

CENTRO VILLAS ASSOCIATION

SUMMARY OF APPLICABLE PROVISIONS

The following rules have been adopted from time to time by the owners of Centro Villas at Association meetings and are applicable to all owners, guests and tenants. They are noted in formal minutes of such meetings from April 18, 1977 to March 3, 1980 inclusive. No minutes were kept prior to 1977.

- 1) No corporation will be permitted to own a residence.
- 2) No "For Sale" signs may be displayed on individual properties.
- 3) No residence shall be used under any circumstances whatsoever for company R & R programs, business entertainment functions or other similar uses which may upset the tranquility of the members.
- 4) Parking of campers, motor homes, house trailers and other vehicles of similar nature is prohibited in the parking lot area.
- 5) No parking is permitted on the road bordering the association property other than temporarily for purposes of loading and unloading.
- 6) No dual ownership of units is permitted henceforth.
- 7) Effective April 1, 1980, each unit shall be permitted to keep on premises no more than one pet or dog, small in size, and such pet shall be confined to the home or be on a lease. Each owner shall be responsible for the pet's droppings in the common areas.
- 8) No change in ownership of residential units shall be permitted until approved by the Board of Directors, except for sales or transfers between parent and child or brothers and sisters. Notice in writing of any sale or transfer shall be given to the Board of Directors, and the Board shall have 30 days after receipt of such application to approve or disapprove the same, and within said period, all other owners shall have first option, collectively and individually to purchase the unit offered for sale on the same terms as those upon which the owner proposes to sell. All units shall be owned by single families and no dual family ownership shall be permitted.
- 9) Owners of the two residential units located immediately south of the Association property shall not enjoy the use of any Association facilities - i.e., swimming pool area, laundry and storage building, parking area and other common property unless specifically invited by the Board of Directors or by the unanimous consent of all property owners.
10. The duties of the maintenance man shall include the repair of the pool shed roof, and keeping the laundry room and trash can area clean.
11. To avoid damage to the lawn sprinkling system and the common lawns between the pool and parking areas, and the villas, when it is necessary to load or unload vehicles, this should be done on the east side of the villas by entry over country club property.