

## Solano Verde Ranches Summary of Common Rules

<u>Item</u>	<u>Violation</u>	<u>CC&amp;R Section</u>	<u>Description</u>
1	Weeds	7.4	Exterior Maintenance of Lots: Each respective lot owner shall be responsible for landscaping & landscape maintenance...and for maintaining all areas within the lot reasonably weed free...
2	Trees	7.4	Exterior Maintenance of Lots: Each owner shall keep all shrubs, trees, grass... neatly trimmed...free of trash, weeds and other unsightly material... <i>All trees shall be trimmed so as not to unreasonably impede the view from nearby lots.</i>
3	Crooked Fences	7.4	Each respective lot owner shall be responsible for...maintaining and repairing driveways, walks & fences
4	Parking	3.2 2.17	Access to Common Area: All owners shall have the full and complete use, occupation and enjoyment of the common area... All owners shall have the full and complete use, occupation and enjoyment of the common area... Trailers Boats & Motor Vehicles: No dilapidated or inoperable vehicles, trailers, campers, boats, or equipment shall be maintained on a lot in view from the common area or any other residence. -same as above-
5	Motor Homes/ Boats	2.17	Rubbish: All rubbish, trash, garbage, garbage containers, or other inoperative or unusable objects ...shall be placed in garages, back yards, or other areas obscured from public view from the common area or other residences, except on the day of collection...
6	Parkways / Common Area	2.14	Utilities: Easements over the project for the installation and maintenance of electric, telephone, television, antenna, water, gas,...are hereby reserved by DECLARANT, together with the right to grant and transfer the same
7	Drainage	2.18	Drainage: “ “ “ “
8	Grading	2.18	
9	Incomplete Construction	8.10 & 8.11	Failure to Complete Work: The owner shall in any event complete the construction, reconstruction, refinishing or alteration of any of any such improvement within one year after commencing construction...
10	Odor f/ Horses or Pets	7.4	Each respective lot owner shall be responsible for...maintaining good farming or animal husbandry practices...

11	Trash Cans	2.14
12	Construction Guidelines:	
	a. Parking	3.1.3
	b. Dust Screens	2.10
	c. Mud Screen	2.10
	d. Dumpster	2.14
13	Orchard Guidelines:	
	a. Parking	3.1.3
	b. Turn-Outs	3.1.3
14	Fine Policy	7.3.6
15	Animals & Kennels	2.2
		2.12
<Note>	HOA Right to Enforcement	7.4

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Agriculturally Related Uses: Any portion of the project may be used for agriculturally related purposes including but not limited to the growing of crops, trees, bushes, vines....However no lot shall be used for a dog kennel, feed lot, dairy, turkey, chicken, or swine farm, or for the raising of dangerous animals.

Animals: ... The board may specifically prohibit or condition the right to keep any animal that constitutes a nuisance by reason of abuse, smell, safety, noise or other detrimental consideration...

Exterior Maintenance of Lots In the event any owner fails to fulfill his obligations ... the Association shall have the right through its agents and employees (but not the obligation) to enter upon the lot at any time during daylight hours to provide such maintenance or make such repairs or replacements. Pursuant to section 6.5 the cost thereof shall be added to the assessments chargeable to such lot and shall be payable to the Association by the owner of such lot within thirty (30) days of notice thereof and an opportunity to be heard satisfying the requirements of section 7341 of the CA Corp Code, as set forth in Article IV Section IV-2 © of the Bylaws