

Townhomes at El Dorado Rules and Regulations

Effective January 1, 2012

The following are a quick reference guide to the rules and regulations at Townhomes at El Dorado. They are not intended to supersede the posted Vehicle and Parking rules, the By-Laws or the CC&R's. These documents can be read in their entirety online at <http://doradohoa.com/block60v2.html> or by calling the management company for a printed copy.

1. The posted speed limit is 10 mph on our streets.
2. When entering our townhome complex, circle to the right at the roundabout.
3. No parking on the streets or driveways. The streets are too narrow to accommodate emergency vehicles if cars are parked on the street. Follow the posted parking rules.
4. Never drive or park on the common grounds – any landscaped area. Irrigation lines could be damaged.
5. Major repair work is not to be performed on vehicles unless it can be done within the garage and the garage door closed.
6. Garage doors are to be kept closed except for ingress and egress.
7. No motor homes, boats, trailers, house-trailers, etc. shall be parked on any part of the property. There is a 24-hour limit for loading/unloading of motor homes, house-trailers, etc. Notify the management company and keep the vehicle parked at the pool area parking.
8. The light on the front of each home is to be left on from dusk to dawn. This makes for a safer neighborhood. It is also a courtesy to those who like to walk in the evening.
9. Clean up after your pet and dispose of it properly in your trash container.
10. Pets are to be confined within your residence and not allowed to wander the neighborhood. This is in accordance with several city & county laws.
11. There is a limit of two pets per unit.
12. Keep your pets off the grass. Acid turns the grass yellow and causes it to die.
13. Notify the management company if there are any common area landscaping problems or to request a change to the landscaping of the common area.
14. Do not drain Jacuzzis into the streets.
15. Do not allow carpet cleaning companies to drain water into the streets.
16. Garbage and recycle cans are to be set out between 6:00 pm Wednesday evening and brought in by Thursday at 6:00 pm. (Follow collection holiday schedules by setting out the cans at 6:00 pm the evening before and bringing them in by 6:00 pm on collection day.)
17. Garbage and recycle cans are to be stored in the garage and should not be visible from the common areas.
18. Front courtyard and back patio areas are to be kept neat. These areas should not be used for outside storage if the items can be seen from the common areas. Palm trees and other plantings should be trimmed and maintained.

19. Children must be supervised by an adult. The common areas are not to be used as a playground.
20. Show consideration to your neighbors when having a home party. Loud noises between 10:00 pm and 8:00 am are prohibited. Keep the noise to a minimum and the party indoors.
21. One (1) pool tag is given to the owner of each townhome. This pool tag must be in the possession of the owner or renter while using the pool area. Positively no admittance will be given to anyone without a tag. The pool tag should pass from one owner (renter) to the next.
22. No more than 4 guests per unit at the pool at one time.
23. Only swimming suits and trunks (no cutoffs) are to be worn at the pool.
24. Babies in diapers are not allowed in the pool or Jacuzzi.
25. Keep pets out of the pool. Pets are not allowed in the pool area or Ramada.
26. Glass and other breakables are prohibited in the pool and Ramada area.
27. Running, rough play and personal contact endangering the safety of one's self or others is not allowed in the pool area.
28. Large floats and rafts are not allowed when sharing the pool with others.
29. Children, even though they can swim well, are not allowed in the pool area without adult supervision. If left unattended, they will be asked to leave the pool area. No children under the age of 14 are allowed in the pool area unsupervised.
30. No sun tanning preparations are to be used if one plans on using the pool or Jacuzzi.
31. Guests are allowed in the pool area provided a resident with a pool tag accompanies them.
32. Use of the Ramada is permitted for meetings or parties. It must be reserved in advance by contacting the management company. A deposit is required.
33. The deposit will be refunded after the pool and Ramada area are inspected the following day. If the area is not clean, the deposit will be utilized to restore the area. Any loss or damage above the deposit amount will be imposed on the owner of the unit. Make an appointment to have the area inspected as soon as possible after your party.
34. Everyone is responsible for keeping the pool area neat. Put chairs, tables, lounges back in their proper places. Take your trash with you. Police any cigarette butts, loose paper, etc. Put down the umbrellas when not in use.
35. Keep pool and restrooms locked at all times. Turn off the water, lights and fans in the restrooms.
36. Board meetings are held at a minimum of 6 times per year and are open to all owners. Contact the management company for the schedule.