Bridgepoint

HOMEOWNERS RULES & REGULATIONS

Revised 2015

NOW, THEREFORE, BE IT RESOLVED that the following rules and regulations will apply to all owners, guests and tenants of the Association.

Rules shall be provided to each owner by the community Association Management Company and it shall be the owner's responsibility to post these rules, in open view, in each owner's condominium.

- Owners are responsible for informing tenants and guests of the Association rules.

PARKING

1. *Parking of motor homes, campers, trailers of any kind, over-sized vehicles, 22 feet or longer (including racks or other attachments) is not permitted on HOA property.*
    a. *It is suggested that parking of over-sized vehicles approaching 22' length maximum, but not exceeding 22' in length, park in the spaces near the trash enclosure in the lowest parking lot between the 420 and 470 buildings.*
2. Long-term parking is not permitted anywhere on HOA property. Vehicles are considered parked long term if they are left unused for seven consecutive days. Violation stickers will be placed on these vehicles and if not moved will be towed at the owners' expense.
3. No flat tires or inoperable vehicles are allowed.

PETS

1. Owners and Renters are allowed to have two pets. Pets must be on a leash or under control of the owner while on the HOA common area.
2. No dogs can be tied, staked or left unattended on decks and patios or in the limited or common areas.
3. Pet owners must immediately clean-up and properly dispose of pet waste.

EXTERIOR

1. Hanging laundry off deck railings or anywhere in the common area is not permitted.
2. Holiday lights are permitted from December 1st to January 30th. White diode lights only permitted in evergreen trees within close proximity to your unit.
3. All firewood must be stored only on the decks and not at the front entry doors or on the ground.
4. Only gas BBQ grills are allowed. Based on Section 307 of the International Fire Code, no outside fire pits or charcoal BBQ grills are permitted.

CONSIDERATION

1. Noise will be kept at a minimum between the hours of 10:00pm and 8:00am inside of units and in the common areas; this includes, but is not limited to construction noise, loud television/stereos, playing and conversing in common areas, etc.
2. No noxious or offensive activities, including but not limited to repair of automobiles or other motorized vehicles shall be conducted within the complex.

3. Nothing shall be done on or within the complex that may be or may become an annoyance or nuisance to the residents of the complex or that in any way interferes with the quit enjoyment of occupants of units.

Trash

1. Garbage containers are located in the storage buildings in the parking lot.
2. Large items that take up normal trash space may not be disposed of (i.e. furniture, computers etc).
3. Cardboard containers are not allowed and must be taken to city recycling area.
4. Construction materials are not allowed and must be disposed of at owner's expense.
5. Hot ashes from the fireplace are not allowed.

Window and Slider Exterior Color Policy

Homeowners who have failed windows/sliders or would like to upgrade their windows/sliders must have prior approval by the management and or the board of directors before work begins. Failed window/slider replacement costs are shared equally between the Association and the homeowner. Owners who wish to upgrade their windows are fully responsible for the costs.

Each of the following buildings has a designated exterior color that must be followed.

- 401 Units #1 through #6 Almond
- 410 Unit #37 Almond
- 420 Units #7 through #12 Almond
- 430 Units #13 through #18 Almond
- 440 Units #19 through #22 Dark Bronze/Brown (match existing)
- 450 Units #23 through #26 Dark Bronze/Brown (match existing)
- 460 Units # 27 through #30 Dark Bronze/Brown (match existing)
- 470 Units #31 through #36 Dark Bronze/Brown (match existing)

After market UV window protection installation requires prior BOD approval.*

PRIOR BOD APPROVAL

1. Prior BOD approval is required for all modifications or additions to the exterior of the building structure or common area landscape area.*
2. Satellite dish installation requires prior BOD approval.*
3. Refinishing requires prior BOD approval. Decks can be refinished by the individual owner or professional contractor.*
4. Exterior door changes require BOD approval.*
5. See Window/Slider Door Policy