

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" that you received and agreed to upon purchase of your Leisure Town property and amended as authorized by Article XVI of the LTHA Bylaws. 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 XV of the LTHA Bylaws. Temporary residency for guests under the age of 45 is permissible for no more than 60 days 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 or fences shall be made without the review/recommendation of the Architectural Review Committee with 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 approval of the Board of Directors.

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 eight 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 Board

approval must be obtained **prior** to outside additions or changes to buildings and for the installation of new or replacement fences.

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, mobile home, recreational vehicle, commercial vehicle, or truck having a carrying capacity of greater than three-fourths ton, or van having a seating capacity of eight persons, or which is too large to fit within the homeowner's garage, boat inoperable automobile, or similar equipment shall be permitted to be parked or remain upon any area within Leisure Town except in the RV Compound and as indicated below.
 - 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.
 - d. Motor homes, campers, trailers and/or boats may not be parked in the driveway of a residence for more than 36 hours. City code prohibits parking of vehicles on the street for more than five days.
 - e. Vehicles may only be stored in the resident's garage, whether covered or uncovered.
 - 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.
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. All animals must be kept under reasonable control at all times. 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.

Residents shall prevent their pets from soiling any areas in Leisure Town and shall promptly clean up any waste left by their pets. Residents shall be fully responsible for any damage caused by their pets. 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, vacant lots, streets or piled between houses. Trash containers shall be stored out of public view from the street.

7. **DRAINAGE** Nothing shall be placed between or around houses which could interfere with the flow of water from the back of any lot toward the street in front or to a neighboring lot.

8. **TREES / LANDSCAPING / SIDEWALKS** Front or rear of property may not be left un-landscaped for more than a six-month period. Rock areas must be maintained weed free. Landscaping (e.g., trees, hedges, shrubs, flowers, and grass) must be trimmed, mowed, and maintained so as 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 the green strips must be kept trimmed to avoid interference with green strip maintenance.

Front yard trees, bushes and ground covers must be kept to a minimum so as not to encroach on sidewalks. Trees must be trimmed to a height of seven feet from the ground in areas over sidewalks, side yards, and above LTHA common areas, as to not interfere with sidewalk, corner sight lines, and green strip mowing. Tree branches must be at least 14 feet above street level. 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.

9. **FRIENDSHIP LIGHTS** The friendship lights on the Circles must be kept in working order and illuminated with white 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 until dawn.

10. **ACCESS TO LTHA PROPERTY** No motorized vehicles other than golf carts are to be used on the cart path or green strips without prior approval of a member of the Board of Directors. Exceptions are motorized wheelchairs/scooters and riding mowers used in landscape maintenance. Residents may not authorize trucks or heavy vehicles to traverse green strips without prior approval of a member of the Board of Directors. The requesting resident shall be responsible for the repair of any damage caused by such vehicles.

11. **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 and such use is not visible from the street. 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 or the golf course.

12. HOUSE NUMBERS Homes that back up to the green strips, cart path and other common areas must have posted house numbers visible from the back.

13. SIGNS Commercial signs announcing contractors at a residence may be displayed while the work is being done, but not longer than 30 days. Signs advertising a Leisure Town home business or homeowner-owned business may not be displayed in any circumstances. Political signs may be displayed one month 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 proceedings and a single "For Rent," "For Lease," or "For Sale" sign. No permitted sign may be larger than three feet by three feet. No more than one sign is allowed at a time. No signs are allowed on LTHA common areas. No signs are allowed on fences overlooking the green strips or the golf course.

14. 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.

15. 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 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.

16. 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.

17. SMOKING OF MARIJUANA WITHIN THE LTHA COMMON AREA Notwithstanding any law, the smoking of marijuana, including people otherwise permitted by California health and safety section 11362.5, is prohibited on LTHA common area including but not limited to Town Center, the green strips, and walking paths. Complaints are subject to disciplinary action which may include fines up to \$1,000.00 per occurrence and/or suspension of privileges.

18. 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.