

SEASONS COURT HOMEOWNER RULES

HOMEOWNER'S ASSOCIATION BOARD: This private property is governed by nine elected board members who are elected by all home owners that make up the Homeowners' Association.

Seasons Court is a PRIVATE gated community of single family residences and its common area amenities, including but not limited to the swimming pool, tennis courts, grassy common areas, ingress/egress gates and roadways, are for the use of its:

- (1). Non-occupying property owner(s) of record.
- (2). Owner(s) of record and their children; and the current tenants and their children who legally claim a Seasons Court address as their primary residence.
- (3). Immediate family members (parents and grandparents, children, grand children, brothers and sisters, mother in law and father in law, brothers in law and sister in laws, daughters in law and sons in law, adopted, half and step members) who have permission from their Resident relative to access the Seasons Court complex.

For the purpose of this document, individuals previously identified as (1) will be referred to as "**Owner**", (2) will be referred to as "**Resident**" and (3) will be referred to as "**Family**".

Guest(s) and Service Providers, herein referred to as **Guest**, are **ONLY** allowed access to the Seasons Court complex when invited by a Resident who is 18 years of age or older. While the Guest is on Seasons Court common areas, a Resident, who is 18 years of age or older and has assumed responsibility for the Guest, must be present in the Seasons Court complex. EXCEPTION: Baby Sitters, Home Sitters, Pet Sitters and In-home Health Care Providers who have written permission from a Resident can be on and use SCA common area amenities without the Resident being in the complex.

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1. PARKING:

Vehicles can ONLY be parked in garages and garage driveways. Parking on the street is only allowed during the day. No overnight parking is allowed without a parking pass. Parking passes are issued by Board members. Vehicles parked on the street must be parked on the right hand side of the roadway as you drive counter clockwise in a westerly direction from the gate.

2. PARKING VIOLATION FINING PROCEDURE:

- a. First violation: No monetary fine
- b. Second violation: \$ 50.00
- c. Third violation: \$100.00
- d. Fourth violation: Vehicle will be towed at vehicle owner's expense.

Note: After the first violation, any subsequent violation that occurs within 30 days of the previous violation will be considered a violation of the original offense.

3. ADMITTANCE:

Entry into the compound is by Owner and Resident permission only. Guests should call from the gate phone for admittance. Only Owners, Residents and Family should be in possession of key cards. If a Resident is having a special function and needs to have the gate opened for a period of time to admit Guests, a written request must be made to the Board 30 days prior to the event. Please include in your request 1) date of event, 2) approximate beginning and ending time, 3) nature of your event, and 4) approximate number of attendees. The request will be presented to the Board for consideration. A written approval or rejection will be given to you within 24 hours after the Board's decision.

4. POOL:

The pool area is kept locked for safety reasons. Each home has been issued a key. This facility is for the use of Owners, Residents, and Resident's invited Family and Guests. No one under the age of 16 is allowed in the pool area unless accompanied by a responsible Resident who is 18 years of age or older. If the posted rules are not followed, the offender will be asked to leave the area and a ticket will be issued to the responsible Owner and/or Resident. Please review the pool rules that are posted in the swimming pool area for your own and your guest(s) safety.

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5. TENNIS COURTS:

This facility is for the use of Owners, Residents, and Resident's invited guests.

6. ANIMALS:

- a. Every owner of any dog over the age of four months shall procure a license from an authorized agent of the city. Madera Code § 5-1.04
- b. Vicious dogs will be removed and referred to the City of Madera. Madera Code § 5-1.23
- c. It is unlawful for any person to permit any animal in his or her possession to habitually destroy the peace and quiet of any person or neighborhood by causing to be created excessive noise as defined. Madera Code § 5-1.25
- d. Dogs on Season Court Common Areas must be on a leash that is actually held by someone. Dogs running at large; leash requirements: Madera Code § 5-1.28 regulations apply to Seasons Court Common Areas.
- e. No livestock is permitted in the Seasons Court complex. Livestock includes, but is not limited to horses, mules, burros, pigs, cows, sheep, goats, chickens, ducks, rabbits, etc.
- f. No exotic pets are permitted in the Seasons Court complex. Exotic pets include, but are not limited to snakes, turtles (except those kept in an aquarium), monkeys, chinchilla and other unusual animals.
- g. Should any dog, cat or other animal defecate on the common areas, or private property of any person, the person having custody of the animal shall immediately remove the feces. Madera Code § 5-1.34
- h. Breed of dogs specifically not allowed in Seasons Court complex: Pit Bulls, Rottweilers, Wolf Hybrids, or other vicious or potentially dangerous dogs (defined under City of Madera Municipal Code § 5.123(A) & § 5.123 (B)).
- i. No animals in the Seasons Court complex are to be kept, bred or raised therein for commercial purposes.
- j. Residents are limited to a total of 4 cats or dogs combined. The SCA Board reserves the right to determine the appropriate number of any common household pets allowed in a residence.

Refer to City of Madera Municipal Code, Title V: Sanitations and Health, Chapter 1: Animals, for other City Animal Control Regulations that apply in the City of Madera but are not specifically covered by Seasons Court Association rule #6. **Owners or Residents reporting a violation of rules 6.a, 6.b, 6.c, 6.d and 6.g must call the City of Madera at (559) 675-4275 to report a violation of Madera Municipal Codes.**

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7. GARBAGE CANS:

Garbage cans must be placed behind the backyard fence or in the garage so they cannot be seen from the street.

8. COMMON AREA GARBAGE AND REFUSE:

There are no community trash cans in the Seasons Court complex. All Owners, Residents, Family and Guests are required to remove their own garbage and refuse after they have finished using the common area amenities. Our policy is to leave the common area just like you found it – CLEAN. **LEAVE NO TRACE !!!**

9. ARCHITECTURAL CHANGES, PAINTING and LANDSCAPING:

ANY change to property structures or landscaping must be approved by SCA Architectural committee. Any change request must be submitted, in writing, to the committee for approval or disapproval. Requests will be presented to the Board at the next scheduled board meeting. The Petitioner will be notified of the Board's decision, in writing, within 24 hours after the board meeting. See Appendix A for the list of approved building materials and colors. SCA CC&R's Article 5, Section 5.01.

10. SPEED LIMIT: 15 mph. Please be careful !!

There is pedestrian traffic in the compound and children at play.

11. GATE DIRECTORY:

Please make sure that the name and house number at the gate is correct. Please provide any corrections to the Board Secretary.

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APPENDIX A

ROOF: Madera Roofing has tile that matches well if you need replacement tiles.

PAINT: The colors and numbers are for ICI paints. If you are not able to obtain this brand, Glidden paint (Home Depot) can convert the ICI number (formula) to match their paint.

Exterior House Paint: ICI European White #653; Formula #30YY67/084

Trim Paint: Semi-gloss to match exterior house color. (European White)

Common Beams: ICI Afternoon Tea #323; Formula #80YR21/226

Garage Doors: Semi-gloss, ICI Meadowlark #323; Formula #30YY36/094

GARAGE DOORS: Replacement garage doors must be approved by the Architectural committee. Request for approval must specify **door manufacturer, door model, door style and door color.**

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ENFORCEMENT POLICY

A. Rules violation:

1. Any Board member observing a violation will first check with the Sargeant-at-Arms to see if a Notice of Violation (ticket) has recently been issued for the same violation. If no ticket has been previously issued or a previously issued ticket has expired, then the Board member and Sargeant-at-Arms will determine if a violation has occurred. If both agree that a rules violation has occurred, a ticket will be issued. If they are not in agreement, a third Board member will be summoned to determine if there is a rules violation.

B. Proof of Violation:

1. Take three (3) pictures of the violation from different angles.
2. Pictures must be time and date stamped.
3. Pictures must be submitted with a copy of the ticket to the Sargeant-at-Arms.

C. Ticketing:

1. First violation: Fix-it ticket. No monetary fine.
2. Second violation: \$50.00 fine.
3. Third and subsequent violations: \$100.00 fine
4. Tickets will be hand delivered or mailed to the owner of record. If the residence is non-owner occupied, copies will be delivered to both the owner of record and the tenant.
 - a. If hand delivered, write the time, date, place of delivery, and deliverer's signature on ticket copy.
 - b. If mailed via US Postal Service, a Proof of Delivery will be required which will be filed with the ticket copy.

D. Deadline:

When the ticket is given, the Board member will inform the violator how long he/she has to resolve the violation. The deadline will also be printed on the ticket. To resolve the ticket, the violator will need to show the issuing Board member or Sargeant-at-Arms that the violation has been fixed and have them sign off their ticket. The Board member will then notify the Sargeant-at-Arms. If the violation has not been fixed by the deadline, then a second or subsequent tickets will be automatically issued.