

Sunrise Pointe Subdivision Homeowners Association

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Today, _____, your lot# _____ Address _____ was inspected by the Architectural Control Committee

<input type="checkbox"/>	We didn't find any discrepancies! Keep up the good work
<input type="checkbox"/>	Our inspection found that your lot is not in total compliance with the Enforcement Rules indicated below. In the next 10 days, please bring your lot into full compliance. After 10 days, fines of \$25.00 per day and/or further action including litigation may occur to Enforce Compliance violations.
<input type="checkbox"/>	THIS IS A REPEAT VIOLATION , with the previous violation in the past twelve months, SUBJECT TO IMMEDIATE FINES (there is NO 30 day grace period).
<input type="checkbox"/>	LANDSCAPING (finish home) - "Each owner shall have an obligation to provide adequate water to sustain all landscaping installed thereon and shall otherwise repair and maintain the same." Weeds, tall grass, dead grass should be taken care of. Mow, edge, trim and water your yard. CC&R's VI 6.1 (C) pg 11 The exterior construction of all structures on any lot shall be completed within a period of one year following commencement of construction (I) The front yard of each lot shall be landscaped within a period of one year following completion or occupancy of the unit (ii) Side and rear yards shall be landscaped within a period of two years following completion or occupancy of each dwelling. (iii) CC&R's VIII 8.6 pg 21
<input type="checkbox"/>	PARKING - Parking of semi-trucks, work vehicles, or non-functioning vehicles shall not be allowed, No boats, trailers, large trucks, commercial vehicles or "Recreation Vehicles" shall be parked upon the public streets within the development. No motor vehicle of any kind shall be repaired, constructed, or reconstructed upon any lot. No on-street parking Monday Through Friday. You may park on the street Friday after 4pm, Saturday, Sunday and National Holidays. CC&R's VII. 7.4 pg 18 & "Sunrise Rules & Regulations"
<input type="checkbox"/>	USE OF LOTS - All lots are intended to be improved with living units and restricted to such use. No gainful occupation, profession, trade or non-residential use shall be conducted on any lot or living unit. Each living unit shall be used only as a single family residence. No lot or living unit shall be used, occupied, or altered in violation of law, so as to jeopardize the support of any other living unit, so as to create a nuisance or interfere with the rights of any owner, or in a way which would result in an increase in the cost of any insurance covering the common area facilities. CC&R's VII 7.2 pg 15
<input type="checkbox"/>	ACCESSORY STRUCTURES - Patio structures, trellises, sunshades, gazebos and any other appurtenant building shall be constructed of materials consistent with the colors, textures and materials approved for the dwelling and shall be integral to the architecture of the house and subject to the approval of the Architectural Control Committee. CC&R's VII 7.3 (e) pg 16
<input type="checkbox"/>	FENCING - Fencing and walls shall be stucco, masonry, stone, chain link, vinyl or wrought iron. Fencing and walls are to be color coordinated with the approved dwelling colors. Individual lot fences which are to be located within front yards shall be approved in writing by the Architectural Control Committee CC&R's VII 7.3 (h)
<input type="checkbox"/>	ANTENNAS - All antennas are restricted to the attic or interior of the residence. Satellite dish antennas shall be allowed provided they are screened from view and their location is approved by the Architectural Control Committee CC&R's VII 7.3 (k) pg 17
<input type="checkbox"/>	POOLS, SPAS, FOUNTAINS, GAMECOURTS - Pools, spas, fountains and gamecourts shall be approved by the Architectural Control Committee and shall be located to avoid impacting adjacent properties with light or sound. No gamecourt shall be located in front or side yards. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. Nothing herein shall be construed as permitting the construction of skateboard areas and/or ramps, which structures shall be prohibited. CC&R's VII 7.3 (l) pg 17
<input type="checkbox"/>	PAVING - Driveway and other flat paved areas may be concrete, exposed aggregate concrete, stamped concrete, quarry tile, brick or paving blocks. Gravel areas and asphalt are not permitted. Please limit parking to garage and driveways. CC&R's VII 7.3 (I) pg. 16
<input type="checkbox"/>	PETS - No animals other than household pets shall be kept or allowed on any lot. Whenever a pet is allowed to leave a lot, it shall be kept on a leash or in a cage. No pets shall be allowed to make an unreasonable amount of noise or otherwise become a nuisance. CC&R's VII 7.6 pg. 18
<input type="checkbox"/>	MAINTENANCE AND REPAIR - No living unit, building, structure (including interiors thereof), subject to the approval by the Architectural Control Committee, each such building, structure, or landscaping at all times shall be kept in good condition as appropriate, adequately painted or otherwise finished by it's owner. CC&R's VII 7.9 pg 18
<input type="checkbox"/>	NUISANCES - Keep garbage receptacles out of view. No rubbish or debris of any kind shall be placed or permitted by an owner upon or adjacent to any lots, so as to render such lot or portion thereof unsanitary, unsightly, offensive, or detrimental to other owners. This includes unused vehicles or vehicles out of repair. CC&R's VII 7.10 pg 19
<input type="checkbox"/>	TRASH CONTAINERS - All garbage and trash shall be placed and kept in covered containers of a type and style which shall be approved by the architectural control committee or WVC. Insofar as possible, such containers shall be maintained as to not be visible from neighboring lots except to make them available for collection.
	OTHER/COMMENTS:

You must make contact IN WRITING, when you are in compliance in order to avoid being fined. Contact Sunrise Pointe Homeowner Association, IN WRITING, at the **address above or by e-mail**. Violations that have not been checked above are subject to the same fines and conditions upon notification.