

SUNPOINTE COVE CONDOMINIUMS HOMEOWNERS ASSOCIATION  
ARCHITECTURAL REGULATIONS

Oct 2018

(For a digital copy please visit the Association webpage at

[www.goldenspikerealty.com/sunpointecove](http://www.goldenspikerealty.com/sunpointecove))

The Rules and Regulations were approved by the Board in accordance with the provisions set forth in the Declaration (dated 2000) on Oct 27, 2018.

**Ethical responsibilities.** If you are an Owner, renter, or even a visitor, you are expected to follow the Rules and Regulations established by the HOA Board. As an Owner living in a condominium association, we have all willingly agreed to abide by the rules established by the HOA. We as Owners are also responsible to ensure that our guests are also following the rules. These rules are quite different than living in a private residence. We are living in a confined community and we share common areas and have roads that are narrower than most. To make living here a good experience, we must learn to live together and have respect for each other's property and privacy. Living in a confined area means that what we do may affect our neighbors. In this document, the Board has tried to clearly establish the expectations and behavior of those who live in our community.

The items listed below are limited to the obvious problems that may come up. For those items not specifically addressed, please remember to treat everyone with respect. Since you are all investors in the HOA, we hope that you will make every effort to keep our community a beautiful and friendly place to live. We encourage you to contact a Board Member or HOA Management, Golden Spike Realty when you have an idea, a question, or any concern.

#### **A. DECKS**

Installation of decks to each unit should follow the following criteria:

1. Decks must be securely attached to each unit.
2. Deck material shall be wood or trex deck for deck faces and wood, trex, or aluminum for deck railings.
3. All decks shall extend from the units with steps going towards the center of units. No deck steps shall extend to the outer sides of units.
4. All decks must remain on the cement patios currently installed. No deck shall intrude to the grass common area or require any changes to the sprinkling system.
5. Deck colors should be: gray or a redish/brown to keep with the current colors of each unit.
6. All decks shall be maintained and kept up by individual unit owners. The Association shall not be responsible for any repairs or upkeep of any deck installed within the Association.
7. All unit owners are responsible to repair any damages caused from said installation of decks.

## **B. PATIO COVERS**

Installation of Patio Covers to each unit should follow the following criteria:

1. Patio covers must come off of any previously installed deck or posts installed on cement patio edge. No installation of patio cover may intrude into the grass common area or require any change to the Association sprinkling system.
2. Patio Covers must be shingled with similar color shingles as unit roof top.
3. All Patio Covers facing and underneath must be painted in white or grey.
4. All Patio Covers shall be maintained and kept up by individual unit owners. The Association shall not be responsible for any repairs or upkeep of any deck installed within the Association.
5. All unit owners are responsible to repair any damages caused from said installation of Patio Covers.

## **C. ENCLOSED FENCES**

Installation of fences to enclose cement patios at each unit should follow the following criteria:

Patio Enclosure

1. Fences should come to the edge of the cement patio or on top of the edge of the cement patio.
2. Fences must not require any changes to the Association sprinkling system.
3. Unit owners are responsible to keep grass line level at edge of fence line and patio if landscaper is unable to maintain it.
4. All Fences should use the following types of materials: vinyl, chain link, or chain link with white slats.
5. Fences shall not exceed 6ft in height.
6. All fences shall be maintained and kept up by individual unit owners. The Association shall not be responsible for any repairs or upkeep of any deck installed within the Association.
7. All unit owners are responsible to repair any damages caused from said installation of fences.

Common Area Enclosure

1. Fences shall be permitted to extend into the common area as per the Board approved. The enclosure may also extend down the side of the unit 10ft out from the unit to the top of the unit driveway. See plat map for further details. ALL MEASUREMENTS SHOULD BE CONFIRMED WITH HOA MANAGEMENT PRIOR TO FENCE INSTALLATION.
2. Sprinkling system changes must be made at owner expense to ensure that all areas outside and inside of the enclosure are not restricted from water. Association shall also have accesses within the enclosed area to be able to access sprinkler timer boxes.
3. Enclosed common area will be owner's full responsibility to maintain and be kept up in the same manner as all Association common areas. IE: Weekly mowing, trimming, weeding, and all fertilize treatments will continue to be required by the owner.
4. All fences should use the following types of materials: vinyl, chain link, or chain link with white slats
5. Fences shall not exceed 6ft in height.

6. All fences shall be maintained and kept up by individual unit owners. The Association shall not be responsible for any repairs or upkeep of any fence installed within the Association.
7. Owners are required to install a minimum of 1 gate behind the unit for Association accessibility. See plat for further details.
8. All unit owners are responsible to repair any damages caused from said installation of fences.

#### **D. DOOR/SHUTTER COLORS**

All doors and shutters should be the following colors:

1. White, Black, and Red.
2. Any units not as the following colors shall be grandfathered in until time of repainting.

#### **E. DRIVEWAYS**

Owners shall be permitted to change the side of driveways where angled to the following design to widen end of the driveway:

1. Leveled with rock or brick
2. Cemented

As per CC&Rs Article VIII entitled "Architectural Control" all Architectural changes will require written request of owners and Board approval.