

General Policies

POLICIES FOR THE IRRIGATION SYSTEM:

Irrigation Management.

- a) The association shall take title to the irrigation water, own and maintain irrigation pipelines, head gates, weirs, pumps and related facilities to the distribution point at each Residential Lot. The HOA is responsible for maintaining the system to the individual lots.
- b) Infrastructure for irrigation from the distribution point at the Owner's lot shall be Owners and maintained by each Lot Owner.
- c) Each Owner intending to use irrigation water shall be obligated to install on their Lot an underground irrigation water storage tank.
- d) USE OF WATER. Water waste is any water, other than natural precipitation, that flows or sprays into a public right-of-way, city storm drain, or adjacent private property. Water waste is prohibited by the Renaissance in the Redlands Homeowners Association. All Property Owners using HOA maintained irrigation water are required to comply with Water Waste regulations.

Operation Procedures.

- a) Water will be turned on at the canal within a week after the canal is filled, and will be turned off then the canal is not delivering water. Notification of turn on dates will be posted at the subdivision entrance and on the Association website.
- b) All Lot Owners are advised to close their property system valves at this time.
- c) Prior to turning the water into the main system, all HOA system drain valves will be closed by the Landscape contractor.
- d) All Owner shall open their valves at the end of the season. Any broken or cracked pipes from the valve at the Owner's line valve to the main system will be repaired at HOA costs.
- e) Lines within a Members property will be required to be repaired by the land owner.
- f) At the end of the irrigation season, which will be posted at the subdivision entrance and the website, all drain valves for the system shall be opened by the Landscape contractor.
- g) After the system has been drained Lot Owners should open their valves to drain the system from the lot distribution point to their system. IF YOU DO NOT DO THIS DAMAGE TO YOUR SYSTEM CAN RESULT.

Irrigation System Problems.

- a) If you observe a problem with the irrigation system contact both Francisco from High Desert Landscaping (970-250-9590) as well as Heritage Property Management (970-243-3186).
- b) Heritage Property Management will notify the Board via email to inform of the problem as well as any corrective action taken.
- c) The Lot Owners will also be kept informed by way of updated notices on the website as available.

POLICIES FOR STORAGE OF RECREATIONAL VEHICLES AND SIMILAR UNITS:
(Adopted November 6, 2015)

The purpose of these Policies and Procedures is to implement Section 10.09(a) of the Declaration of Covenants, Conditions and Restrictions of the Renaissance in the Redlands Homeowners Association subdivision for all current and future homeowners. These Policies and Procedures apply to all types of recreational vehicles and similar units (e.g. boats, RV trailers, off road vehicles, snowmobiles).

- a) Units must be stored in accordance city setback requirements.
- b) Units may not be stored or parked on a subdivision common space.
- c) Units must be screened when viewed from street level at the same grade as the unit.
- d) Units that are stored in a garage or do not extend above a 6' fence (with a solid gate) will not require additional consideration.
- e) Units may extend up to 3' above a 6' fence, but must be further screened using landscaping with trees or bushes, or a color compatible (closely matching color of house and/or neighboring houses) and high quality tarp.
- f) For units that extend more than 3' above a 6' fence, plans for screening must be submitted to the Board of Directors for approval prior to storage or parking of the unit on the property (form available on the HOA's website at <http://www.hpmgj.com/>).
- g) Units must be registered to the Owner or renter of the property.
- h) Property Owners must comply with city ordinances, and other applicable government laws and regulations.

LOTS TO BE MAINTAINED:

- a) Owners shall maintain and repair landscaping, the interior and exterior of the residence, in a neat and well-maintained condition.
- b) All garbage, leaves, yard or tree cuttings will be deposited in a suitable container or located for the purpose of garbage pickup and must be removed in a timely manner. No tree leaves, yard or tree cuttings will be placed on neighboring lots or on or visible from

the Common areas. All trash containers, yard or tree cuttings will be stored in a screened area from view of the street or common area, or neighboring lots, until scheduled pickup.

SIGNS:

- a) Signs may be placed on the property of not more than 7 square feet advertising Residence/Lot for sale. No for rent signs may be placed within the subdivision.
- b) Political signs in support of candidates, ballot issues or public issues may be placed on property controlled by the Owner of the land and shall be removed consistent with City regulation. The signs will be controlled by state and local law.
- c) No signs shall be placed on the common area unless meant to convey a message to the benefit of the association members regarding operation of the association (i.e. irrigation water status, home owner dues, etc.)

YARD SALES:

- a) Consistent with City Ordinance, Yard sales are limited to 4 days per household per 12 month period.
- b) Yard sale sign placement will not be on any common area within the subdivision. City ordinance regarding sign placement on utility poles, traffic signs, signal poles or in any public right-of-way will be followed.

NUISANCES:

No nuisance shall be permitted which is the source of annoyance to or offends or disturbs any resident or unreasonable interferes with any Owners use and enjoyment of his Lot or the Common Area, or with any Owners ingress and egress to or from his Lot and a public way.

LEASES OR RENTALS:

All rental or lease agreements shall address the provisions of the Declaration Articles of Incorporation, Bylaws, and these Policies and Procedures. All remedies taken by the Association will be against the Owners or the Lot. Correction of any concerns will be the responsibility of the Lot Owner.

The undersigned, being the President of the Association, certifies that the foregoing resolution was adopted by The Board of Directors of the Association at a duly called and held meeting of The Board of Directors on the 4th day of December, 2019.

Renaissance in the Redlands Homeowners Association



President