

Sienna Estates
Rules and Regulations
March 2013

Garages :

Garages shall be used for parking of vehicles and storage. Garages shall not be converted into any type of living or office space. Garage and driveway shall be used to park vehicles before parking on street. Garage door windows shall not be covered with foil, cardboard or any other material not applied by the manufacturer.

Parking:

No parking on landscaping. No motor homes, boats, trailers or commercial vehicles are permitted on property. No off road vehicles may be rode in community. This includes go carts, mini bikes and ATV's. Inoperable vehicles including non-registered vehicles are not permitted on the property unless stored in garage.

Street parking rules will be in effect as of April 1, 2013. These will be distributed in the near future along with a required decal for each vehicle.

Towing:

Vehicles in violation will be towed at owner's expense. There is zero tolerance for parking violations, vehicles in non-compliance will be towed without warning. Please ensure your visitors are aware of the parking rules.

Trash Containers:

Trash cans shall not be visible other than day of trash pickup. Trash containers may be placed at curb after 8PM evening prior to pickup and must be removed by 8PM day of pick up. Trash containers must be stored behind gate or in garage.

Speeding:

Will not be tolerated, violation fines will apply to anyone speeding in community, speed limit is 15 miles per hour. Security will ticket speeders with a violation. Problematic speeders may be reported to the management office by any owner in community witnessing this act. Address and description of car is needed to address with violation notice.

Violations:

Compliance drives are done monthly. The violation process is as follows- first letter is a courtesy letter to address the violation and make the owner as well as tenant aware of the fact

that a problem exists. Within 30 days if not corrected upon next tour a second letter of intent to fine will be mailed. If upon the next 30 day visit the violation has not been corrected a \$25.00 fine is assessed. Any owner who rents the property is responsible for the tenant occupying the home. Fines are applied to your account. For every 30 days a violation is outstanding the fine doubles until corrected. Violation fines may be disputed by emailing management company and requesting to be placed on the agenda for next scheduled meeting.

Pets:

Owners are to clean up after their dogs throughout the community.

Dog breeding is prohibited within the community.

Persistent barking will not be tolerated.

Violation letters will be sent to homes that receive complaints of smell from back yard due to not cleaning up after dogs.

Dogs must be on a leash at all times when anywhere in community other than backyard or dog park.

Pool:

Under 18 need parental supervision. No lifeguard, swim at your own risk.

No street clothes in the pool.

No glass, smoking, or food in the pool area.

Gate must remain closed at ALL times. No propping open.

Pets not permitted in pool area.

No climbing on the gate.

Vandalism not tolerated.

Key available through management office for a cost of \$10.00

Other:

Children under 18 found about the community after curfew will be escorted home by security.

No walking, skateboarding, or occupying the canals at any time. Please discourage children from climbing on the railings as well.

Architectural Any architectural changes must be approved beforehand by the architectural board. Forms may be emailed by request via the management office. Once completed you email back for approval. Be sure to include picture, drawing and as much detail as possible. Allow 30 days to hear of approval or denial.

Unapproved architectural changes must be removed by the homeowner or the HOA will have the matter taken care of at your cost.

Windows:

No reflective materials including aluminum foil, reflective screens, glass, or mirrors, shall be installed or placed upon the outside or inside of any window. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home.

Antenna/ Satellite Dishes:

The installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval by the Architectural Committee.

Decorative Items:

Front yard items must be submitted for approval by the Design Review Committee. (Arches, fountains, statue, anything in landscaping that were not installed by the builder).

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday to which the flag pertains. Flags must be in good condition; no rips, tears, faded, etc. Flags must not be offensive to the association or members.

Holiday decorations may be installed 30 days prior to the holiday and must be removed within 30 days following the holiday. Holiday lighting affixed to the home must be removed within 30 days after the holiday.

Portable basketball hoops:

Portable basketball hoops must be stored behind gate when not in use.

Landscaping Guidelines: If front yard landscaping is not installed by the builder it shall be installed by the owner within 90 days after becoming the owner of the lot. Landscaping and irrigations improvements shall be installed in accordance with plans approved in writing by the architectural committee. The owner shall maintain a weed free lawn.