

# **ORCHARD VILLA TOWNHOME HOMEOWNER'S ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

**ADOPTED - NOVEMBER 1994**

The following rules and regulations are designed to provide a cohesive and enjoyable living environment for all who live at Orchard Villa. When interpreting these rules and considering matters not covered, please use common sense and courtesy toward your neighbors.

### **RULES AND REGULATIONS DOCUMENT**

New owner should receive a copy of the Rules and Regulations via request from the seller/Realtor or from the association Secretary/Treasurer prior to or at closing.

Renters should receive a copy of the Rules and Regulations from owners or leasing agents with a full and thorough explanation of same.

### **HOMEOWNERS' ASSESSMENTS**

Assessments are due and payable on the first of each month and are considered delinquent if not received by the last day of the month. Statements are billed quarterly and you may pay the whole quarter by the last day of the first month without penalty, or you may pay month by month, by the last day of the month without penalty. The Orchard Villa Board of Managers can assess a late fee of \$10.00 and interest at a rate of 12% per annum on late payments.

### **RENTAL LEASES**

All rental leases shall be subject to the provisions of the Articles of Incorporation, By-Laws, Townhome Declaration, and the Rules and Regulations of the Association and Ordinances of the City of Moab. Our townhomes are located in a residential zone and no rentals are allowed for less than a one month period. Any failure to comply with the above will be a default under the lease. Owners and leasing agents are responsible for notifying the Secretary/Treasurer of names and phone numbers of new tenants.

### **PETS**

All pets shall be under control of the owner at all times. Dogs must be kept on a leash in compliance with the Moab City ordinance.

Pets shall not be permitted to damage lawns, trees or shrubs (or any property owned by the Association), by urinating or dropping stools. The pet's owner shall immediately clean up and remove any stools deposited on our property.

Pets are not to be left unattended in courtyards when the unit is unoccupied, for noise control. Pets are not to be left out overnight on townhome property.

**EXCESSIVE DOG BARKING** anytime shall not be permitted.

### **Orchard Villa Rules for Pets**

- All pets shall be under the control of the owner at all times.
- Dogs must be on a leash in compliance with Moab City ordinance.
- Pets shall not be permitted to damage lawns, trees, or shrubs (or any property owned by the Association) by urinating or dropping stools.
- The pet owner shall immediately clean up and remove any stools deposited on our property.
- Pets are not to be left unattended in courtyard when the unit is unoccupied, for noise control.
- Pets are not to be left out overnight on town home property.
- Excessive dog barking anytime is not permitted.

### **Pool Rules for Orchard Villa Homeowners**

- NO GLASS is allowed in the pool area. Paper, cans and plastic are permitted, but all trash should be disposed of properly.
- NO PETS are to be allowed in the pool area at any time.
- AN ADULT MUST ACCOMPANY CHILDREN UNDER 16 in the pool area.
- ALL GUESTS must be accompanied by the homeowner while using the pool.
- CHILDREN'S SAFETY FLOATATION DEVICES and those designed for individual swimming pool use are allowed in the pool. Please remove these items when you prepare to leave the pool area.
- POOL KEYS CAN NOT BE DUPLICATED. Should you need a replacement, they can be purchased from the Homeowners Association for \$25 by calling 259-7584.

***PLEASE KEEP THESE RULES IN MIND WHENEVER USING THE POOL! ENJOY AND HAVE FUN!!!!***