

RULES AND REGULATIONS

AFFECTING OWNERS AND RENTERS OF PROPERTIES WITHIN MOUNT SHASTA ESTATES HOME OWNERS ASSOCIATION

MSEHOA is a Homeowners Association governed by the recorded CC&R's, Bylaws and Articles of Incorporation.

In order to maintain our common ground areas and protect our financial investment there are Rules and Regulations that have been established for the health, safety and welfare of all who reside in the MSEHOA.

Owners and renters all need to abide by these Rules & Regulations.

Common areas owned and maintained by the MSEHOA include concrete parking areas, front walkways, lawns and shrub beds. MSEHOA is also responsible for the exterior maintenance of all buildings, excluding glass or any structural modifications done by any owner.

OWNERS:

**YOU ARE RESPONSIBLE FOR YOUR UNITS WHETHER YOU RESIDE IN
THEM OR RENT THEM.**

1) All exterior modification to a building or modification to common ground area must be presented to the MSEHOA Board by the unit owner for prior approval. **NO EXCEPTIONS.** This includes the installation of satellite dishes and/or air conditioner units and planting of all large trees and shrubs.

2) All owners are responsible for frequent inspections to the interior of their units, garages and patios to avoid possible reoccurring damages. Neglecting to do so could incur major repair costs to the owner. The MSEHOA is not responsible for interior repair costs resulting from any unreported reoccurring damage.

3) Accumulation of leaves and debris is a primary source of pest infestation resulting in high extermination costs. **PATIOS MUST BE KEPT CLEAR OF ALL LEAVES AND DEBRIS AT ALL TIMES.** All standing water containers must be emptied on a regular basis to eliminate mosquito breeding.

4) Excessive or unreasonable noise, including loud music from parked vehicles in driveways or on the street, will not be tolerated at any time.

5) Use or sale of illegal substances/drugs or growing marijuana within a unit or common area, will not be tolerated. Any such activity must be reported to the MSPD (530/926-7540).

6) Common walls between units are NOT sound-insulated causing magnified noise. Occupants must respect their neighbors by keeping noise activities (music, TV, children's play) within reasonable limits. The B and C units are especially vulnerable to transferred noise from running up or down the stairs and/or slamming the doors. The A units are especially vulnerable to garage doors slamming up or down and using laundry facilities at late hours (Complete laundry usage between 8am to 9pm). Loud noises on patios are amplified, **please be respectful of quiet times before 8am and after 9pm.**

7) The City of Mt Shasta has designated trash pickup on Wednesday morning at 8:00am. On the same day your garbage is picked up, your trash can must be returned to your garage or within your enclosed back patio area only. **NO EXCEPTIONS**

8) Littering in common areas will not be tolerated. Please dispose of litter items after using in all common area.

9) Walkways in front of the units are used by everyone. As a liability and safety factor these areas must be void of all accumulation; debris, toys and/or clutter. Riding bikes, skate boards, scooters, etc are prohibited on the walkways. **Walkways are a quiet zone, please be respectful of your neighbors.**

10) Due to insurance liability restrictions, no large play equipment is allowed in the common area. Any items used for day use in the common area must be removed and properly stored in your garage or patio by dusk.

11) There is a large cost factor in maintaining the lawns and planted areas. **Disturbing or playing in the planted areas is prohibited.**

12) Garage doors should not be left open for long lengths of time. Opened garage doors compromises the safety and security of the entire building.

13) Parking is allowed in your designated spaces only. No parking is allowed in other units designated spaces at any time. NO junked, long-termed inoperable, unregistered, unlicensed vehicles are allowed on MSEHOA property at any time.

14) All vehicle repairs must be done within your garage. **NO EXCEPTIONS**

15) Homeowners are responsible for their pets as well as their tenant's pets if you rent your unit. Due to our limited space it is recommended that you limit to one pet.

16) Pet owners are fully responsible for their pets, and are to immediately clean up any mess a pet makes in the common area and your patio area. Animal feces contain parasites that are hazardous to human health.

17) Except when arriving or leaving with their owner, dogs are not allowed on the lawns, on the walkways in front of the entry door or in the planted areas, and must be kept either indoors or in the enclosed back patio. Barking dogs must be controlled by their owners.

18) Due to insurance liability issues and the sincere concern for the safety of everyone in MSEHOA:

NO Pit Bulls, Rottweiler, Doberman Pinschers or German Shepherds are permitted on MSEHOA property AT ANY TIME.

19) Smoking is not permitted in any common areas or patios.

20) It is the responsibility of the homeowner to purchase, install and maintain their own garage doors. Once purchased and installed, homeowners have 30 days to paint the garage door the required color of their building. The paint will be supplied by the MSEHOA at their request.

21) Owners who personally rent their unit or units are responsible for ensuring that each new renter is provided with a copy of these rules and regulations. In the case of vacation or short-term rentals, the owner should permanently post a copy of these rules and regulations in a conspicuous place within the unit. If a property manager is employed the owner must ensure that the property manager issues a copy to each new renter. For emergency and public safety notification, it is required that owners provide Mt. Shasta Estates Homeowners Association with the names(s) and telephone number of their current renters(s).

22) In accordance with Article VII, Section 7.01(c) and (d) of the Bylaws of Mt. Shasta Estates Homeowner's Association, the Board of Directors is responsible for adopting, publishing enforcing HOA rules and regulations. Violations or problems concerning any of these rules or regulations may be reported to any current board member, or brought to the attention of all board members at any scheduled board meeting. When necessary to obtain compliance with the Bylaws, or with these rules and regulations, the Board of Directors, at its discretion, may impose fines and/or take legal action against an owner. Updated and approved by MSEHOA Board of Director August 15, 2016.

Monthly meetings are on the last Thursday of the month at 6:30pm
Meetings currently held at 815 B Carmen

msehoa@yahoo.com