

Ames Ranch HOA Rules and Regulations

Highlights – 9/04

Any mention of *approval* means that plans must be submitted, reviewed and approved by the Ames Ranch Architectural Committee. Homeowners, please submit your plans along with an *Ames Ranch Improvement Application* to our property management firm. Please refer to the *Improvement Application* for other details on the approval process.

- 1) ARCHITECTURAL CHANGES: Any change in height, color, exterior finishes, exterior lighting or aesthetic design including, grading, drainage or irrigation must be approved.
- 2) CURB ADDRESSES: Street addresses painted on curbs are not allowed.
- 3) FENCES: Changes to the type and color of fencing must be approved.
- 4) FOUNTAINS: Fountains cannot be installed in front yards.
- 5) GARBAGE/TRASH: Garbage should be kept in clean containers, regularly removed and kept out of view from neighboring lots and common area. Ideally, containers should be placed at curb after 6:00 p.m. the *day before trash pickup*, then removed no later than 6:00 p.m. the *day of pickup*.
- 6) GARAGES and PARKING: Garage doors shall remain closed when garages are not in use. Garages are to be used for storage/parking and cannot be converted to another use that would prevent it to be used for parking. Garages and driveways are to be used for owners parking of cars. No parking on lawns or dirt areas is allowed.
- 7) LANDSCAPE: All yards must be kept in a well-maintained state. Major landscape changes must be approved.
- 8) PETS: Pet owners should promptly clean up any pet debris.
- 9) SATELLITE DISHES: Dishes must be approved.

VEHICLES

- 10) RECREATIONAL VEHICLES: Any licensed, unlicensed or inoperable vehicle must be stored so that it is not visible from neighboring properties. Motor homes and campers also fall into this category.
- 11) PROHIBITED VEHICLES: No house trailer, bus, truck (over 1 ton), commercial vehicle (except for loading and unloading purposes) are allowed in the community.
- 12) WINDOWS AND DOORS: No screen doors are allowed on the front or main entrance door. In addition, no aluminum or metal awnings, covers, sunshades or ornamental screens are allowed in the community.
- 13) CONSTRUCTION ACTIVITY: Please instruct your contractor of the following rules:

Heavy construction equipment (bobcat, crane, backhoe etc.) must be offloaded onto your property and not on the asphalt street. If this equipment somehow causes damage to the street, you may be responsible for its repair.

Heavy construction equipment cannot be left in the street overnight. All equipment must be removed and stored offsite at the end of each day.

Excess concrete, gunite, stucco and paint cannot be discarded into the storm drain inlets in the street. Similarly, wheelbarrows, mixers or other equipment cannot be rinsed off in the street. These activities may discolor the street, clog the storm drain inlets and may pollute our environment.

All mixing of stucco, concrete, paint, etc., must be performed on your property. These activities cannot be done in the street or sidewalk.

AMES RANCH HOA/RULES & REGULATIONS

ARCHITECTURAL: ANY CHANGE IN HEIGHT, COLOR, EXTERIOR FINISHES, EXTERIOR LIGHTING OR AESTHETIC DESIGN INCLUDING, GRADING, DRAINAGE OR IRRIGATION MUST FIRST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL COMMITTEE.

WINDOWS AND DOORS: THERE IS TO BE NO SCREEN DOORS ON THE FRONT OR MAIN ENTRANCE DOOR, NO ALUMINUM OR METAL AWNINGS, COVERS, SUNSHADES OR ORNAMENTAL SCREENS.

PETS: PET OWNERS MUST KEEP THEIR PETS FROM SOILING ON THE WALKWAYS AND SHOULD PROMPTLY CLEAN UP ANY MESS LEFT BY YOUR PET.

SATELLITE DISHES: MUST BE APPROVED BY THE BOARD OF DIRECTORS.

GARBAGE: MUST BE KEPT IN CLEAN CONTAINERS, REGULARLY REMOVED AND OUT OF VIEW FROM NEIGHBORING LOTS AND THE COMMON AREA.

LANDSCAPE: MUST BE KEPT WELL MAINTAINED. MAJOR LANDSCAPE CHANGES MUST BE APPROVED THROUGH THE BOARD.

PROHIBITED VEHICLES: NO HOUSE TRAILERS, BUS, TRUCKS OVER 1 TON, COMMERCIAL VEHICLES (EXCEPT FOR LOADING & UNLOADING PURPOSES) ARE ALLOWED IN THE COMMUNITY.

USE OF GARAGES AND PARKING: WHEN GARAGES ARE NOT IN USE, GARAGE DOORS SHALL BE CLOSED. GARAGES ARE TO BE USED FOR STORAGE AND PARKING. GARAGES CAN NOT BE CONVERTED INTO ANY OTHER TYPE OF USE, THAT WOULD PREVENT ITS USE AS PARKING FOR THE NUMBER OF CARS THAT IT WAS DESIGNED TO CONTAIN. GARAGES AND DRIVEWAYS ARE TO BE USED FOR OWNERS PARKING OF CARS. THERE IS TO BE NO PARKING ON LAWNS OR DIRT AREAS.

RECREATIONAL VEHICLES: ANY UN-LICENSED OR UN-OPERABLE VEHICLE MUST BE STORED SO THAT IT IS NOT VISIBLE FROM NEIGHBORING PROPERTIES IN THE COMMUNITY. MOTOR HOMES AND CAMPERS ALSO FALL INTO THIS CATEGORY.