

Rules and Regulation Reminders

Many of these reminders are also listed in the rear of phone directory.

- 1) Guests are only allowed for 30 days a year. More than that they must be screened as a resident.
- 2) Vehicles parked in overflow parking spots without parking sticker/GUEST pass are subject to towing.
- 3) **Town Villas is a Home Owners Association (HOA). We are NOT Condos. You own all interior and exterior walls, the roof structure and the foundation you sit on. You own all electrical and plumbing in your home extending outside to the meters. You own the windows, doors and screen room attachments. The Association is NOT responsible for the repair, or maintenance of the items you own with the exception that we maintain the water proofing of your roof. Your home owner's insurance should be an HO3 policy, not a condo policy (HO6).**
- 4) Pet owners should be aware that not all residents love your pets as much as you do. **Allowing your pets to go on your neighbor's lawn is not acceptable. All residents are required to pick up after their pets and dispose of animal waste in a closed container.** Always use a leash and keep the length to a minimum. Please wear light colored clothing or carry a flash light at night. Pets should ideally be walked outside our community perimeter (along Lakeridge, Astaire, Lyons and Yamato).
- 5) Dogs are restricted to 20 lbs, unless documented and approved by HOA as a Service/Therapy dog.
- 6) Dog owners must provide to the HOA a copy of their dog's license and record of shots yearly.
- 7) ACC Forms – All modifications to the outside of your home including items such as doors, windows, lights and all plantings require an ACC form (Architectural Control Committee). A/C units too, but they can be installed first in an emergency. Pick up forms in the club house. 90 Days to complete work.
- 8) We request proper attire be worn in the club house for all events in the main room. Please refrain from wearing shorts, sweat pants and t-shirts. Swimsuits are never allowed in the clubhouse except when using the restrooms via the back doors.
- 9) Smoking IS NOT PERMITTED in the club house, or near any of the entrances.
- 10) Use of the swimming pool and spa is limited to the period between sunrise and sundown. No use should occur after dark.

Our documents do provide for fining those residents that choose to ignore certain rules. Please cooperate with all rules so we do not need to resort to the fining process. A hearing/fining committee has been formed per state law.