

Membership Agreements

Rules & Regulations

for

Aptos Knoll Mobilehome Owners Association, Inc. (AKMOA)

Approved: November 24, 2025

Effective Date: May 24, 2026

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CONTENTS

Introduction	3
1.0 Word Usage	3
3.0 Occupancy and Rental Agreements	4
3.1 Caregivers	4
3.2 Housing for Older Persons Community.....	4
3.3 Park Census.....	5
3.4 Proof of Age.....	5
4.0 Architectural, Maintenance and Landscaping Standards	5
4.1 Mobilehome Replacement Standards	5
4.2 Procedure for Seeking Approval for Exterior Changes.....	5
4.3 Patios, Fences, Decks and Other Architectural Changes.....	6
4.4 Landscaping	7
4.5 Watering.....	8
4.6 Mobilehome and Lot Maintenance	8
4.7 Failure to Maintain Home Site.....	8
4.8 Trash, Recycle, and Green Waste Collection.....	8
4.9 Lot Usage.....	9
4.10 Business Usage	9
5.0 Recreational and Community Facilities	9
5.1 Swimming Pool and Spa.....	10
5.2 Use of Clubhouse for Events	10
5.3 Special Rules Incorporated by Reference.....	11
6.0 Guests	11
6.1 Responsibility for Conduct	11
6.2 Limit on guest overnight stays.....	11
6.3 House Sitters.....	11
7.0 Vehicles	11
7.1 Safety.....	11
7.2 General Rules.....	12
7.3 Parking Limitations	12
8.0 Peace and Enjoyment	12
9.0 Smoking	12
10.0 Domestic Animals: Pets, Service Animals, and ESAs	12
11.0 AKMOA Responsibility	13
Receipt and Acknowledgment of Membership Agreements	<i>Error! Bookmark not defined.</i>

Introduction

APTOS KNOLL MOBILEHOME OWNERS ASSOCIATION, INC. (hereinafter referred to as park or AKMOA) has adopted these Rules and Regulations to promote each resident's peaceful enjoyment of the AKMOA lifestyle, and to clarify our responsibilities as members of our community. We have an outstanding environment and lifestyle at Aptos Knoll. By adhering to these rules in a spirit of tolerance and respect, we will maintain and enhance our enjoyment of life in the park.

1.0 Word Usage

- 1.1 **His/Her** – Any reference to his or her is intended to include the other, and is not limited to any particular gender.
Association, Park, Community – Any reference to Association, Park or Community refers to Aptos Knoll Mobilehome Owners Association, Inc. (AKMOA).
- 1.2 **Management** – Any reference to Management or Manager refers to the managers employed by AKMOA, the Park Manager, Assistant Manager, and Office Administrator.
- 1.3 **Board** – Any references to the Board refer to the Aptos Knoll Mobilehome Owners Association (AKMOA) Board of Directors.
- 1.4 **Resident, Resident Member, Resident Renter** – Resident refers to all persons who reside in the Park. Resident Member refers to AKMOA members who reside in the park. Resident Renters are persons who are not AKMOA members, and reside in the park subject to a Rental Agreement with AKMOA.
- 1.5 **Home, Mobile home** – Any reference to Home or Mobile home refers to any home in the park, regardless of it being “mobile” or manufactured and on a foundation.
- 1.6 **Lot, Site, and Home Site** – Any reference to Lot, Site or Home Site refers to the area upon which the home rests, which area is described by a specific site number. A Home Site is further defined as the area where the home sits and between the common grounds, neighbors' fences and the street.
- 1.7 **Corporation** – References to Corporation refer to Aptos Knoll Mobilehome Owners Association, Inc. (AKMOA).
- 1.8 **Written Approval** – References herein to approval, consent or permission of Manager shall be taken to mean **written** approval prior to taking action.
- 1.9 **Headings** – The section titles in this document are for organization and future reference. Use them and the Contents to find answers to particular questions. However, please read the complete document to fully understand all of the rules and regulations.
- 1.10 **Pets** - The term “ pet ” means a domesticated animal, such as a dog, cat, bird, rodent, fish, turtle, or other animal that is kept for pleasure rather than for commercial purposes. "Service animals" and "Emotional Support Animals" (ESAs) are not considered pets and may be granted reasonable accommodations in accordance with ADA and FHA laws (Service Animals | ADA.gov).

2.0 Forms

Forms and Documents mentioned in this document may be obtained in the office or on the park website, www.aptosknoll.com.

3.0 Occupancy and Rental Agreements

The following rules are an integral part of the park's Occupancy and Rental Agreements.

- 3.0.1 **Members** — Membership is transferred from the seller to the buyer at the time of sale. All Resident Members are required to sign a written Occupancy Agreement before occupying residence. All charges, such as monthly payments and property taxes, are due and payable on the first day of each month. A late charge specified in the agreement shall be added to all payments not made by the tenth (10th) day of each month.
- 3.0.2 **Renters** — Only those residents who remained as “renters” when Aptos Knoll was converted to AKMOA ownership may continue as renters. AKMOA residents who have become members in AKMOA may not revert to renter status. All Resident Renters are required to sign a written Rental Agreement. A Resident Renter is entitled to a Rental Agreement for a term of 12 months, or a longer period if mutually agreed upon by Renter and AKMOA, or a lesser period if requested by the Renter. All rents are due and payable in advance on the first day of each month. A late charge specified in the Rental Agreement will be added to all rental payments not paid by the fifth (5th) day of each month.
- 3.0.3 **Occupancy Approval** — To purchase a home in AKMOA (or to inherit a home in AKMOA), the purchaser or inheritor must meet the age and financial requirements. A selling resident or his agent shall give notice of the sale to the Manager and Office Administrator at the time the home is listed or otherwise offered for sale. A prospective resident may not take possession of a residence until and unless they have met with the Board to discuss the Rules and Regulations, they have purchased a membership in AKMOA, and an occupancy agreement has been signed.

3.1 Caregivers

- 3.1.1 A resident requiring a live-in caregiver must have a physician's written treatment plan, which must be renewed every six (6) months. The exception is that, for a long-term illness, a statement to that effect from the physician may be presented to the manager.
- 3.1.2 Residents requiring any type of live-in caregiver must fill out AKMOA's Caregiver Information form (available at the office) and submit it to the manager.
- 3.1.3 Any live-in caregiver or aide must sign an agreement with AKMOA that he/she will vacate the premises within thirty (30) days after the member who required the care vacates the premises for any reason.
- 3.1.4 All caregivers (live-in or part-time) must comply with park rules and regulations (e.g., about parking and use of park facilities).

3.2 Housing for Older Persons Community

Aptos Knoll is a housing for older persons community (“55+”). One resident in each home must be at least 55 years of age. Any additional resident must be at least 45 years of age. Please notify the manager before an additional resident moves into your home. Any additional resident must also meet the age requirements and meet with the Board to review the Rules and Regulations. We follow the Fair Housing Act guidelines.

3.3 Park Census

Federal law (the Housing for Older Persons Act—HOPA) has certain rules that must be obeyed for a senior housing community. To that end, management may, when deemed appropriate, conduct a census of all residents of the park. Such census shall be limited to a determination of:

- 3.3.1 Names and ages of all persons in residence
- 3.3.2 Commencement date of the residency of each person.

3.4 Proof of Age

Management may require that any resident provide proof of age in one of the following ways:

- Current, valid driver's license
- Current, valid state issued identification card
- Current government issued photo ID with birthdate

4.0 Architectural, Maintenance and Landscaping Standards

AKMOA does not regulate how residents alter their homes on the inside; we remind residents however, for safety reasons, to ensure that all interior changes are made according to applicable HCD, County, and State building codes for mobile and manufactured homes. It is the resident's responsibility to obtain any permits required, particularly regarding changes to electrical wiring or gas or electric appliances.

The following standards have been developed to protect and enhance your investment in the park. Due to our obligation to all of the residents of the park, these rules will be enforced. Variances may be requested but are by no means guaranteed to be granted.

4.1 Mobilehome Replacement Standards

Home replacement information and appropriate forms are included in the Architecture Committee document *Home Removal and Replacement Procedures*, available on the AKMOA website and in the office. Start the process by contacting the park Manager. The rules include:

- 4.1.1 All homes to be brought into the park require the prior approval of the Architecture Committee and the AKMOA Board (during an open Board meeting) as to size, architecture, and exterior color scheme.
- 4.1.2 Only new homes that comply with all local, state and federal standards will be accepted.
- 4.1.3 Two-story homes are not permitted.

4.2 Procedure for Seeking Approval for Exterior Changes

You must follow the procedure below to obtain park approval for and before implementing any proposed architectural or landscape changes on your home site.

- 4.2.1 Before starting any work on the exterior of your home or home site, contact the manager to inform AKMOA of the proposed changes.
- 4.2.2 Provide to the park manager a completed request form ("Application for Exterior Changes" available on the website (www.aptosknoll.com) and in the office) and a sufficient written description and plans for the proposed change. Include in the plans the material, style, location, etc., for all exterior alterations, improvements and accessories. Indicate type and placement of trees and shrubs.
- 4.2.3 The manager will present the plans to the Architecture or Landscape Committee, as

appropriate, for consideration in their monthly meeting. The committee will review the plans and consult with the applicant to clarify or modify the plans as appropriate. You will be invited to attend the relevant committee meeting(s) to discuss the proposed changes.

- 4.2.4 The Committee will make a recommendation to the Board regarding approval of the plans.
- 4.2.5 In open session, the Board will approve the plans (allow the project to begin) or reject the plans. The manager will inform the member of the Board's decision. It is the goal of the Board, Architecture and Landscape Committees, and Manager to make this process move quickly. The intention is to provide approval or rejection of the project at the next Board meeting. In certain cases, it may be possible to expedite the committee's review of your project so as to not have to wait until the next meeting. Contact the park manager, who will notify the committee chair.

The Architecture and Landscape Committees are advisory committees to the Board. Their purpose is to screen projects to be sure they are appropriate for AKMOA, follow the rules stated in the Rules and Regulations, and meet state and local governmental standards. The committees advise the Board on whether to approve or reject project proposals.

4.3 Patios, Fences, Decks and Other Architectural Changes

Architecture Committee and Board approval is required BEFORE making any architectural changes that might be considered permanent. This includes, but is not limited to:

- Patios
- Fences
- Decks
- Skirting
- Exterior Painting
- Sheds or Other Outbuildings

- 4.3.1 Plans and designs for the proposed project must be submitted to the Manager. The plans must comply with all county and state building requirements. The Manager will then pass the plans on to the Architecture committee for initial review. If the plans are accepted, the committee will present them to the Board for approval. According to state regulations, no more than 75% of any home site may be covered by a roof (such as the home, covered patio, covered driveway, storage buildings, etc.) Even though a proposed project may conform to all local and state codes, it is still subject to Board approval. All projects must be completed in a time period agreed to by the manager.
- 4.3.2 When adding a new patio or deck, there must be at least 3 ft. between the patio or deck and the lot line, for the purpose of landscaping. No architectural structure other than a fence or a non-combustible shed may be closer than 3 feet to the lot line or to any other structure. "Non-combustible" means made of either Hardie Board or Steel.
- 4.3.3 Patios or decks should be made of wood, stone, paver blocks, or other permeable or semi-permeable materials to lessen run-off impacts on nearby creeks and the Monterey Bay. Height, size, and privacy for neighbors will be considered in the approval process.
- 4.3.4 Fences between houses may not be taller than 6 ft. (total, including any cap or lattice) and may not extend beyond the length of the houses. If the project is a joint effort between two adjacent houses whose ends are offset, the intervening fence may end at a point half-way between the ends of the two homes. Fences parallel to the common area or street may not exceed 48 inches in height. Under no circumstances shall any architectural or landscape element cause a safety issue by blocking sight lines for cars exiting driveways or impede the ability of neighbors to enter or exit their vehicles.
- 4.3.5 Construction hours are 9 AM to 5 PM Monday thru Friday, 9 AM to 2 PM Saturday.

Contractors may come earlier to set up, but noise must not start before 9 AM. Please alert your neighbors prior to beginning a construction project.

- 4.3.6 No construction work is allowed on Sundays except for emergency repairs.
- 4.3.7 It is the responsibility of the resident to ensure that persons performing the work are respectful of parking limitations, site cleanliness, and impact on neighbors, including such issues as loud music or conversations, smoking, inappropriate language or conduct. Workers who bring dogs into the park must keep their animals restrained at all times and clean up after them.
- 4.3.8 In accordance with county regulations, all driveways must accommodate two vehicles. In the past, building was allowed on driveway areas, but as those structures are removed, any replacement must allow for parking of two vehicles.

4.4 Landscaping

Permission from AKMOA is required before making major changes to the landscaping on your home site. Advice of the Landscape Committee is available to help you select plants that are attractive, drought-tolerant, non-invasive, and that grow well in this area.

- 4.4.1 Maintenance of trees and shrubs planted on your home site is your responsibility.
- 4.4.2 You may plant landscape materials up to 7 ft. out from your house on the end facing the commons, on each side of your house to the lot line, and between the house and the street.
- 4.4.3 All trees and shrubs must be pruned to clear the roof, and gutters must be kept clear of debris. You are required to maintain all landscaping to ensure that it does not impose a hazard or nuisance to the park or to a neighbor's property.
- 4.4.4 Procedure for Seeking Approval for Landscape Changes:
 - Obtain approval from the Landscape Committee and the Board before planting a tree or large shrub, or removing any existing tree or large shrub from your home site.
 - 4.4.4.1 Contact and submit to the manager a request form ("Application for Exterior Changes" available on the website (www.aptosknoll.com) to inform AKMOA of the proposed planting or removal.
 - 4.4.4.2 Include with your request a drawing, photo, or sufficient written description of the proposed planting or removal. For items being planted, include type and growing pattern of proposed plants or trees.
- 4.4.5 The manager will present the plans to the Landscape Committee for consideration at their next meeting. You will be invited to attend the relevant committee meeting(s) to discuss the proposed changes.
 - 4.4.5.1 The Committee will make a recommendation to the Board to approve or reject the proposal.
 - 4.4.5.2 In open session, the Board will approve or reject the proposal.
- 4.4.6 AKMOA is responsible for *all* trees in common areas and the forest. Residents are responsible for trees on their sites with the exception of designated Landmark/Heritage Trees. Landmark/Heritage Trees are major trees on home sites. They are of a size, age, beauty and location that they are important to the overall landscape quality and design and are of real financial insurable value. The purpose of this designation is to release AKMOA members from the responsibility and expense of maintaining these valuable assets.
- 4.4.7 The following Landmark/Heritage designated trees are on home sites:

- 4.4.7.1 large evergreen at the back of #1
 - 4.4.7.2 large evergreen near the back of #11
 - 4.4.7.3 2 palms at #29
 - 4.4.7.4 cedar between #32 & #33
 - 4.4.7.5 large maple at #62
 - 4.4.7.6 redwood behind #64
 - 4.4.7.7 Chinese elm at #65
 - 4.4.7.8 2 palms at #67
 - 4.4.7.9 huge oak at #72
 - 4.4.7.10 bronze loquat at #73
- 4.4.8 Please take any landscape problem or question regarding your home site or anywhere in the park to the Park Manager and the chair of the Landscape Committee.
- 4.4.9 Any tree or shrub whose root system poses a threat to park roads, common area, sidewalks or any other infrastructure must be removed under the direction of AKMOA.

4.5 Watering

The Board is responsible for setting a watering policy. As a general rule, AKMOA follows the guidelines set by the Soquel Creek Water District. These guidelines then become the rule for AKMOA until the guidelines are changed.

4.6 Mobilehome and Lot Maintenance

Residents shall:

- 4.6.1 Maintain your home and home site in a clean and neat condition. This includes the front, sides and back. If you neglect your home or home site, after reasonable written notice, the Board reserves the right, but is not obligated to, take over its care and bill you for this service.
- 4.6.2 Keep all trash, debris, boxes, barrels, brooms, ladders, large tools and construction materials, etc., out of sight. Position your waste containers to be as inconspicuous as possible. If you have equipment or tools you need to keep but no place to keep them on your site, speak to the park Manager about possible storage alternatives.
- 4.6.3 Keep all electrical, water, sewer and gas connections in good and leak-proof condition at all times, and in compliance with all state and county laws and regulations.
- 4.6.4 Keep your driveways clean at all times. If you cause oil drippings and damage to the pavement, repair and clean the damage immediately at your own cost. Fix any car dripping gasoline or oil to avoid damage to the paving.
- 4.6.5 AKMOA does not allow:
 - Repair or minor service to cars in driveways, carports or streets.
 - Parking of unsightly vehicles on home spaces.
 - Parking of travel trailers, RVs, camper shells, trailers or boats.

4.7 Failure to Maintain Home Site

Management may come onto your home site for the purpose of inspecting it (California Code 798.26) and to do any work in connection with maintenance and repair of said premises. Resident shall pay the cost of such maintenance or repairs occasioned by neglect or misuse of such property. Emergency entrance into the home itself shall be only by members of the Board and the park manager and then only with at least two of them present.

4.8 Trash, Recycle, and Green Waste Collection

Trash, recycling, and green waste are collected weekly. The cost of collection is included in your monthly fees. Place your containers wheels-to-curb (a foot apart) in the designated spot on the designated pickup day. All waste and trash items must be disposed of as stated in the information from the waste company. (A link to the information guide is available on our website.)

Containers should be placed by the curb after 4:00 pm the day before collection, and should be removed from the street as soon as possible after collection. If you will be away, please ask a neighbor to move your containers for you rather than putting them out early.

4.9 Lot Usage

- 4.9.1 No more than two storage buildings or containers are allowed on a lot. Storage buildings or containers require prior Board approval and evidence of any required permits, all at the expense of the resident. Total combined square footage for storage buildings may not exceed 120 sq. ft. Contact the manager regarding submitting plans for proposed storage buildings or containers to the Architecture Committee.
- 4.9.2 Storage buildings within 3 feet of a fence or 6 feet of any other structures must be made of non-combustible materials. It is recommended that all storage buildings or containers be made of fireproof or fire-resistant materials.
- 4.9.3 Storage under homes is not allowed.
- 4.9.4 No indoor appliances (such as refrigerators or laundry appliances) are allowed outside of the home.
- 4.9.5 No open fires are allowed anywhere in the park.
 - 4.9.5.1 Charcoal and propane grills are allowed. These should be more than 3 ft. from fences and vegetation. You should be in attendance at all times and have a hose nearby in case of sparks.
 - 4.9.5.2 Propane fire pits and patio heaters are allowed on cement patios. Keep them away from cloth awnings, umbrellas, fences or flammable vegetation.
- 4.9.6 Clean and neat patios and/or carports are required.
- 4.9.7 Individual yard sales are not allowed in the park. The only exceptions are (1) a one-day sale to the public when a resident is moving out, and (2) Board-approved park-wide yard sales.

4.10 Business Usage

The home and its premises shall be used only for a private residence, and no business or commercial activity of any nature, excepting professional, administrative or other operations within the home having no external evidence and creating no additional traffic. Vehicles using advertising for business purposes may have phone numbers but no addresses pertaining to park locations (street names, etc.). Park facilities cannot be used for business purposes except with permission from the Board.

5.0 Recreational and Community Facilities

AKMOA's recreational and community facilities are provided for enjoyment of all of us, and we trust that you will assist us in their proper use and care.

- All our recreational and community facilities are provided for the exclusive use of the park residents and their accompanied guests.
- All recreational and community facilities are to be used at your own risk.

- The Board reserves the right to restrict the use of the clubhouse or any other park facility as to hours, purposes and conduct.
- The pool and spa are available to residents at a minimum from May 1 through October 31. The pool and spa are generally closed from November 1 through April 30.
- The clubhouse is open from 8 AM to 8 PM during the winter, and from 8 AM to 9 PM during the summer while the pool and spa are open.

5.1 Swimming Pool and Spa

- 5.1.1 The pool and spa are for the exclusive use of park residents and their guests. A resident must accompany all guests at all times.
- 5.1.2 Pets are not allowed within the pool or spa area under any circumstances, per Health and safety ordinances
- 5.1.3 The pool and spa may not be reserved for private use.
- 5.1.4 Do not stay in the spa for longer than is healthy at any one time.
- 5.1.5 Observe all posted pool regulations. (Most of our rules are local ordinances, and are a requirement under our permit to operate a pool and spa.)
- 5.1.6 Adult-only swim hours are 1:30 PM to 4:00 PM. Monday through Friday. Weekends and holidays are family hours all day. Children must be supervised at all times and noise levels monitored.
- 5.1.7 Infants and toddlers are permitted in the pool (but not the spa) if accompanied by a resident and only if wearing swim diapers.
- 5.1.8 Please shower before entering the pool or spa if you use suntan oils, lotions or other ointments.
- 5.1.9 Please secure long hair.
- 5.1.10 Glassware of any kind is not permitted in the pool or spa area.
- 5.1.11 Running on the pool deck is dangerous and is not allowed.

5.2 Use of Clubhouse for Events

- 5.2.1 Events advertised to the public are not permitted in the clubhouse.
- 5.2.2 Park residents may schedule events that use our clubhouse. However, these facilities are not available for rent to outside parties. The resident who schedules an event for a group must be an active member of that group and be in attendance.
- 5.2.3 To schedule an event, check to make sure there is no conflict on the calendar in the hallway across from the office or the calendar on the AKMOA website. You must complete the Aptos Knoll Clubhouse Use Agreement and, if alcohol will be served, the Alcohol Beverage Agreement. Once you have completed the agreement and given it with your check for the damage deposit to the Office Administrator (OA), the OA will post the event on the calendars. These agreements must be approved by management, and may be subject to Board approval. A refundable cleaning deposit is required. After the event, management will inspect the cleanup and determine approval of the deposit refund.
- 5.2.4 Scheduled events may not conflict with park activities. All approved events are posted on the calendar in the clubhouse and the calendar on our website.
- 5.2.5 Residents who schedule events are responsible for leaving the facilities clean and orderly, and are likewise responsible for repair or replacement of any damage resulting from the event.

- 5.2.6 Residents who schedule events are responsible for their guests' observance of all posted and written rules related to all park facilities.
- 5.2.7 No pets are permitted in the clubhouse.
- 5.2.8 No one in a wet bathing suit is allowed in the clubhouse.
- 5.2.9 Phone calls for residents cannot be accepted on the office phone, nor may that phone be used by residents for outgoing calls.

5.3 Special Rules Incorporated by Reference

Other rules of conduct concerning the use of the park's facilities are posted throughout the park and by this reference are incorporated as though set forth in full. All residents and guests must read and follow the posted rules.

6.0 Guests

6.1 Responsibility for Conduct

Residents are responsible for the conduct and actions of their guests. It is the duty of the resident to make guests aware of the AKMOA Rules and Regulations. Please note that:

- 6.1.1 Skateboarding is not permitted anywhere in the park.
- 6.1.2 Driving speed may not exceed 10 MPH.
- 6.1.3 Playing in the park streets is not permitted.
- 6.1.4 Bicycle riding on the walkways is not permitted.
- 6.1.5 Playing music or amplifying sound should be modulated so as not to disturb other residents.

6.2 Limit on guest overnight stays

Guests or visitors may not live in the park for more than forty (40) days in a calendar year unless approved by the Board. If you have a situation that requires a guest to stay longer than 40 days, contact the park manager who will bring it before the Board. The Board will notify the resident of their decision.

6.3 House Sitters

- 6.3.1 Any resident who wishes another person to house sit during the resident's absence, should notify management in writing.
- 6.3.2 Residents needing house sitters for longer than two weeks, must seek Board approval in advance.
- 6.3.3 House sitters must conform to all rules and regulations as though they were a residents.

7.0 Vehicles

7.1 Safety

Due to frequent and often heavy pedestrian traffic, it is important that you use extra caution while driving in the park. We urge you to drive slowly and carefully at all times. The park speed limit is 10 mph. Come to a full stop at all stop signs.

7.2 General Rules

- 7.2.1 All residents' vehicles must be operable, properly registered, and insured. Your vehicle and its license plate number must be registered with the office. If you replace your vehicle and/or its plate number with different ones, please notify the office of the change.
- 7.2.2 Washing vehicles at the home site is permitted only if you:
- Use a pail and sponge and carefully conserve water.
 - Use biodegradable solutions, since our street drain sewers go directly to the ocean.
 - If possible, use commercial car washes instead of our park because of water usage and harm to the environment.
 - Do not wash cars of your guests as this increases water usage.

7.3 Parking Limitations

- 7.3.1 Each home has been allotted space for two vehicles and *only two vehicles per home site are permitted in the park*. If it is possible, convert your carport to accommodate two cars. If it is not possible to fit two cars in your carport, you can only have one car parked overnight in the park.
- 7.3.2 Because our streets are narrower than conventional streets, there can be NO overnight parking on the streets, as this could impede vehicular traffic and restrict emergency access. Overnight is considered to be 11:00 PM to 6:00 AM.
- 7.3.3 Guest parking is provided at designated areas in the park. Residents may not regularly park in guest parking areas.
- 7.3.4 On trash pickup days, vehicles may not park on the side of the street used for trash bins. This is to allow the collection trucks easy access to the bins. Once all the collection trucks have gone, parking is allowed.

8.0 Peace and Enjoyment

Please respect your neighbors' privacy by not trespassing on their home sites. Loud noises are not allowed outside your home between 10 PM and 9 AM. This includes but is not limited to construction, yard care, loud vehicles, work projects, parties, etc. Park disturbances such as yelling, screaming, fighting, intoxication and misconduct are not permitted at any time.

9.0 Smoking

Smoking or vaping of any kind is permitted only inside the homes of residents or on your private patio space. Please be courteous toward neighbors as your smoke may enter their open windows.

10.0 Domestic Animals: Pets, Service Animals, and Emotional Support Animals (ESA)

- 10.1 If you have a dog or a cat, a service animal, or an ESA, you must have a completed domestic animal information form acknowledged by the Board on file in the office.

10.2 Two small indoor pets are allowed per household. The height and weight of a fully grown dog may not exceed 14" at the shoulder or 30 pounds. Exceptions to these limits will be considered on a case-by-case basis.

10.3 All dogs, service animals, and emotional support animals must be introduced to and approved by the Board prior to them residing in the park.

10.4 Access rules for Pets:

10.4.1 Pets are not allowed in the pool or spa or in their enclosures

10.4.2 Pets are not allowed in the clubhouse.

10.5 General rules and requirements for all domestic animals:

10.5.1 Dogs over the age of 4 months must be licensed.

10.5.2 All dogs and cats must be spayed or neutered and fully vaccinated

10.5.3 Dogs and cats are not allowed in any private garden areas (generally within 7 feet of a home) and must be controlled and on a leash when outdoors. If walking a dog on a retractable leash, the leash must be locked at no more than a 6-foot length.

10.5.4 Clean up all messes, including defecation, digging, etc., made by your dogs and cats. When walking your dog(s) and cat(s), carry waste disposal products with you (plastic bags, scooper, etc.).

10.5.5 Incessant barking, growling, meowing and other behaviors causing a nuisance or disturbance to the neighbors are not allowed.

10.5.6 Feed your animals indoors. Do not feed or leave animal food outside. Food on the ground attracts rodents and other feral animals. It is harmful for wild animals and dangerous for you and your neighbors. Residents must not put out bird seed or nuts because they attract rodents and large birds, which can cause serious damage to property. Hummingbird feeders and suet baskets are OK.

10.6 Board approval concerning dogs and cats intended to live in the park:

10.6.1 Pet dogs must be approved by the Board before being allowed to reside in the park and must obey all access and general rules and requirements listed above in 10.5.

10.6.2 Service animals are allowed to reside in the park and have full access to places normally off-limits to pets as long as they are under full control by the owner. Service animals must obey all general rules and requirements listed in 10.5 above

10.6.3 Emotional Support Animals (ESA) are allowed to reside in the park, however, because ESAs are not service animals, reasonable accommodations will be granted only upon request. ESAs have access to places normally off-limits to pets as long as they are under full control by the owner. ESAs must obey all general rules and requirements listed in 10.5 above.

10.6.4 All animals must be under the owner's control at all times. After notifying the owner, management may refer problematic or dangerous pets to County Animal control for evaluation. Management may ask the owner to remove any pet, service animal or ESA from the park if it becomes a threat to the safety of other residents, causes damage to the property, or is out of the owner's control. The owner of a non-housebroken ESA will be responsible for cleaning up after the animal. ESAs that are not housebroken may be excluded from areas designated as "No Pets."

11.0 AKMOA Responsibility

- 11.1 AKMOA is not responsible for loss due to fire, theft or injury to any resident, guest, or licensee, or property.
- 11.2 All public laws and ordinances must be obeyed. Residents or guests shall commit no acts that would constitute a violation or place AKMOA in violation of any law or ordinance.
- 11.3 In the event that a citation is issued by any governmental agency in connection with a resident's home, that resident must initiate corrective action promptly. Failure to make such corrections will result in termination of resident's tenancy as provided by law.

