

**Operating Rules (Required Civil Code Sec. 4525)**  
**Leisure Town Home Association**

Order: 6NQFHLWD8  
Address: 111 Glacier Cir  
Order Date: 11-20-2023  
Document not for resale  
HomeWiseDocs

# RULES AND REGULATIONS FOR THE SWIMMING POOLS AND SPA AREAS

(as defined by everything within the fence except the Fitness Center)

FOR YOUR SAFETY – DO NOT SWIM OR USE THE SPA ALONE

## **\*NO LIFEGUARD ON DUTY\***

|    |   |
|----|---|
| 1  | The swimming pools and spa area are maintained for the use of Leisure Town residents and their guests.  |
| 2  | Each household is permitted four (4) guests.  |
| 3  | Residents must always accompany their guests.   |
| 4  | Pools are open daily from 8 a.m. to 9 p.m. April to October and 8 a.m. to 7 p.m. October through April. No one is allowed in the pool or spa areas after closing time. The hours are subject to change by Management.                   |
| 5  | Guests aged 5-17 years are allowed to use the swimming pools ONLY between 11 a.m. to 2 p.m. They are not permitted in the area before 11 a.m. or after 2 p.m., except on Sundays when the hours will be extended from 11 a.m. to 5 p.m. |
| 6  | Children under 5 years of age are not permitted in the pools at any time.   |
| 7  | Priority of this facility is reserved for scheduled activities by the residents, i.e. swimming classes and water aerobics.  |
| 8  | You MUST shower off at the outside shower facility before using either pool or spa in order to keep our pools and spa clean.  |
| 9  | Baby or adult diapers not allowed in order to keep our pools and spa clean.   |
| 10 | No one with infectious diseases, rashes, open sores, or bandages is allowed use of the pools or spa.  |
| 11 | Alcohol or food is not permitted in the pool area. Water and non-alcoholic beverages are acceptable in an unbreakable container.  |
| 12 | Smoking of any kind including vaping is strictly prohibited.  |
| 13 | For safety reasons, toys are not allowed. Small floats (floatation chairs and noodles are allowed for safety reasons). Large (air mattress/lounge sized floats) are prohibited. Be respectful of other users within the pool.           |
| 14 | Running, jumping, diving and general horseplay are strictly prohibited.   |
| 15 | Appropriate swimming apparel is required at all times.  |
| 16 | No pets are allowed in the pool area.   |
| 17 | Clean up after yourself.  |
| 18 | Violators may have their privileges revoked and/or be subject to a fine, as defined by the LTHA Fine Policy.  |

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# RULES FOR USE OF THE LTHA FITNESS CENTER

|           |   |
|-----------|---|
| <b>1</b>  | <b>The fitness center is ONLY for the use of Leisure Town residents. The use of a Card Key is only to be used by the authorized residents in good standing.</b>   |
| <b>2</b>  | <b>Fitness Center usage is restricted to the operating hours as posted by the LTHA.</b>   |
| <b>3</b>  | <b>All equipment is first come-first used. It may not be reserved. The exception to this rule is for Board approved classes. The time limit for each machine is 30 minutes. Do not rest or hang out on equipment.</b> |
| <b>4</b>  | <b>Intoxicated persons are not allowed in the Fitness Center.</b>   |
| <b>5</b>  | <b>Appropriate attire such as shorts, warm up suits, shirts, tights/leotards, and appropriate footwear must be worn. Open-toed footwear is strictly prohibited.</b>   |
| <b>6</b>  | <b>No breakable containers allowed. Alcoholic beverages are strictly prohibited.</b>  |
| <b>7</b>  | <b>Personal music devices must be used with earphones.</b>  |
| <b>8</b>  | <b>TV stations and volume control will be set at the discretion of the Board. Personal headsets will be required for sound.</b>   |
| <b>9</b>  | <b>Lockers are for day used only. LTHA assumes no responsibility for personal property and any items remaining overnight will be considered abandoned and may be disposed of.</b>                                     |
| <b>10</b> | <b>Violators may have their privileges revoked and/or be subject to a fine, as defined by the LTHA Fine Policy.</b>   |

# **RULES AND REGULATIONS**

## **LEISURE TOWN HOME ASSOCIATION**

### **GARDEN CLUB**

**Started in 1967 by the Members, for the Members**

#### **GENERAL**

- A. The garden plots are intended for healthful, enjoyable participation by a group of residents with common interests in vegetable gardening. The Garden Plots are intended for raising vegetables, berries, grapes, and flowers.
- B. The Leisure Town Home Association, through its Board of Directors and assisted by the Garden Committee, owns, operates, and regulates the use of the fenced and locked Garden Plot area for the exclusive use of Leisure Town residents. The Garden Committee maintains compliance with the rules and regulations, maintains necessary records, periodically inspects the garden plots, and reports to the Board of Directors.
- C. All gardeners must be a resident homeowner in good standing or a tenant of one.
- D. LTHA Board of Directors and Garden Committee individually or collectively are not liable for loss or damage to any garden plot. Its use is solely at each individual gardener's risk.

#### **PLOT ASSIGNMENT**

- A. Garden plots are rented to Leisure Town residents on a space available basis. When necessary, a waiting list will be maintained in the office. Plots will be assigned on a first come, first served basis.
- B. Garden plots will be assigned by the Garden Committee, with approval of the Board Liaison.
- C. If there is no wait list and plots are available, a gardener may rent a second plot after gardening for one complete growing year (July 1<sup>st</sup> to June 30<sup>th</sup>), on a first come, first served basis. With the exception of residents renting more than 2 plots prior to the adoption date of this policy, there can be no more than two plots total for each resident. If there is a request to rent a plot and no plots are available, then one of the plots used by a multi-plot gardener shall be relinquished at the end of the growing year. The Garden Committee with board liaison approval will make decisions regarding additional plots and who must relinquish additional plots.
- D. A plot may be worked by partners. Any partner is limited to the rights in that one plot. Partners must be Leisure Town residents.
- E. A Gardener may have a helper. Inform the Garden Committee of your need for a helper and submit your helper's information. The helper must be a Leisure Town resident. The Gardener must accompany the helper. The Gardener may not provide their key to the helper to work on their own. If requested, one helper is allowed per Gardener.

- F. A gardener may transfer to another plot only once per year. The vacated plot must be cleaned up and inspected by the Garden Committee before any trade is approved.
- G. Rights to any plot will be relinquished effective the day a gardener no longer resides in Leisure Town.

## **BILLING**

- A. The current annual non-refundable plot rental of \$12 is payable by July 1<sup>st</sup>. Garden plots are rented July 1<sup>st</sup> to June 30<sup>th</sup>. There will be no proration of the annual fee.
- B. If the fee is not received by August 1<sup>st</sup> the plot will be assigned to the next eligible resident on the wait list.
- C. Beginning July 1<sup>st</sup>, 2023, new gardeners will pay \$30 deposit for a key to the garden plots and a one-time \$25 deposit, both refundable if the garden plot is cleared of all debris and passes inspection by a committee member when vacated and key returned. If a committee member has to clean up the plot refunds will go to the General Fund.
- D. Billing statements and the Garden Plot Agreements are to be mailed in May of each year and are payable in advance for the following year. Payment is due on July 1<sup>st</sup>.
- E. The Garden Committee must approve in writing to the liaison for the return of the deposit after inspection of plot and return of the key.

## **GARDENERS RESPONSIBILITIES**

- A. Gardeners must notify the Garden Committee and the LTHA Office of a change in address or phone number.
- B. Gardeners must notify the Garden Committee of vacation, illness or extended absence from your garden plot and coordinate with another Leisure Town resident or garden member to keep your garden maintained while you are unable. Gardeners must turn off the water in your plot(s) before leaving unless you have an automatic timer. The Garden Committee has the authority to shut off water if a timer fails. Each gardener is responsible for any water issue on their plot(s) except those which involve the main line. Gardeners are required to change dripping faucets, and leaks in their drip systems or hoses as soon as the problem arises.
- C. Complete the Garden Plots Agreement annually with a \$12 fee renewal.
- D. Use only your assigned plot(s).
- E. Work your plot personally. No unregistered persons may be in the garden area UNLESS accompanied by a registered gardener.
- F. Planting of trees (as of the date of adoption of these rules), cannabis and invasive plants such as, but not limited to Morning Glory, Calendula and Mexican primrose is NOT allowed. Berry bushes and vines must be kept pruned to a height of no more than 6' and not infringe on other gardens to create shade.
- G. Flowers are limited to no more than 25% of the plot. Companion flowers and pollinators are preferred.
- H. Composting may be done only on assigned plots. Grass clippings are permitted in composting bins only. Compost bins must be maintained regularly by turning and using each season as it becomes soil. Plant matter both green and brown are acceptable. No meat or fish remains are permitted.
- I. Dogs are not permitted in the Garden Plots
- J. Keep your key in your possession when in the Garden Plots. The last gardener to leave is responsible for locking the gate. Please make sure the gate is locked.

- K. Keep your plot neat and orderly. The use of weed cloth and plastic are permitted to keep down weed growth. No carpeting of any kind is allowed. Paths adjacent to your plot(s) must be kept clear. Plots must be in production during the growing months. Straw, bales of hay and hay farming are not allowed.
- L. Any added shed must be structurally sound, greenhouse or compost bin or raised beds must have prior approval of the Garden Committee and Board Liaison. Perimeter fencing is prohibited. Bins may not be over 4'x4'x4' and sheds 6'w x 4'd x 8'h. The Garden Committee must be contacted before building or any construction takes place on your plot and approval must be in writing as back up.
- M. Taking of others produce is not allowed unless invited to do so. Any anti-social behavior will be dealt with promptly and severely. If the problem cannot be resolved by the Garden Committee, it will be dealt with by the Board Liaison.
- N. Only non-toxic weed killers and slug and snail bait are permitted. Please apply carefully on days when the wind is not blowing.
- O. Should the Gardener coordinate a delivery of garden materials when the Gardener will not be present, the Gardener must notify the LTHA office in advance with the name, date and time the party will arrive (see attached form). Materials may be dumped only on the parking space on the right.

**COMPLIANCE**

- a. Leisure Town residents utilizing the Garden Plots must sign the Garden Plots Agreement acknowledging that the Rules and Regulations have been received and READ.
- b. Any gardener found in violation of the Garden Plot rules will be asked to correct the violation within one week. Should the gardener not comply they will be required to vacate their garden plot.
- c. LTHA may impose fines and assessments, suspend use of garden privileges and voting rights and take disciplinary action for violations of the governing documents and these rules.

I have read and understand these rules and regulations and I agree to comply with them.

\_\_\_\_\_

RESIDENT GARDENER NAME (print) \_\_\_\_\_  
DATE

\_\_\_\_\_

LT ADDRESS \_\_\_\_\_  
PHONE

\_\_\_\_\_

PLOT # \_\_\_\_\_  
RESIDENT GARDENER'S SIGNATURE

NOTICE OF GARDEN PLOT DELIVERY

Resident Gardener Name (print) & Phone Number:

\_\_\_\_\_

Date of Delivery \_\_\_\_\_ Est. Time of Delivery \_\_\_\_\_

Name of Delivery Company/Person \_\_\_\_\_

Materials in the Delivery \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature & Date

# **LEISURE TOWN HOME ASSOCIATION**

## **RV Compound Rules and Regulations**

### **I. General**

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- a. The Leisure Town Home Association (LTHA), through its Board of Directors (Board) assisted by the RV Advisory Committee, owns, operates and regulates the use of the fenced and locked RV Compound for the exclusive use of the Leisure Town residents (i.e. person(s) residing in Leisure Town). The RV Advisory Committee, in conjunction with the Board, maintains compliance with these Rules and Regulations, maintains necessary records and periodically inspects the RV Compound.
- b. The RV Compound is intended to serve as a place to park **OPERATIONAL** mobile recreational vehicles, such as motor homes, 5<sup>th</sup> wheels, tent trailers, utility/transport trailers, town dollies, self-contained campers (mounted or unmounted), and boats rather than parking on driveways or lots, which is prohibited by LTHA. No non-operational vehicles are allowed. No vehicle with non-operational registration is allowed. No flat tires or vehicles on jacks or supporting mechanisms are allowed.
- c. No commercial vehicles are allowed without the express permission of the LTHA Board. Unlicensed items that are otherwise allowed will be on a properly license trailer.
- d. The Board of Directors enforces these Rules and Regulations, and, at its sole reasonable discretion, at any time, terminates all RV Compound privileges for cause, including but not limited to, for violation of the rules and requires the immediate removal of the vehicle(s) and/or boats involved at the owner's expense after LTHA due process is followed.
- e. LTHA, the Board of Directors, and the RV Advisory Committee, individually or collectively, are not liable for loss damage to any unit parked in the RV Compound. Its use is solely at the individual owner's risk.

### **II. Space Assignment and Billing**

- a. Applicants for an RV Compound space must supply permanent proof of ownership in the form of a current California registration for any vehicle/boat showing the dates of effectiveness and the resident owner's current Leisure Town address and proof of insurance.
- b. Billing rates for the RV Compound are established by the majority of the users as follows:
  - i. \$150 per year for motor home, travel trailer, 5<sup>th</sup> wheel, tent trailer or truck/camper
  - ii. \$120 per year for boat, boat trailer, utility transport trailer or tow dolly alone.



- c. Billing statements are mailed in May each year and are payable in advance for the following fiscal year. Payments are due on July 1<sup>st</sup> and are delinquent and are subject to a \$25 late fee July 31<sup>st</sup>.
- d. Residents using the RV Compound must be a resident homeowner who is a LTHA member in good standing or a resident tenant of a homeowner who is a LTHA member in good standing.
- e. Upon termination of an assigned space, any unused portion of rent will be refunded to the nearest full month.
- f. Space assignments are at the sole discretion of the RV Advisory Committee, considering vehicle type, size, and space availability. Vehicle replacement or sale will be cause for re-examination of space assignments, either to the new resident owner or another resident on the waiting list.
- g. Only one vehicle/boat is allowed per space. Tow dollies may be allowed with the approval of the RV Advisory Committee.
- h. As of the Rule adoption date, no more than 2 spaces may be assigned to any Leisure Town address. Those who have 3 spaces at the date of adopting of these rules will be allowed to keep that number of spaces until such time as they might vacate any one of their assigned spaces.

### **III. User's Responsibilities**

- a. Notify the LTHA Office of any changes, including vehicle/boat replacement or sale, within 30 days of such change.
- b. Affix current expiration stickers on the license plate and on boat.
- c. Furnish the LTHA Office with a copy of current DMV registration reflecting the Leisure Town address.
- d. Provide proof of insurance.
- e. Complete the RV Compound Information Sheet annually with renewal.
- f. Use only assigned space.
- g. Do not drain any hazardous materials while vehicle/boat is in the RVCompound.
- h. Remove immediately from the compound if a vehicle/boat is leaking any kind of fluid.
- i. Keep vehicle, boat covers/tarps, and wheel covers secured and in good condition.
- j. You are responsible for any damage to LTHA property, including fences and barriers.
- k. Do not store exposed articles of any kind, in, under, or around the vehicle/boat.
- l. KEEP SPACE CLEAN AND ORDERLY AT ALL TIMES.
- m. Notify the LHA Office if illness or other factors prevent compliance with any of the RV Compound Rules and Regulations.
- n. A 24" open space is required between vehicles and fences that are adjacent to private residences.

#### **IV. Security**

- a. Security of the RV Compound and its contents is of prime importance. Conscientious key and remote gate opener discipline of everyone involved is essential.
- b. When exiting, be sure the automatic gate is closed.
- c. Do not lend key or remote gate opener to anyone, except the designated alternate.
- d. Access to the RV Compound is limited to daylight hours only.
- e. Security of individual units is the sole responsibility of each owner.
- f. Use of the RV compound is at your own risk.

#### **V. Compliance**

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- a. Leisure Town residents utilizing the RV Compound Agreement acknowledging that the Rules and Regulation have been read.
- b. Any Leisure Town resident found in violation of the RV Compound Rules and Regulations may be asked to correct the violation within one week. Should the resident not comply, the resident will be required to remove his/her vehicle or boat and lose his/her privileges until the violation is corrected per LTHA policies.
- c. LTHA may impose fine and assessments, suspend use of the RV Compound and voting rights, tow vehicles, and take other disciplinary action against users for violations of the governing documents and these rules. LTHA is entitled to recover any and all costs.

*Leisure Town Home Association*

## **Rules and Regulations**

*In order that Leisure Town may remain a neat, well-cared for, and pleasant - community, the following rules and regulations have been established by the Leisure Town Home Association Board of Directors. These rules are based on those contained in the "Declaration of Restrictions" (CC&R's) that you received and agreed to upon purchase of your Leisure Town property and amended as authorized by Article 16 of the LTHA Bylaws approved on 12/16/2021. The CC&Rs for your property may be more restrictive than these rules and regulations, as may be City of Vacaville codes.*

- 1. AGE RESTRICTIONS** Leisure Town is a senior community. All-residents must be at least 55 years of age or a "qualified permanent resident" as defined in Article 6 of the LTHA CC&R's. Temporary residency for guests under the age of 55 is permissible for no more than 60 days cumulatively during 12 consecutive months.

All residents, including renters, must provide age verification to the LTHA Office within 30 days of residency. Homeowners are responsible for notifying the LTHA Office within 30 days when their property is rented. The Office needs the names of tenants, phone number, and if they want to be listed in the LTHA Directory. All residents are encouraged to complete the emergency contact information form.

Residents must inform the LTHA Board, in writing, if a caregiver under the age of 55 will be residing in the home longer than 60 days. The written notification must include verification from a doctor to support the need for a caregiver to reside in the home and the expected length of time of this need. This verification must be updated annually or sooner if the need changes.

- 2. FENCES / PROPERTY ALTERATIONS / ADDITIONS** No outside additions or changes to buildings, fences, yards (hardscape/design), etc. shall be made without the review/recommendation of the Architectural Review Committee with final approval by the Board of Directors and adherence to all requirements set forth by zoning and building codes of the City of Vacaville. No shed, fence, patio, or other accessory structure may be built on any lot without the review/recommendation of the Architectural Review Committee and the final approval of the Board of Directors. Refer to Article 8 of the LTHA CC&Rs for Architectural details.

No more than 20% of the rear yard may be covered by accessory structures enclosed on more than one side. The eaves of accessory structures, such as sheds, shall not

be closer than two feet to the property line and the foundations no closer than three feet to the property line. Shed height may not exceed ten feet. In no case shall a structure be built in front of the set-back line as shown on the recorded subdivision map.

Architectural review forms must be obtained from the LTHA Office prior to committee review. Architectural Review Committee review/recommendation and final Board approval must be obtained **prior** to outside additions or changes to homes and for the installation of new or replacement fences. Repairs to fences are allowed without review provided they are consistent with the existing fence regarding design and materials.

3. **NUISANCE / SAFETY** No noxious, illegal, seriously offensive (to a reasonable person) or unsafe activity shall be carried on within any lot or in any part of Leisure Town. Nor shall anything be done that may become a serious annoyance, disturbance, or embarrassment to or which may in any way interfere with the enjoyment of each of the homeowners/tenants on his/her respective lot.
4. **VEHICLES / TRAILERS / RECREATIONAL VEHICLES / BOATS** No trailer, camper, motor home, boat, recreational vehicle, commercial vehicle, truck, or van (which is too large to fit within the homeowner's garage), shall be permitted to be parked or remain upon any area within Leisure Town except in the RV Compound and as indicated below. Truck is defined as a truck that has a gross vehicle weight rating that is greater than 14,000 pounds and van is defined as having a seating capacity of eight or more.
  - a) Permitted vehicles used both for business and personal use are not prohibited, providing that any signs or markings on such vehicles shall be unobtrusive and inoffensive to a reasonable person.
  - b) No noisy or unreasonably polluting vehicles shall be operated in Leisure Town.
  - c) No unregistered or unlicensed motor vehicles shall be operated or parked in Leisure Town, including driveways. However, they may be stored in the garage.
  - d) Motor homes, campers, trailers and/or boats may be parked **in the driveway** of a residence for a **maximum of 36 hours**, per Article 5.20 of the LTHA CC&Rs. If parking in the driveway for longer than the allowed time, please contact the LTHA office in advance for prior approval from Board of Directors. City Municipal Code 10.12.040 prohibits parking of vehicles **on the street** for more than **five days**.
  - e) Inoperable vehicles may only be stored in the resident's garage.
  - f) Vehicles must be parked on improved surfaces, such as concrete, asphalt, brick or fitted stone. They may not be parked on unimproved surfaces, such as gravel or rock. Vehicles may not be parked on what would be considered landscaped areas, whether in front or back of the property.
  - g) Portable storage units such as "PODs" may not be placed on public streets or sidewalks, per Vacaville Property Code. They may be placed in the front yard on an improved surface for up to 30 days

5. **PETS** No more than three usual and ordinary household pets, such as dogs or cats, may be kept at any single residence. No animals may be kept, bred, or maintained for any commercial purposes.
- a) All animals must always be kept under control and/or on a leash. No resident shall allow his/her pets outside the fenced-in areas of his/her lot except on a leash or in a pet stroller or cart.
  - b) Residents shall prevent their pets from soiling any common areas in Leisure Town and shall promptly clean up any waste left by their pets. Pets waste must also be cleaned up on individual lots in a reasonable amount of time as to not create a nuisance or hazard.
  - c) Pets are not permitted in the common buildings and/or pool area. Service animals are permitted with proof of compliance with applicable laws.
  - d) Residents shall be fully responsible for any damage caused by their pets and/or visiting pets.
  - e) No feeding of feral cats in the common area and no food of any type shall be placed in any common area.
  - f) Fowl birds are not permitted.

A resident shall prohibit any animal on his/her lot from making disturbing noises heard from any structure on any lot.

6. **TRASH AND YARD WASTE** Trash and yard waste must be kept in clean and sanitary containers and must not be placed or thrown into the parkways, green strips/easements, vacant lots, streets or piled between houses. Trash containers shall be stored out of public view from the streets. Vacaville Municipal Code 16.23 states that containers may only be placed at curbside from 5pm the day before pick-up and must be removed before 5pm the day of collection. No **visible** storage of any kind shall be permitted on lots or in the common area.
7. **DRAINAGE** Nothing shall be placed between or around houses which could divert the flow of water from the back of any lot toward the street, causing water to flow in front of or onto a neighboring lot.
8. **TREES/ LANDSCAPING/ SIDEWALKS** Rock areas must be maintained weed free. Landscaping (e.g., trees, hedges, shrubs, flowers, and grass) must be trimmed, mowed and maintained to present a neat, pleasing appearance that is not detrimental to the property values and otherwise of the surrounding lots/areas. All trees and shrubs adjoining any LTHA common area must be kept trimmed to avoid interference with contracted maintenance and irrigation. The property lines for trimming will be determined by a visual line of all properties when looking down the open space.

Front yard bushes and ground covers must be kept to a minimum so as not to encroach on sidewalks or obstruct corner sight lines. Trees must be trimmed to a height of ten feet from the ground in areas over sidewalks, side yards, and above LTHA common areas, as to not interfere with sidewalk and LTHA common area mowing. Owners of vacant homes and lots are responsible for keeping the property neat and trimmed. Homeowners are responsible for maintaining the sidewalks adjoining their property to the curb. It is the homeowner's responsibility to be aware of City

of Vacaville requirements regarding planting or removing trees. Tree removals and/or replacements must be approved with an Architectural Application. If a tree is removed, homeowner is required and responsible for removal of stump and roots and must be replaced with sod, mulch, rock, or plants at the owner's expense as presented on an Architectural Application. This applies to all Leisure Town properties.

Concrete sidewalks are the responsibility of the homeowner in front of each unit. Should a trip hazard exist, the owner is responsible for repairs and maintenance in a timely manner.

9. **HOLIDAY DECORATIONS** All holiday decorations for the holiday period starting November 1<sup>st</sup> and ending on January 1<sup>st</sup> that are visible from the common area must be removed no later than January 31<sup>st</sup> of that calendar year.

For all other holidays, decorations shall not be placed where they are visible from the common area any earlier than two weeks from the actual holiday and must be taken down within two weeks of the end of the holiday.

10. **FRIENDSHIP LIGHTS** The friendship lights on the Circles must be kept in working order and illuminated with white light bulbs only from dusk to dawn. Friendship lights on Nut Tree Road are optional because there is city street lighting. The friendship lights on Nut Tree Road may be removed by homeowners and there is no requirement for those remaining to be in working order and illuminated from dusk to dawn.

11. **ACCESS TO LTHA PROPERTY** No motorized vehicles other than golf carts, motorized wheelchairs, mobility scooters, and electric bicycles are to be used on the cart path/pedestrian trails or green strips/easements without prior approval from the Board of Directors. Riding mowers used in landscape maintenance are also allowed. Residents may not authorize trucks or heavy vehicles to traverse green strips/easements without prior approval of the Board of Directors/Management. Forms available in the office are to be filled out, approval must be obtained prior to work or access of green strips/easements, and notices must always be visibly posted in approved vehicles while working in the common area. The requesting resident shall be responsible for the repair of any damage caused by such vehicles.

12. **USE OF PROPERTY** A residence may be used as a combined residence and executive or professional office as long as such use does not interfere with the quiet enjoyment of other residents. Visiting clients are limited to one or two at any time. It is the resident's responsibility to know City of Vacaville codes regarding in-home businesses.

No tent, shack, trailer, garage, outbuilding, or structure of a temporary character shall be used on any lot at any time as a residence either temporary or permanently. There must be no storage of building materials or general debris on the property which can be seen from the street.

13. **HOUSE NUMBERS** Homes that back up to the green strips/easements, cart path/pedestrian trails and other common areas must have posted house numbers visible from the back for safety, security and identifying purposes.

14. **SIGNS** Commercial signs announcing contractors at a residence may be displayed while the work is being done, but not longer than 45 days. Signs advertising a Leisure

Town home business or homeowner-owned business may not be displayed in any circumstance.

Signs for LTHA election may be displayed 60 days before an election and must be taken down within 10 days following the election. Number of signs allowed shall be no more than the number of *open Director positions* for that election. Other political signs may be displayed 30 days before an election and must be taken down within 10 days following the election.

Homeowners may post on their lot any signs required by legal proceeding and a single "For Rent," "For Lease," or "For Sale" sign. No permitted sign may be larger than nine (9) square feet in size. No signs are allowed on LTHA common areas. All signs must be neat, clean and in good condition.

15. **APPEARANCE** Lots and common areas within Leisure Town must conform to "community standards" in appearance to project a pleasant community feeling, protect property values and avoid dissension among neighbors.
16. **GARDEN HOMES ONE AND TWO** In order to give garden home areas a unified and pleasant appearance from the front and back, the following rules are established. Garage doors in each multiplex are to be painted the same color even if the garage doors are a different style/type. The color is to be the color of the main portion of the units in that particular multiplex. Fences along the closed golf course for each multiplex shall be the same height of four feet on all sides, built in the same style and materials, or stained/painted the same if different styles. Compliance with these rules will be required for new and replacement fences requested after these Rules and Regulations have been approved by the Board.
17. **GROWING OF MARIJUANA WITHIN LEISURE TOWN** Notwithstanding any law, the growing of marijuana within Leisure Town is prohibited as it is deemed a nuisance and is subject to disciplinary action which may include fines up to \$1,000.00 and/or suspension of privileges.
18. **SMOKING OF MARIJUANA WITHIN THE LTHA COMMON AREA** Notwithstanding any law, smoking of any substance is prohibited on LTHA common areas including but not limited to Town Center, the LTHA common areas, and cart paths/pedestrian trails. Complaints are subject to disciplinary action which may include fines up to \$1,000.00 per occurrence and/or suspension of privileges.
19. **INAPPROPRIATE CONDUCT WITHIN LTHA COMMON AREA** Inappropriate conduct within LTHA common area is prohibited and subject to disciplinary action which may include fines up to \$1,000 and/or suspension of privileges. Inappropriate conduct by any member or guest includes, but is not limited to, abusive behavior, harassment, personal attacks, obscenities, defamation, or threats.