

SUN RANCH COMMUNITY ASSOCIATION

Common Areas

1. No element of the Common Area or Association personal property (e.g. furniture and/or equipment, potted plants, etc.) may be removed from the Common Areas.
2. Children under 12 must at all time be supervised by a parent/ guardian resident over the age of 18.
3. The Common Area is for the use of Sun Ranch Community Association Members and their guests. Guests must be accompanied by an adult resident over the age of 18 at all times.
4. The Common Area may not be used for commercial purposes other than those endorsed by Sun Ranch Community Association.
5. Use of the Sun Ranch Community Association Property shall be subject to the provisions of the CC&R's and the Rules and Regulations, and to any limitations imposed by any other Sun Ranch Community Association Documents.
6. The Association, through its Management Company, reserves the right to close any of the facilities at any time in order to repair, clean and maintain the premises.
7. No part of the Common Area (except streets) may be used for skateboard, roller skating, motorized vehicles/equipment or any other wheeled vehicles except wheelchairs or other wheeled vehicles that are intended and used to assist disabled persons.
8. Excessive noise making or horseplay is prohibited. Noise will generally be deemed to be excessive if it is louder than the volume of ordinary conversation between persons in close proximity to each other.
9. No Owner or Tenant shall make any alterations or improvements to the Common Area.
10. Adjustments to any Common Area equipment and timing devices are strictly prohibited.
11. Damages to any Common Area property (including, but not limited to, furniture, walls, fences, gates, sprinklers, trees, shrubs, etc.) caused by an Owner, Tenant or Guest (including any Owner's or Tenant's contractor) will be the financial responsibility of such Owner.
12. Homeowners may utilize the community park for parties and gathers from the hours of 8:00 A.M. to Dusk. on a first come first served basis. Homeowners are responsible for removing all trash and debris and the cleaning of the area during and at the completion of their use of the park. Homeowners are responsible for any damage done to the common area. Homeowners may hire jolly jumps and utilize them in the common area park as long as they provide the Association with an insurance certificate listing the Sun Ranch Community Association and Keystone Pacific Property Management, Inc. as an additionally insured no less than 48 hours prior to their event.