

VILLEMONT OWNERS ASSOCIATION

RULES AND REGULATIONS

- Adopted September 8, 2026 -

CONTENTS

- 01 COMMUNITY RELATIONS
- 02 BUSINESS ACTIVITIES
- 03 EXTERIOR OF COMMUNITY UNITS
- 04 COMMON AREAS
- 05 ARCHITECTURAL CONTROL
- 06 PETS
- 07 PARKING
- 08 UNIT GARAGES/STORAGE
- 09 ENTRANCE/EXIT GATES
- 10 CLUBHOUSE/SWIMMING POOL/FITNESS EQUIPMENT
- 11 GUEST USE
- 12 PARKS

P R E A M B L E

The Board of Directors (BOD) and Management Company (MGMT) of Villemont Owners Association (VOA), to clarify and enforce the regulations detailed within the Declaration of Covenants, Conditions and Restrictions (CC&R's - Section 3.08), provide this publication as supplement to the conditions of ownership detailed within the VOA CC&R's.

It is the intention of the BOD and MGMT these rules serve as guidance for the conduct of all members, residents, and their guests within the Villemont Community. These rules should be observed to the end that everyone living within the community may experience the full benefits of all amenities/facilities with minimal to no disruption from others.

MGMT serves as the first point of contact for all compliance issues. They have the authority to investigate violations and report findings to the BOD, ensure security is notified, and call law enforcement for assistance when necessary – if violation includes juvenile(s) MGMT will make every effort to successfully contact related parents before contacting authorities.

01 COMMUNITY RELATIONS

REGISTRATION – All members and residents must be registered with MGMT of the Villemont Community.

- Association members are defined as Villemont Community property owners.
- Residents are defined as either owners and their family members, or lessees and their family members living in the community.

- Owners leasing their property retain membership and voting rights. The lessees of these owners' properties retain the privileges of all community amenities (owners of leased units are prohibited from the use of community amenities).
- Any lease/rental agreement must be in writing and must be for a term of no less than thirty (30) days and is subject to all the CC&R's, Bylaws, and adopted rules.
- Owners are mandated to provide a copy of the current tenant lease/rental agreement at move-in, and when any changes are made to said lease/rental agreement.
- Owners are mandated to provide MGMT contact information, VOA website address (<http://www.villemontownersassociation.com>), and the most current copies of the VOA CC&R's, Bylaws, and adopted rules to tenant lessees at move-in, and when any changes are made to said documents.

GUESTS – a hosting resident of the Villemont Community must accompany all guests.

- A guest may not use any community facilities without a hosting resident present.
- It is the right and duty of each resident to question the presence of any person who appears to be trespassing and advise MGMT regarding the situation.

NEIGHBORLY CONDUCT – All residents must treat each other with respect.

- All activities shall always be conducted at a suitable noise level to ensure other residents in the community are not disturbed.
 - Each resident is responsible for the conduct and behavior of their family members and guests, and for any property damage caused by family members and guests.
 - No loud power equipment, hobby shop, auto shop, or carpentry shop shall be operated or conducted in a unit, garage, or common area within the community.
- Vehicles, Bicycles, or Toys may not be parked/placed anywhere that would disrupt the flow of pedestrian traffic on sidewalks within the common areas of the community.
- The placement of unattended tricycles, play toys, or other equipment in front yards and areas visible from common areas or adjoining units is prohibited.
- ADHERENCE TO PARKING RULES is required to ensure each resident can, on any given day, use both unit parking passes with ample room on the streets, or designated parking areas when applicable, for their guests to park.
- ADHERENCE TO PET RULES is required to ensure overall community peace.

02 BUSINESS ACTIVITIES

RESIDENT BUSINESS ACTIVITIES - No business or commercial activities of any kind whatsoever shall be conducted in any residence, garage, or outbuilding. Garage sales, yard sales, estate sales, flea market sales, and similar activities are prohibited unless expressly authorized by the Board.

- The necessary VOA BOD/MGMT business duties to ensure the application and compliance of VOA CC&R's are excluded from this restriction.

§ Please refer to section 7.07 of VOA CC&R's for further information

03 EXTERIOR OF COMMUNITY UNITS

COMMUNITY AESTHETIC INTEGRITY – As a way to maintain the overall community aesthetic appeal nothing shall be attached to exterior walls, windows, fences, or any other areas of units or grounds without matching the following descriptions listed below or obtaining prior approval from BOD/MGMT.

- **UNIT EXTERIOR** - Members are responsible for the maintenance of all exterior surfaces of the unit(s) they own. This includes the structural repair, and paint when applicable, of walls and fences, and windows.
 - **PAINT COLOR** – To maintain aesthetics of the community, CHANGING the existing exterior PAINT COLORS OF UNITS IS PROHIBITED.
 - Please contact MGMT for assistance with what your exterior paint colors are.
 - VOA is responsible to paint exterior fencing if facing motor courts.
 - VOA is responsible for maintaining/repairing exterior lights facing motor courts.
 - VOA is responsible for maintaining/repairing exterior lights above entrance to alcove of front door.
 - RESIDENTS are responsible to maintain/repair alcove front door ceiling light and backyard/back patio lights (these lights are controlled with light switches inside the resident's unit).
- **TRASH RECEPTACLES** – Trash receptacles MUST BE STORED WITHIN THE CONFINES OF THEIR ASSIGNED UNITS.
 - Trash receptacles MAY BE ON STREET AND VISIBLE TO OTHERS IN THE COMMUNITY ONLY ON THE DESIGNATED DAY FOR TRASH PICK UP.
 - Receptacles may be placed out for service NO MORE THAN TWELVE (12) HOURS PRIOR TO TIME OF PICK UP.
 - Receptacles MUST BE REMOVED FROM PICK UP LOCATION WITHIN TWELVE (WE) HOURS AFTER PICK UP COMPLETED.
- **POLITICAL SIGNS** - No more than two (2) POLITICAL SIGNS may be placed on a resident's lot during elections season.
 - Signs may be no larger than six (6) square feet (example 1ftX6ft or 2ftX3ft) and must be attached to a stake (NOT a post) to place in the ground of resident's lot.
 - Signs must be removed within three days of the election's conclusion.
- **HOLIDAY DECORATIONS** are allowed to be placed thirty (30) days prior to the holiday in question and must be removed within fourteen (14) days after the end of the holiday.
 - Holiday Decorations are ALLOWED to be placed ONLY WITHIN RESIDENT LOT. Any decorations in common areas will be removed at the resident's expense.
 - All THANKSGIVING, CHRISTMAS, AND NEW YEAR DECORATIONS must be REMOVED no later than JANUARY 10 of each year or within fourteen (14) days after the end of the holiday date, whichever is sooner.
 - SEASONAL or NON-SEASONAL WREATH (or similar type of decoration) may be placed on front doors of units and may remain if they apply to the current season and/or are attractive, and in good condition.

- **WINDOW DRESSING** - EXTERIOR COLOR visible through windows facing streets, neighboring units and common areas MUST BE NEUTRAL IN NATURE. No newspaper, sheets, reflective screening, aluminum foil, or other non-standard window coverings are allowed on the windows.
 - **ANTENNAE/SATELLITE DISHES** are subject to the requirements of Civil Code Section 1376, as it may be amended from time to time.
 - Installation and maintenance of television or video antennae or satellite dishes OVER ONE METER in diameter visible from any Common Area or private street MUST BE SUBMITTED TO MGMT ARCHITECTURAL COMMITTEE for approval.
 - Installation and maintenance of television or video antennae or satellite dishes LESS THAN ONE METER DO NOT NEED Architectural Committee APPROVAL IF THEY MEET THE FOLLOWING CONDITIONS:
 - The equipment is not mounted on the roof or chimney of the residence.
 - The equipment is located at the rear or side of residence (excluding corner lots) in the least conspicuous (obvious) location visible from the common areas or private streets.
 - All wiring shall be painted to match the exterior color of the residence.
 - **CLOTHESLINES** – NO EXTERIOR CLOTHESLINES SHALL BE ERECTED OR MAINTAINED, and there shall be no drying or laundering of any kind on any exterior surfaces of the Units in a manner which is visible from any neighboring Unit or the Common Areas and Streets.
 - **UNIT YARD STRUCTURES** (Exclusive Use Common Areas) – Each Owner shall be responsible for the maintenance, repair, and replacement of Exclusive Common Areas appurtenant to the Owner's residence including, but not limited to, the landscaping within the enclosed yard areas adjacent to an Owner's Residence; provided, however that VOA shall be entitled to require an Owner to remove or modify any trees, other plantings or water systems that interfere with or threaten to damage any walls, Residences, or other structures or utility lines. AN OWNER SHALL LANDSCAPE THE ENCLOSED YARD AREAS ADJACENT TO THE OWNER'S RESIDENCE (SEE CONDO PLAN) WITHIN ONE HUNDRED AND TWENTY (120) DAYS AFTER THE OWNER HAS CLOSED ESCROW IN THEIR UNIT. In no event shall any structures or personal property be erected, maintained, or stored in the enclosed yard areas of Residences that can be seen above the wall of the yard area by persons standing within any paseo or Motor Court.
 - **TEMPORARY/MOBILE STRUCTURES** – NO STRUCTURE OF TEMPORARY CHARACTER, TRAILER OR MOBILE HOME, CAMPER OR TENT, or other temporary outbuilding SHALL BE USED WITHIN THE COMMUNITY AT ANY TIME.
 - **YARD EASEMENTS** – Certain Units are subject to "Yard Easements" in favor of other units as shown on the recorded Condominium Plan. Owners of these Units are restricted from installing certain improvements in the areas or altering the drainage system. The Owner may install landscaping, irrigation lines, drainage lines, terrace, or deck not to exceed one (1) foot in height, and normal and customary patio structures that will not unreasonably interfere with the rights retained by the neighbor. The Owner shall not affix or attach any property or vegetation to the wall of any structure situated within the Easement Area without the prior written consent of the Owner of the property.
- § *Please refer to Section 8.09 of the recorded CC&R's for information regarding the restrictions and responsibilities for these areas before making any alterations.*

04 COMMON AREAS

VILLEMONT COMMON AREAS – Common Area is a collective term that refers to the types of areas within the development as defined by California Civil Code Section 1351b. VOA is responsible for the maintenance of the common area landscaping, including the “unfenced yard area” of the community units.

- No alterations, removal, or additions to the “unfenced yard area” shall be permitted without prior approval from the VOA BOD/MGMT.
- MINOR IMPROVEMENTS, such as flowers, may be installed in the “unfenced yard area” if they DO NOT INTERFERE WITH THE IRRIGATION SYSTEM and are maintained in a healthy state by the resident.
- Costs to repair any DAMAGE TO COMMON AREAS caused by residents or their families/guests will be billed to the resident for payment.

§ Please refer to Section 6.03 of VOA CC&R's for further information

- **SPORTS EQUIPMENT** – Any Basketball, soccer, hockey, baseball, or other stabilized/fixed/temporary applicable equipment is prohibited from being attached to any portion of the COMMON AREA. Should such equipment be used in violation of this rule, it will be removed at the owner's expense.
- Community SIDEWALKS are to be utilized solely for the ingress and egress from buildings and units. They shall not be obstructed in any manner or used for any other purpose.

05 ARCHITECTURAL CONTROL

ARCHITECTURAL COMMITTEE – MGMT is the point of contact for Architectural Committee requests. ANY CHANGES MUST BE APPROVED BEFORE MADE.

- Any Architectural Applications submitted will be reviewed to approve changes to a Unit or Exclusive Common Area.
 - Exclusive Common Area refers to any fenced area specifically designed for use by Unit Resident.
- When applying for approval, please send as much information as possible to assist with the approval process. At minimum, please provide the following:
 - A completed Application Form
 - Exact Location specification – Use a scaled drawing if applicable.
 - State the color, size, composition, and description of what is to be changed.
 - Include a photo, sketch, copy of an advertisement, or facsimile of the materials, itemset.
 - Provide the Contractor name or company performing the work to complete the change.
 - Two sets of plans.
 - Submit the Architectural Committee Application Form to MGMT via email or snail mail. Items can be sent to either of the following:

Email: homeimprovements@landmarklimited.net

Mail: Villemont Owners Association

c/o Landmark Limited 1731 East Roseville Pkwy, Ste. 100

Roseville, CA 95661

REMEMBER.... APPROVAL MUST BE GIVEN BEFORE CHANGES ARE MADE

- Any alterations that do not have prior written approval will be removed by the homeowner and the area will be restored to its original condition. Should a homeowner fail to comply, the work will be contracted out and billed to the homeowner.
 - Bills not paid are subject to lien.
 - VOA may assess fines in accordance with the association's fine schedule for non-compliance of architectural requirements until the situation has been resolved.

06 PETS

PETS IN VILLEMONT COMMUNITY – No more than two (2) common uncaged household pets may be maintained within a Unit under the following conditions:

- **LEASH REQUIRED** – Whenever pets are outside of the Resident's Unit, they must be on a leash or otherwise under full control of the owner.
- **Members/Residents MUST CLEAN UP ALL PET RELATED MISHAPS/EXCREMENTS IMMEDIATELY.**
 - "Poop" bags and receptacles are provided throughout the community at the following locations:
 - Villa Gardens Court Area
 - Chambord Way between 56 Chambord and 55 Villa Gardens.
 - In front of the Fitness Facility on Talmont.
 - Just near the corner of Josselyn and Talmont.
- **MEMBERS are held LIABLE for ALL PERSONAL INJURY/PROPERTY DAMAGES CAUSED BY PETS maintained in their respective units.**

ALL PETS ARE PROHITED FROM ACCESS TO THE CLUBHOUSE/SWIMMING POOL AND SPA/FITNESS FACILITY.

- No animals shall be maintained for commercial purposes of any kind within the Villemont Community.
- **ANY PET(S) CAUSING EXCESSIVE DISTURBANCES TO OTHER COMMUNITY MEMBERS** shall initiate a hearing with the BOD and may cause the **REMOVAL OF PET(S)** causing disturbances.

07 PARKING

PARKING WITHIN VILLEMONT – The **STREETS** of the Villemont Community **ARE PRIVATE**. In accordance with the requirements of the California Vehicle code, section §221658, vehicles parked in front of a fire hydrant or fire lane, in violation of any rules, regulations, declarations, posted notices, or in an area that blocks the ingress or egress into the community or within the community is subject to immediate tow at the vehicle owner's expense.

- ALL VEHICLES IN THE COMMUNITY MUST DISPLAY LICENSE PLATES WITH CURRENT REGISTRATION and when parked on community streets A VISIBLE GUEST PLACARD PLACED ON DASHBOARD OR HUNG FROM REAR-VIEW MIRROR is required.
- The private streets of the Villemont Community shall not be used for recreational purposes, including “joy riding,” or racing.
- Motorcycles, mopeds, and carts are permitted solely for the purpose of ingress and egress of the community.
- Any vehicle parked, in part or in whole, in a fire lane or motor court is subject to immediate tow without notice, this area includes the apron driveway leading into the community motor courts.

RESIDENT PARKING WITHIN THE COMMUNITY

- Residents may park no more than two (2) vehicles within the community – RESIDENT VEHICLES ARE NOT ALLOWED TO BE PARKED ON COMMUNITY STREETS AND MUST BE STORED WITHIN THE CONFINES OF THEIR GARAGE.
- To distinguish between Resident and Guest/other vehicles all Members are mandated to COMPLETE A VEHICLE INFORMATION SHEET AND SUBMIT IT TO VOA MGMT.
 - Residents must register each vehicle they own/regularly drive into the community with VOA MGMT and keep said vehicles in good operating condition with current/valid registration.
 - The vehicle information sheet includes the name of the Unit Owner of Record, names of tenants (if applicable) and identifies ALL resident vehicles (make/model/color/license plate/VIN). The information must be legible and kept up to date.
 - **NEW TENANCY** – for the first thirty (30) days following move-in, residents may be issued a temporary safe list status which permits them to park on the street AS NECESSARY to organize their garages. Once the initial 30 days expires, new tenants must adhere to all parking rules.
 - OWNERS WHO DO NOT SUBMIT A COMPLETED VEHICLE INFORMATION SHEET WITHIN TEN (10) BUSINESS DAYS OF CHANGE OF VEHICLE, OR WITHIN 30 DAYS OF NEW TENANCY, MAY BE SUBJECT TO ENFORCEMENT ACTION INCLUDING, BUT NOT LIMITED TO FINES OF \$50 PER DAY AND SUSPENSION OF ACCESS TO COMMUNITY FACILITIES UNTIL SAID FORM IS PROPERLY COMPLETED AND RECEIVED BY VOA MGMT.
- THE ASSOCIATION IS NOT RESPONSIBLE FOR PROVIDING PARKING FOR ANY ADDITIONAL RESIDENT VEHICLES.
- RECREATIONAL/COMMERCIAL VEHICLES –Residents are permitted to park their recreational vehicle, trailer, commercial vehicle, or boat on the street for UP TO FOUR (4) HOURS TO ACTIVELY LOAD/UNLOAD said vehicle. These VEHICLES MUST ALWAYS BE ATTENDED while parked within the Community.
 - **TWENTY-FOUR (24) HOUR NOTICE REQUIRED** – Notice must include Unit address, name of Resident, type of vehicle, license plate number, and expected time-frame vehicle will be in community.
 - Notice must be given during MGMT normal business hours (Mon-Fri, 0830-1700). If loading/unloading will take place DURING A WEEKEND OR HOLIDAY, notice to management MUST BE RECEIVED NO LATER THAN 4pm the FRIDAY PRIOR to the applicable weekend, or 4pm END OF BUSINESS DAY BEFORE the applicable holiday.
 - The vehicle must be actively attended to with loading and unloading taking place.

- All vehicles designed to be hauled (trailers, campers, boats, etc.) MUST BE HITCHED to a transport vehicle with active loading and unloading taking place.
- **IF NO PRIOR NOTICE** – with the exception of day-to-day ground maintenance and deliveries, NO BOATS, TRAILERS, CAMPERs, MOBILE HOMES, ANY OTHER RECREATIONAL , COMMERCIAL, OR INOPERABLE VEHICLES SHALL BE PARKED OR STORED ANYWHERE WITH THE COMMUNITY where visible from adjacent lots, motor courts, or other common areas, and are SUBJECT TO IMMEDIATE TOW AT VEHICLE OWNER’S EXPENSE.
- **VARIANCE REQUESTS** – The BOD/MGMT has the authority to grant temporary variances to the stated parking rules under extenuation circumstances. Such temporary variances shall only be valid if received in advance by the MGMT.
 - A REQUEST FOR TEMPORARY PARKING VARIANCE MUST BE SUBMITTED to MGMT and include the following information:
 - The reason for temporary variance request
 - The estimated time needed.
 - The make, model, license plate, VIN of the vehicle in question
 - Any additional documents to support the need for temporary variance – as may be requested by MGMT/BOD.
 - All temporary variance requests will be determined on a case-by-case basis. Decisions on variance requests are final. SUBMITTING A REQUEST FOR TEMPORARY VARIANCE DOES NOT GUARANTEE THAT ONE WILL BE GRANTED.
 - Examples of temporary variance requests include but are not limited to:
 - Disabilities
 - Short-term occupancy of another person who will live with a resident for a stated period to assist with care of resident.
 - Medical conditions requiring recovery time such as surgery, physical therapy, etc.
 - The BOD reserves the right to designate specific parking areas within the community as variance parking only.
 - If such an area is designated, the person receiving a temporary variance must park in the designated area and always display the “variance pass” in the vehicle.
 - If such an area has not been designated the person receiving the temporary variance must always display the “variance pass” in the vehicle.
 - Vehicles displaying a “variance pass” cannot park in any prohibited parking zones. Examples would include fire lanes, motor courts, and any garage or motor court entrance aprons.
 - All Variance Passes issued must be surrendered to MGMT at such time the variance time limit has expired.
 - Failure to surrender the pass may result in fines.
 - A vehicle displaying an expired Variance Pass will be cited and is subject to immediate tow at the owner’s expense in accordance with these rules.
 - Issuance of a temporary variance does not guarantee the recipient a parking spot.
- **GUEST PARKING** - Each resident is provided no more than two (2) unit numbered guest parking passes (i.e., 100A/100B).

GUEST PASSES CANNOT BE USED BY RESIDENTS OF THE COMMUNITY

- Guest parking passes can only be used by the same vehicle nine (9) times within a calendar month. The month is calculated to start on the first day of the month and end on the last day of the month.
- Guest parking passes may not be used for guests of residents for whom they were not issued, in other words: NO PASS SHARING BETWEEN RESIDENTS FOR ANY REASON.
- Guest passes are not valid until the current resident has completed and submitted the Vehicle Information sheet to MGMT.
- If passes are replaced for any reason, replacements will be identified by the lettering on the pass (i.e., 100C replaces first lost pass, 100D the next, 100E the next, etc.).
- GUESTS MUST DISPLAY VALID GUEST PARKING PASS in vehicle when parking within the Villemont Community
- GUESTS MAY TEMPORARILY PARK their vehicles on the street for the duration of the event/gathering NO MORE THAN TWELVE (12) CONSECUTIVE HOURS.
- IF A RESIDENT HAS MORE THAN TWO (2) GUESTS for an event, a WRITTEN NOTICE MUST BE PROVIDED TO MGMT NO LESS THAN 72 HOURS BEFORE THE EVENT noting the resident unit number and how many additional vehicles are expected to be parked in the community.
- ANY GUEST VEHICLE PARKED within the community MORE THAN NINE (9) TIMES IN A CALENDAR MONTH SHALL BE CONSIDERED A RESIDENT VEHICLE. This vehicle shall have to be parked off-site or within the garage of the coinciding unit.
- **ENFORCEMENT AND TOWING** – VOA has the authority to cause towing, at the vehicle owner's expense, of vehicles parked within the Community in violation of any of the Governing Documents or these parking rules.
 - **RESIDENT VEHICLES** – Resident vehicles are defined as vehicles that have been registered with VOA by submitting a Vehicle Information Sheet, OR THE VEHICLE HAS PARKED MORE THAN NINE (9) CONSECUTIVE DAYS WITHIN A MONTH and deemed Resident Vehicle by MGMT/BOD/Security.
 - As stated within these Parking Rules – RESIDENTS ARE PROHIBITED FROM PARKING ON ANY STREET, IN ANY MOTOR COURT, OR IN ANY LOCATION WITHIN THE COMMUNITY – They MUST Park their vehicles inside their garage.
 - If a RESIDENT VIOLATES ANY OF THE PARKING RULES, the following will take place:
 - › The first time a RESIDENT VEHICLE is found in violation of Villemont Community's Parking Rules the Security Agent will make note of the vehicle and MGMT will be notified.
 - › The second time the agent will make note of the vehicle and notify MGMT of the second offense.
 - › The THIRD TIME a RESIDENT VEHICLE is found in violation of the Community Parking Rules the VEHICLE IS SUBJECT TO IMMEDIATE TOW.
 - **GUEST VEHICLES** – Defined as vehicles parked on the street within the community and displays a guest placard on the dashboard/mirror of the vehicle.
 - If a Guest Vehicle is found and is in violation of the Governing Documents or Parking Rules listed within this document, the following steps will be taken.
 - › The first time a GUEST VEHICLE is in violation of Villemont Community Parking Rules, the security agent will make note and notify MGMT.

- › The second time a Guest Vehicle is in violation, the security agent again makes note and notifies MGMT.
- › The third time a Guest Vehicle is in violation, the security issues a final warning Citation, and the vehicle is SUBJECT TO IMMEDIATE TOW.
- **RECREATIONAL VEHICLES, BOATS, TRAILERS, COMMERCIAL VEHICLES** – Any recreational vehicle, boat, trailer, or Commercial Vehicle in violation of the Governing Documents and Community Parking Rules is SUBJECT TO IMMEDIATE TOW.
- **OTHER VEHICLES** – other vehicles are vehicles parked in the community with no parking pass and are not registered with MGMT.
 - If any vehicle is found and in violation of the governing documents or parking rules listed here, the following steps will be taken.
 - › The first time an OTHER VEHICLE is found a citation will be written advising of missing required Guest Placard.
 - › The second time an OTHER VEHICLE is found it is deemed a RESIDENT VEHICLE, the security guard makes note and notifies MGMT.
 - › The third time the OTHER VEHICLE is found and has been deemed a RESIDENT VEHICLE the agent provides a final warning CITATION, and the vehicle is NOW SUBJECT TO TOW.
- ANY VEHICLE PARKED IN A FIRE LANE/MOTOR COURT/INAPPROPRIATELY IN COMMON AREAS is subject to IMMEDIATE TOW WITHOUT WARNING.

08 UNIT GARAGES/STORAGE

UNIT STORAGE – Storage of personal property by Residents within the Community shall only be permitted entirely with the Resident's Unit.

- STORAGE WITHIN the confines of the UNIT GARAGE IS LIMITED TO AN AREA THAT CONTINUES TO ALLOW THE PARKING OF TWO (2) VEHICLES WITHIN THE GARAGE AT ALL TIMES.
- No debris, woodpiles, or any other types of collections shall be stored on top or outside of any enclosed "Exclusive Use Areas" or garages.

09 ENTRANCE/EXIT GATES

VILLEMONT GATES – Residents and guests may access the community through the community gates on Pleasant Grove Blvd. or Highland Pointe Dr. The gates are open daily from 7am to 7pm to allow for excess traffic for business commuters, deliveries, and vendors of the community.

- Each Member is provided no more than two (2) gate transmitters/remotes.
- When gates are closed, residents and guests can scroll for resident's name on the intercom system to locate the member's code, which will ring their phone.
- Numerical gate access codes should not be given out to anyone except those persons living in the community.

- The gates provide limited vehicle access and are programmed to close and open at a certain speed for safety reasons. When entering the Community and an unknown vehicle is behind you, please stop at once inside the gate to prevent unauthorized vehicles tailgating into the Community.
- Replacement gate transmitters can be bought from the Association at a nominal cost, plus handling charge.

SPEED LIMIT – All Members/Residents/Guests/Vendors must adhere to driving within the community private streets at a speed NO MORE THAN 25MPH.

10 CLUBHOUSE/SWIMMING POOL/FITNESS EQUIPMENT

Bicycles, Scooters, and Skateboards Prohibited - For the safety of all residents and guests, bicycles, scooters, skateboards, roller skates, rollerblades, and similar wheeled devices are not permitted in or around the pool area, clubhouse, recreational facilities, or on any adjacent decks, patios, or common-use areas. All walkways, entrances, exits, and access paths must be kept clear and unobstructed at all times. Bicycles, scooters, skateboards, and other personal transportation devices may not be stored, parked, or left unattended in these areas. Residents and guests are responsible for ensuring compliance with this rule.

CLUBHOUSE – The clubhouse is open daily from 5:30 a.m. to 10:00 p.m. It may also be reserved for exclusive use, during which time it will be closed to all other residents. Facility hours are subject to change at the discretion of the Board. NO ONE UNDER 18 YEARS OF AGE will be PERMITTED to use the Clubhouse and facilities WITHOUT PARENT present.

- All Residents must have their numbered "Common Area Access Transmitter" (FOB/Key/Card). Failure to have it in possession at the time of wanted use will result in no access for use.
- WET CLOTHING is PROHIBITED IN the CLUBHOUSE
- SMOKING is PROHIBITED IN the CLUBHOUSE
- PETS are PROHIBITED IN the CLUBHOUSE
- ABUSE OF EQUIPMENT/FURNITURE will result in SUSPENDED PRIVILEGES of FACILITIES. Any damage repair will be billed to Member for reimbursement.

EXCLUSIVE USE OF CLUBHOUSE – ALL RULES MUST BE ADHERED TO AT ALL TIMES

Clubhouse Reservations, Fees, Deposits, and Insurance Requirements -The Clubhouse is the only Association facility available for private reservation or rental by Members. No other common area, recreational facility, pool area, or Association amenity may be reserved, rented, or designated for the exclusive use of any Member or guest unless expressly authorized in writing by the Board of Directors.

The Clubhouse may be reserved only by Members in good standing and only in accordance with the terms and conditions set forth in the Clubhouse Reservation Agreement, these Rules, and the Association's governing documents.

As a condition of any Clubhouse reservation, the Member/Owner shall provide evidence of general liability insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence. The insurance policy shall name the Villemont Owners Association and the Association's management company as additional insureds for the date(s) of the event. The Member/Owner's insurance coverage shall be primary

and noncontributory with respect to any insurance maintained by the Association. Proof of insurance and any required endorsements shall be submitted to the Association or its management company no later than the deadline established in the Clubhouse Reservation Agreement. Failure to provide satisfactory proof of insurance may result in denial, cancellation, or revocation of the reservation.

The Board of Directors may, in its sole and absolute discretion, amend, modify, revise, or update rental fees, security deposits, rental hours, occupancy limits, insurance requirements, or any other administrative procedures at any time, with or without prior notice, to the extent permitted by California law and the Association's governing documents. The Board reserves the right to deny, suspend, cancel, or revoke Clubhouse reservation privileges for any violation of the governing documents, these Rules, the Clubhouse Reservation Agreement, or any applicable law, or when necessary to protect the health, safety, welfare, or property interests of the Association and its Members.

Alcoholic Beverages: Alcoholic beverages are permitted only within the interior of the Clubhouse during an approved private event and only as authorized by the Association. The Member/Resident assumes full responsibility for the possession, service, consumption, and control of alcoholic beverages during any approved private event. Alcoholic beverages may only be served to and consumed by persons who are of legal drinking age. The Member/Resident shall comply with all applicable federal, state, and local laws governing the possession, service, and consumption of alcohol.

No alcoholic beverage, whether opened or unopened, may be possessed, served, consumed, transported, or otherwise brought outside the Clubhouse building, including but not limited to the pool area, patios, common areas, recreational facilities, parking areas, sidewalks, and other Association property.

The Member/Resident shall be responsible for the conduct of all guests and shall take reasonable measures to ensure that no intoxicated person operates a motor vehicle from the premises.

The Association reserves the right, in its sole discretion, to prohibit, restrict, or revoke the use of alcoholic beverages at any event or on Association property. Except as expressly authorized herein for approved private events within the Clubhouse, alcoholic beverages are prohibited within the Clubhouse, pool area, and all other recreational facilities and common areas of the Association.

SWIMMING POOL AND SPA AREA – The swimming facility is open daily from 5:30 a.m. to 10:00 p.m. It is not available for exclusive use and may be closed periodically for maintenance. Facility hours are subject to change at the Board's discretion.

- Be courteous to others using facilities at all times.
- Appropriate attire is required – NO CUT-OFFS, FRAYED CLOTHING, JEANS, ETC.
- All Hair pins/clips/bobby pins and similar items must be removed before entering the pool.
- EARPHONES REQUIRED for all auditory equipment while using the pool and spa.

NO DIVING

- **NO BOISTEROUS ACTIVITIES PERMITTED** – cannonballing/running/skating or skateboarding, bicycling, etc.
- **NO THROWING OBJECTS** – playing catch of any type is prohibited, no rock skipping/tossing, etc.

- **NO FLOATING DEVICES** – no toys, tubes, floating mattresses, or similar items with similar use are permitted.

CHILDREN IN DIAPERS ARE NOT PERMITTED IN THE SWIMMING POOL OR SPA.

- **SPA USE PRECAUTIONS**

- Pregnant women and others with medical conditions should check with a physician before using the spa.
- ALL persons should take precautionary measures and limit use of spa to 10-minute sessions. -

MINORS/CHILDREN

- Minors under the age of five (5) are prohibited from using the spa.
- Minors 5 years through thirteen (13) years may use spa while accompanied by an adult.

FITNESS FACILITY – The fitness facility is available for daily use from 5:30 a.m. to 10:00 p.m. It is not available for exclusive use and may be closed at times for maintenance. Facility hours are subject to change at the Board's discretion.

NO FITNESS INSTRUCTOR/ASSISTANT ON SITE.

- Be mindful of others.
 - All residents of the community must always have reasonable access when the facility is available for use.
 - CHILDREN UNDER THE AGE OF 15 YEARS are PROHIBITED from occupying the facility and/or using the equipment.
 - Do not rest on equipment when no longer using.
 - Limit time of use to reasonable amount.
- Be Safe
 - Please take all safety precautions when using Fitness Equipment.
 - Perform exercises within your physical limitations or have someone spot you.
 - If you do not know how to use Fitness Equipment, do not use it, or ask a fellow community member for assistance.
 - Report any equipment malfunctions to MGMT at once.
- Be Hygienic
 - Wear clean, dry clothing.
 - DO NOT SHARE personal towels/water bottles.

CLEAN UP

- Restore all equipment to it is original setting after each use.

- Wipe down all equipment after each use.
- Remove any debris/garbage you brought or found upon leaving.

11 GUEST USE – MEMBERS/RESIDENTS WILL BE HELD RESPONSIBLE FOR ALL ACTIONS OF THEIR FAMILY MEMBERS AND GUESTS.

- Guest Use: The number of guests per Member/Resident is limited to no more than two (2) guests per household at any one time so all other Residents of the community may have reasonable use of facilities.
- It is the responsibility of each Member/Resident of the community to accompany their guests when using all the facilities/equipment of the CLUBHOUSE/SWIMMING POOL AND SPA/FITNESS FACILITY.

RISK OF USE OF ALL FACILITIES – The risk of use of Clubhouse/Swimming Pool & Spa/Fitness areas and equipment is assumed by the Member gaining/giving access to said guests using these areas and equipment. Without limiting any other provision of these Rules and Regulations, EACH MEMBER IS PERSONALLY LIABLE FOR ANY INJURIES OR DAMAGES CAUSED BY FAMILY MEMBERS/GUESTS, OR TENANTS/LESSEES AND THEIR FAMILY MEMBERS OR GUESTS.

12 PARKS

The VILLEMONT neighborhood is a beautiful park-like setting which includes a community BBQ and a play structure. The hours of use are from Dusk until Dawn.

- There shall be no unauthorized vehicles, off-road or all terrain vehicles, or motorized bicycles/motorcycles parked within those areas, or any other areas of the like within the community.
- NO OVERNIGHT CAMPING shall be permitted.
- LITTERING IS PROHIBITED, all waste/garbage must be thrown in receptacles provided or taken away to dispose of.
- ALL PETS MUST BE LEASHED/UNDER CONTROL, owner must immediately remove any pet excrement and throw away in bags/receptacles provided.
- Commercial use is prohibited, members are not allowed to conduct any commercial business (except for vendors maintaining the grounds) within the community grounds.
- Games, beach towels, blankets, umbrellas, and canopies are permitted for day use.
- NO tarps, tents, water slides, play sprinklers, toddler pools, or any other equipment/toys that will cause damage to lawn are permitted.

ANY AND ALL ACTIVITIES THAT WILL DAMAGE LAWN IS PROHIBITED

- **PLAY STRUCTURE (TOT LOT)** – PARENTS are RESPONSIBLE TO BE WITH AND MONITOR CHILDREN AT ALL TIMES while using the equipment.
- Due to City of Roseville Easements (walkway access from public streets/parks/trails) the public has the right to access of community park areas subject to all rules and regulations listed within this

publication – they must be a guest if they are not passing through on foot to another destination outside of the community.

- MEMBERS/RESIDENTS are encouraged to contact MGMT if witness to anyone appearing/acting suspicious/not a guest of the community.

RISK OF USE OF ALL AREAS – The risk of use of all park/communal areas within Villemont is assumed by the Member gaining/giving access to themselves or any family members/guests using these areas. Without limiting any other provision of these Rules and Regulations, EACH MEMBER IS PERSONALLY LIABLE FOR ANY INJURIES OR DAMAGES CAUSED BY FAMILY MEMBERS/GUESTS, OR TENANTS/LESSEES AND THEIR FAMILY MEMBERS OR GUESTS.