PADRE LAKES Rules & Regulations
Revised May 25, 2023

HOMEOWNERS (MEMBERS) ARE RESPONSIBLE for any violation of the Governing Documents and/or these Rules and Regulations. Any violation and/or damage caused by themselves, anyone residing in their home, guests or pets are subject to fines, towing, loss of privileges and/or legal action. To report a violation, contact the management company.
Homeowners are responsible for the maintenance of the interior and exterior of the home, including concrete driveways/walkways/patios, roof, air conditioning, windows, doors, sewer line lateral to main sewer line, water lines (from the point the water line is exclusive to the unit) and exterior paint.

ARCHITECTURAL CONTROL:
Any changes, modification, improvements or addition to the home exterior or yard, including plants, paint, antenna, satellite dish, air conditioning units etc. **MUST have PRIOR WRITTEN APPROVAL** by the Architectural Control Committee.
The homeowner must submit DETAILED plans showing location, size, shape, color, and materials to be used to the Padre Lakes Architectural Control Committee for prior approval.

GENERAL USE RESTRICTIONS: 1. *Patios, driveways & walkways are not to be used as storage areas. Only neat clean patio furniture and up to 4 potted plants are allowed on front and back patios. Walkways are to be kept clear.*
2. *No temporary structures, hot tubs, dog houses, or recreational toys such as trampolines, swing sets,* basketball hoops, etc. shall be placed or used on any street, limited common or common area.
3. Only appropriate window coverings in the form of drapes, shutters, shades, etc. shall be permitted. Towels, rugs or any other items cannot be hung outside of a home for any reason.
4. All trash and debris to be **Placed IN** trash cans. Place cans on the street for no more than 24 hours.
5. Garage sales in Padre Lakes will only be allowed once a year, on the last Saturday in April. This is not an HOA sponsored activity. Individuals may place signs outside of each entrance.
6. Rentals are not allowed except as per the 2005 CC&R amendment.
7. Quiet Enjoyment: No noxious or offensive activity shall be carried on upon any part of the properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the owners .
SAFETY & SECURITY: The only street lighting available at Padre Lakes is provided by the exterior garage lights of each home. Residents are to maintain and leave garage lights on and unobstructed during all dark hours using bulbs equivalent to 60 Watts or greater.

SIGNS: No signs or banners of any kind are permitted at Padre Lakes except for:
a. Padre Lakes Community notice signs (including but not limited to potluck, meetings, etc.) posted on the interior area of the Community.
b. One (1) 'For Sale" sign, 2 ft. square or less
c. Political signs, 2 ft. square or less, only displayed in the front flower bed or window, up to 30 days prior 5 days after a specific election.

PARKING & VEHICLES:

1. Each Resident shall use their garage for PARKING. Extra vehicles and Guests are to park in the Resident's driveway. **Oversized** and overflow vehicles are to park outside the community.
2. Driveways are not to be used for vehicle storage. Parking on the street is not allowed.
3. **Do not park vehicles (wholly or partially) on landscaping rocks or grass.**
4. Commercial vehicles are not allowed on streets & driveways except for deliveries.
5. NO Boat, Trailers of any kind, RV, Motor Home, Camper, etc. shall be parked in Padre Lakes, except for the purpose of **loading and unloading, not to exceed 24 hours.**
6. Vehicles that are not properly licensed, those with leaking fluids, inoperable or in disrepair are not allowed on the streets and driveways of Padre Lakes. Only street legal vehicles and bicycles are permitted. Mechanical work or repairs are to be confined inside the garage behind closed doors.
7. Washing cars with a hose is not allowed.
8. Only manufactured auto accessory car covers and window sunshades are permitted on vehicles.

Vehicles found in violation will be fined and/or towed, at the homeowner's or vehicle owner's expense.

ANIMALS

1. All animals must be kept and maintained inside the home. Any animal, which is anywhere outside the home, must be kept on a leash and under control.
2. Residents are responsible for the **immediate** removal of any pet waste.
3. No animal may be tethered to any stationary object or confined within any manner of portable or permanent pen outside the home.
4. No animal other than a service animal is permitted in any recreational facility or clubhouse.
5. Residents shall not permit their animals to bark, howl, chase or make other disturbances to neighbors' rest or peaceful enjoyment.

CLUBHOUSE:

1. Clubhouse Hours are 7 a.m. to 10 p.m.
2. Doors are to be securely closed and locked after each use.
3. Smoking is not permitted in the clubhouse, or pool area.
4. Minors and Guests must be accompanied by an Adult resident.
5. Each homeowner is provided with 1 key and facilities pass that must be always kept in view.
   a. The Key cannot be duplicated.
   b. Contact management company for lost key replacement.
6. Homeowners may reserve the multi-purpose room of the Clubhouse for a non-commercial, one day special event by contacting the Social Committee Chair for a reservation. The clubhouse is Not to be used for political, religious, or other organizations activities.
   a. The homeowner must be present during the entire reservation use. Reservations may be made for any day except during regularly scheduled or special Padre Lakes association activities, holidays or holiday weekends.
   b. Homeowner is responsible for setting up, cleaning up and any damage. Homeowners provide their own supplies: paper goods, table cloths etc.

SWIMMING POOL and HOT TUB: FOLLOW ALL POSTED RULES

Hours: 7 am to 10pm

7 am to 11 am	M-F Water Aerobics/exercise
11 am to 8 pm	M-F Recreational Swimming
7 am to 8 pm	Sat & Sun recreational swimming
8 pm to 10 pm	Daily **Lap Swim**

1. No lifeguard on duty at any time - **Use at your own risk**! Capacity limit of 14

2. A cleansing shower is required before entering the pool or hot tub. A shower is provided. No oils, soaps or lotions are to be used in either the Pool or Hot Tub
3. An Adult resident must always be in the pool/hot tub area with guests and/or Minors.
4. **No boisterous or rough play.** NO DIVING. NO running, NO jumping. ONLY soft pool designed toys are allowed. No basketballs, tennis balls, footballs etc., are permitted.
5. No food! Drinks must be in a plastic container.
6. Persons requiring diapers must wear aqua diapers.
7. Modest Swimming apparel is required in both the pool and hot tub.

Tennis/Pickleball Courts: Hours 7am to Sunset

Gate is to be kept locked. No pets, skateboards, roller blades, bicycles, scooters, remote-controlled vehicles, basketballs, footballs, etc. are permitted within the Tennis Court enclosure.

GROUNDS: Ponds and Landscape

Residents are **NOT to contact** the Landscape Maintenance crew for repairs or personal projects during work hours. **All maintenance requests are to be submitted to the management company. No unapproved resident requests will be paid for by the HOA.**

1. Only Authorized persons are allowed within the fenced pond areas. Do Not throw rocks into the ponds.
2. The Landscape Maintenance crew maintains the lawn, common areas, and the sprinkler systems. Residents are not to adjust or operate the sprinkler systems. Do not water with the hose. A few bushes not to exceed 7 (up to 4 ft high) in the front flower beds will be trimmed by the crew. No pruning of roses or any specialized trimming will be done.
3. Homeowners are responsible for the care of any area in which there are flowers, including roses, and for maintaining any plants appurtenant to their home. Homeowners are responsible to weed & maintain front flower beds. Before planting anything, including grass seed, the homeowner must obtain a written approval from the Architectural Control Committee. Only continuous concrete curbing allowed.
5. *Only flower Gardens allowed.*
6. No bird feeders containing seeds shall be allowed. Hummingbird feeders are permitted. Residents may not place water fountains/bird baths or any other type of lawn/yard decorations in the common area. No planting around power boxes allowed.
7. The HOA board may remove any plant, bush or tree and may or may not replace it.