

VENETIAN GARDENS ASSOCIATION

1555 Mosaic Way • Stockton, CA 95207

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ASSOCIATION STANDING RULES

HOMES

Architectural Control

Architectural modifications or changes to the exterior of your home or landscaping require prior written approval from the Planning Committee. If you plan on replacing the roof, the minimum standard roof is 25 year dimensional shingle. The color and manufacture of the roof will need to be approved by the Planning Committee.

If you plan to change the color of your home, you must submit sample colors for approval. All exterior colors and finishes shall be subdued colors which will not clash with the exterior color of the other structures.

Property Maintenance

Each lot shall be maintained by the Owner. This will include landscaping in good condition and repair, all at such Owner's sole cost and expense. All lots shall be landscaped and open areas not covered by patios, driveways and flower beds shall be planted in grass or other ground cover approved by the Planning Committee, in all areas visible from the street. No yard visible from the street shall be covered with rock, gravel or other no-growing ground cover unless approved by the Planning Committee. All dead vegetation shall be removed within thirty (30) days and dead trees including their stumps shall be removed and replaced with trees of the same variety approved by the Planning Committee. All yards will be mowed, trimmed, weeded, and watered on regular intervals to maintain a neat and attractive appearance.

Air Conditioning, Heating & Solar Energy

All air conditioning, heating and solar energy gathering devices and other machinery may be maintained in or on roof areas, but they must be screened from neighboring property and public view.

Antennas

There shall not be any radio, television or other aerial, antenna, tower or supports erected, installed, placed or maintained for transmitting or receiving.

Fences

All fences, hedges and mass planting shall not exceed six (6) feet in height. Fences on the property lines between houses with a zero lot line may not exceed more than seven (7) feet in height. All fences are to be maintained in good condition. It is the owner's responsibility to repair or replace the fence when the condition of the fence so warrants it. No fence, hedge or mass planting shall exceed three and one half (3 ½) feet in height when it is within five (5) feet of any street. Any new fence, addition or removal needs prior approval from the Planning Committee before the work can proceed.

Golf Course Lots Fences/Structures

All fences in back and side yards located within twenty (20) feet of the golf course must not exceed five (5) feet in height and must be open fencing on the lots backing to the golf course.

Trash, Recycling and Garden Refuse Containers

All garbage, recycling and garden refuse cans must be stored on your side or rear yards so they cannot be seen from the street, except on scheduled collection days. Those containers shall not be placed curb side for pickup no more than 24 hours prior to scheduled collection. Those containers must be returned to storage area within 24 hours after pickup service. For collection scheduled or questions, the WM* Waste Management may be reached at (209) 369-8274, Monday – Friday 8:00 a.m. – 5:00 p.m.

Signs

No signs visible from neighboring lots, common areas or streets shall be erected or maintained upon any lot except for on "For Sale" or "For Rent" sign shall have a maximum face area of three (3) square feet.

Basketball Standards or Fixed Sports Apparatus

All portable basketball standards shall be stored out of view when not in use. All fixed basketball apparatus shall be attached to the front of any dwelling or unit where it is visible from the street and must match the same color of the dwelling.

Pets

No animals, livestock, horses, insects, or poultry of any kind shall be kept, raised or bred. However, domesticated dogs and cats and other household pets may be kept. No breeding of any animals for commercial purposes will be allowed within Venetian Gardens.

All dogs must be restrained on a leash at all times when in the Common Area. Dogs are not allowed at any time on the golf course. The pet owners are strictly responsible for any damages caused by their pets, including damage to lawn areas. City ordinance prohibits more than 3 pets per household.

Nuisances

No noxious or offensive activity shall be carried on upon any lot. No sound shall be emitted on any property which is unreasonably loud or annoying. No light shall be emitted from any property which is unreasonable bright or causes unreasonable glare. No odor shall be emitted on any property which is noxious or offensive to others. City Police will enforce the City of Stockton's Noise Ordinance. If you are being victimized by an inconsiderate neighbor you may call (209) 937-8480.

Clotheslines

No outside clotheslines or other outside clothes drying or airing facilities are permitted except within fenced yards so as not to be visible from neighboring property.

VEHICLES

Automotive Repair

There shall be no overhauling or rebuilding of any vehicle or machine in any driveway or street, nor in any area exposed to neighboring property or public view.

Boats, Trailers and Motor Homes

No boats, trailers or motor homes may be parked for longer than 72 hours.

Parking of Boats, Trailers and Commercial Vehicles

No parking of boats, motor homes, campers, vehicles with signage, trailers, mobile homes, inoperative vehicles, unregistered vehicles or commercial vehicles over 1 ton (2000lbs.) are allowed.

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These rules have been adopted by the Board of Directors of the Association in accordance with the CC&R's. These rules supplement the CC&R's and are applicable to all property owners and their tenants. Standing rules may be amended from time to time as the Board deems appropriate.