



# Homeowner's Guide

Amended 6/18/2012

**Dear Homeowner,**

**This guide has been prepared as an easy reference for finding information relative to the rules and policies of the Auberge Home Owners Association. It is meant to be a summary of the rules that govern our addition and have been drawn from the CC&R as well as policies that have been approved by the Auberge HOA Board of Directors. A reference has been supplied for each to guide you to the base document for the exact wording of the rule or policy. We hope you find this helpful.**

**HOA Board of Directors**

**Following is a summary list of the rules and policies that govern the Auberge community. There is also a list of frequently asked questions and their answers.**

CC&R	One private dwelling (home) per lot.	Sec- 3.1.a
CC&R	Use of common areas controlled by the HOA	Sec- 3.1.b
CC&R	Nothing may be done on any lot that will cause the insurance on the common areas to be cancelled or have the rate increased.	Sec- 3.1.c
CC&R	No signs in yards. Home sale marketing is exempt.	Sec- 3.1.d
CC&R	No animals except for household pets.	Sec- 3.1.e
CC&R	No unreasonable noise is permitted. Security devices are exempt.	Sec- 3.1.f
CC&R	No structural changes to buildings on lots or common areas except as provided for in the CC&R.	Sec- 3.1.g
CC&R	No alterations to the fences.	Sec- 3.1.h
CC&R	No garage or outbuilding can be used for human habitation.	Sec- 3.1.i
CC&R	Homeowner's cars are to be parked in garage an exception is made for trucks.  Guests can park on driveway for no more than 5 days.  No repairs or restoration work. Emergency repair exempt.  No recreational vehicles or boats over 20 feet.	Sec- 3.1.j
CC&R	All homeowners are members of the HOA. All homeowners and guest must comply with HOA rules and policies.	Sec- 3.1.k
CC&R	No outside antennas on any building except those approved by the HOA.  No wind generators.  No solar panels unless approved by HOA.	Sec- 3.1.m
CC&R	No exterior lighting can emanate from lot without approval from HOA.	Sec- 3.1.n
CC&R	No transient / hotel leases.  Owners cannot lease less than the entire house.  Leases must be in writing.  Foreclosure is exempt.	Sec- 3.1.o
CC&R	No structures, plantings or other material may obstruct any utility easement or access to Lawn and Garden areas.  No alterations may unreasonably change drainage.	Sec- 3.1.p

CC&R	No additional fences or walls except for original construction.	Sec- 3.1.q
CC&R	Trash must be in covered receptacles when stored outside of the home.  Trash cannot accumulate on lots.  Trash cans must be out of sight except for trash days.	Sec- 3.1.r
CC&R	The HOA will maintain the Common Areas, the Lawn Area, the Fence Area and the lawn sprinkler system	Sec- 3.10
CC&R	The homeowner will maintain the Garden Areas and rear yards.	Sec- 3.11
CC&R	Homeowner's cannot paint exterior of house or door with a different color of paint without approval of the Architectural Committee.	Sec- 8.2.f
CC&R	Each lot owner receives one vote for each lot owned.	Sec- 6.2
Policy	No free standing basketball goals  No skate boarding or roller blading  Pets must be on leash if out of owners confines  Pet waste must be collected and removed by owner  Fishing and frogging in retention pond is prohibited  Outdoor statuary cannot be offensive  Satellite antennas should be installed to minimize visual impact  Children's backyard play equipment should not extend above fence	Admin-002
Pool	No Lifeguard - swim at your own risk.  No solo swimming.  Pool gate is to remain locked at all times.  No one under 18 without adult resident.  Children in diapers must use those approved for swimming.  Guests must be accompanied by resident.  Maximum number of guests is 5.  No diving, running or horseplay. No pets in pool area.  Hours 6:00 Am to 10:00 PM	July 1, 2010



- a. **No. You should admit visitors and non-resident family by using the call system on the front gate. If they need access while you are not home you need to provide them with a clicker. The 4 digit code is for resident's emergency use only.**
  
- 7. I am very politically oriented can I have campaign signs in my front yard?**
  - a. **No, it is in violation of the CC&R. Only signs approved by the Board may be displayed.**
  
- 8. I have lost / broken my gate clicker can I get a replacement?**
  - a. **Yes, the HOA sells replacements. See any member of the Security Committee for details.**
  
- 9. How do I get new batteries for my gate clicker?**
  - a. **HOA sells new batteries. See any member of the Security Committee for details.**
  
- 10. Who is responsible for the care of my street tree(s)?**
  - a. **Regarding street trees: In Auberge' Phase I, the owner/builder is responsible for planting a Chinese Pistache tree on each property line. In Auberge' Phase II, the owner/builder must plant at least one Chinese Pistache front yard street tree. The trees shall have a minimum caliper of 2 1/2" and each tree must have an irrigation drip or bubble line to the tree in order to complete the streetscape. During the first year the owner/builder is responsible for the care and watering of the tree(s). If a tree(s) dies within the first year the owner/builder is responsible for replacing the tree within a reasonable time. This needs to come before the ACC prior to replacement for approval. After the first year, if the tree has been well cared for and is healthy the Auberge' HOA may assume responsibility for the care of the tree(s).**

**The HOA Board reserves the right to change this policy at anytime with a 30 day written notice.**

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