used both for business and personal use are not prohibited, providing that any signs or markings on such vehicles shall be unobtrusive and inoffensive to a reasonable person.
 - b) No noisy or unreasonably polluting vehicles shall be operated in Leisure Town.
 - c) No unregistered or unlicensed motor vehicles shall be operated or parked in Leisure Town, including driveways. However, they may be stored in the garage.
 - d) Motor homes, campers, trailers and/or boats may be parked ***in the driveway*** of a residence for a **maximum of 36 hours**, per Article 5.20 of the LTHA CC&Rs. If parking in the driveway for longer than the allowed time, please contact the LTHA office in advance for prior approval from Board of Directors. City Municipal Code 10.12.040 prohibits parking of vehicles ***on the street*** for more than **five days**.
 - e) Inoperable vehicles may only be stored in the resident's garage.
 - f) Vehicles must be parked on improved surfaces, such as concrete, asphalt, brick or fitted stone. They may not be parked on unimproved surfaces, such as gravel or rock. Vehicles may not be parked on what would be considered landscaped areas, whether in front or back of the property.
 - g) Portable storage units such as "PODs" may not be placed on public streets or sidewalks, per Vacaville Property Code. They may be placed in the front yard on an improved surface for up to 30 days

5. **PETS** No more than three usual and ordinary household pets, such as dogs or cats, may be kept at any single residence. No animals may be kept, bred, or maintained for any commercial purposes.
- a) All animals must always be kept under control and/or on a leash. No resident shall allow his/her pets outside the fenced-in areas of his/her lot except on a leash or in a pet stroller or cart.
 - b) Residents shall prevent their pets from soiling any common areas in Leisure Town and shall promptly clean up any waste left by their pets. Pets waste must also be cleaned up on individual lots in a reasonable amount of time as to not create a nuisance or hazard.
 - c) Pets are not permitted in the common buildings and/or pool area. Service animals are permitted with proof of compliance with applicable laws.
 - d) Residents shall be fully responsible for any damage caused by their pets and/or visiting pets.
 - e) No feeding of feral cats in the common area and no food of any type shall be placed in any common area.
 - f) Fowl birds are not permitted.

A resident shall prohibit any animal on his/her lot from making disturbing noises heard from any structure on any lot.

6. **TRASH AND YARD WASTE** Trash and yard waste must be kept in clean and sanitary containers and must not be placed or thrown into the parkways, green strips/easements, vacant lots, streets or piled between houses. Trash containers shall be stored out of public view from the streets. Vacaville Municipal Code 16.23 states that containers may only be placed at curbside from 5pm the day before pick-up and must be removed before 5pm the day of collection. No **visible** storage of any kind shall be permitted on lots or in the common area.
7. **DRAINAGE** Nothing shall be placed between or around houses which could divert the flow of water from the back of any lot toward the street, causing water to flow in front of or onto a neighboring lot.
8. **TREES/ LANDSCAPING/ SIDEWALKS** Rock areas must be maintained weed free. Landscaping (e.g., trees, hedges, shrubs, flowers, and grass) must be trimmed, mowed and maintained to present a neat, pleasing appearance that is not detrimental to the property values and otherwise of the surrounding lots/areas. All trees and shrubs adjoining any LTHA common area must be kept trimmed to avoid interference with contracted maintenance and irrigation. The property lines for trimming will be determined by a visual line of all properties when looking down the open space.

Front yard bushes and ground covers must be kept to a minimum so as not to encroach on sidewalks or obstruct corner sight lines. Trees must be trimmed to a height of ten feet from the ground in areas over sidewalks, side yards, and above LTHA common areas, as to not interfere with sidewalk and LTHA common area mowing. Owners of vacant homes and lots are responsible for keeping the property neat and trimmed. Homeowners are responsible for maintaining the sidewalks adjoining their property to the curb. It is the homeowner's responsibility to be aware of City

of Vacaville requirements regarding planting or removing trees. Tree removals and/or replacements must be approved with an Architectural Application. If a tree is removed, homeowner is required and responsible for removal of stump and roots and must be replaced with sod, mulch, rock, or plants at the owner's expense as presented on an Architectural Application. This applies to all Leisure Town properties.

Concrete sidewalks are the responsibility of the homeowner in front of each unit. Should a trip hazard exist, the owner is responsible for repairs and maintenance in a timely manner.

9. **HOLIDAY DECORATIONS** All holiday decorations for the holiday period starting November 1st and ending on January 1st that are visible from the common area must be removed no later than January 31st of that calendar year.

For all other holidays, decorations shall not be placed where they are visible from the common area any earlier than two weeks from the actual holiday and must be taken down within two weeks of the end of the holiday.

10. **FRIENDSHIP LIGHTS** The friendship lights on the Circles must be kept in working order and illuminated with white light bulbs only from dusk to dawn. Friendship lights on Nut Tree Road are optional because there is city street lighting. The friendship lights on Nut Tree Road may be removed by homeowners and there is no requirement for those remaining to be in working order and illuminated from dusk to dawn.

11. **ACCESS TO LTHA PROPERTY** No motorized vehicles other than golf carts, motorized wheelchairs, mobility scooters, and electric bicycles are to be used on the cart path/pedestrian trails or green strips/easements without prior approval from the Board of Directors. Riding mowers used in landscape maintenance are also allowed. Residents may not authorize trucks or heavy vehicles to traverse green strips/easements without prior approval of the Board of Directors/Management. Forms available in the office are to be filled out, approval must be obtained prior to work or access of green strips/easements, and notices must always be visibly posted in approved vehicles while working in the common area. The requesting resident shall be responsible for the repair of any damage caused by such vehicles.

12. **USE OF PROPERTY** A residence may be used as a combined residence and executive or professional office as long as such use does not interfere with the quiet enjoyment of other residents. Visiting clients are limited to one or two at any time. It is the resident's responsibility to know City of Vacaville codes regarding in-home businesses.

No tent, shack, trailer, garage, outbuilding, or structure of a temporary character shall be used on any lot at any time as a residence either temporary or permanently. There must be no storage of building materials or general debris on the property which can be seen from the street.

13. **HOUSE NUMBERS** Homes that back up to the green strips/easements, cart path/pedestrian trails and other common areas must have posted house numbers visible from the back for safety, security and identifying purposes.

14. **SIGNS** Commercial signs announcing contractors at a residence may be displayed while the work is being done, but not longer than 45 days. Signs advertising a Leisure

Town home business or homeowner-owned business may not be displayed in any circumstance.

Signs for LTHA election may be displayed 60 days before an election and must be taken down within 10 days following the election. Number of signs allowed shall be no more than the number of *open Director positions* for that election. Other political signs may be displayed 30 days before an election and must be taken down within 10 days following the election.

Homeowners may post on their lot any signs required by legal proceeding and a single "For Rent," "For Lease," or "For Sale" sign. No permitted sign may be larger than nine (9) square feet in size. No signs are allowed on LTHA common areas. All signs must be neat, clean and in good condition.

15. **APPEARANCE** Lots and common areas within Leisure Town must conform to "community standards" in appearance to project a pleasant community feeling, protect property values and avoid dissension among neighbors.
16. **GARDEN HOMES ONE AND TWO** In order to give garden home areas a unified and pleasant appearance from the front and back, the following rules are established. Garage doors in each multiplex are to be painted the same color even if the garage doors are a different style/type. The color is to be the color of the main portion of the units in that particular multiplex. Fences along the closed golf course for each multiplex shall be the same height of four feet on all sides, built in the same style and materials, or stained/painted the same if different styles. Compliance with these rules will be required for new and replacement fences requested after these Rules and Regulations have been approved by the Board.
17. **GROWING OF MARIJUANA WITHIN LEISURE TOWN** Notwithstanding any law, the growing of marijuana within Leisure Town is prohibited as it is deemed a nuisance and is subject to disciplinary action which may include fines up to \$1,000.00 and/or suspension of privileges.
18. **SMOKING OF MARIJUANA WITHIN THE LTHA COMMON AREA** Notwithstanding any law, smoking of any substance is prohibited on LTHA common areas including but not limited to Town Center, the LTHA common areas, and cart paths/pedestrian trails. Complaints are subject to disciplinary action which may include fines up to \$1,000.00 per occurrence and/or suspension of privileges.
19. **INAPPROPRIATE CONDUCT WITHIN LTHA COMMON AREA** Inappropriate conduct within LTHA common area is prohibited and subject to disciplinary action which may include fines up to \$1,000 and/or suspension of privileges. Inappropriate conduct by any member or guest includes, but is not limited to, abusive behavior, harassment, personal attacks, obscenities, defamation, or threats.