

The Colony at San Jose Guidelines for Our Community

These should be given to all owners, residents, prospective renters, and purchasers.

1. Be considerate of neighbors.
2. Patios and porches must be kept clean and free of all debris. No garbage cans or bags of trash are allowed on patios and porches. Do not use your patio for storage. This includes poop bags, cat litter, or litter boxes. No trash, or trash can may be kept on the patio. Do not hang laundry to dry on your patio.
3. All breezeways must be clean and clear of any items. You may not decorate the breezeway common areas, use them for storage, or keep bikes in the breezeways. Ingress and egress must not be blocked. Rugs are permissible as long as they are not carpet remnants.
4. Personal property must be stored in your patio/porch closet.
5. Patio or porch (outdoor) furniture only is allowed on your patio or porch.
6. **Installation of a satellite dish requires submission of an application to the Architectural Control Committee and a fee of \$130 for the application review.** Satellites can only be installed on the interior of the parapet wall directly into the concrete and sealed with approved roofing sealant. The work must be overseen by the Colony maintenance man and signed off once the work is completed. Wires must be run as close to the wall as possible. Wires running to the unit should be installed neatly and never over roof tiles where they are visible. Owner must notify management of installation date and time to coordinate with maintenance personnel to inspect and seal on roofing.
7. Seasonal (holiday) decorations are allowed as long as they do not obstruct hallways and are taken down within ten days of the holiday.
8. One For Rent/For Sale sign, professional in appearance, is allowed, and it must be posted in only one window.
9. No commercial vehicles may be parked overnight in the parking lot.
10. You must scoop after your dog when walking, and no unpleasant odors are allowed to come from your unit. Pets must be under owner's control at all times.
11. No window AC units are allowed.
12. No laundry may be hung from balconies or on your porch or patio.
13. Do not throw trash or cigarette butts on the ground, sidewalks, parking lots or from balconies.
14. Sidewalks and common areas are not to be obstructed. Bicycles may not be parked in hallways. They are to be stored in your unit or storage unit. They may be parked on your patio or porch as long as they are kept neat and clean. Motorcycles must be parked in the parking lot.
15. Loud noises are not allowed and will be considered disturbing the peace.
16. **Charcoal and propane grills are prohibited for use and/or storage on your patio.** Only electric grills may be used on patios, porches and balconies. There are propane grills available for your use located at the patio of the clubhouse. These are on a first come, first serve basis.
17. No tiki torches, wood/trash burning, fireplaces, or anything of a similar nature should be used on the patio, porches or common areas.
18. Torn screens and bent porch doors of patio enclosures must be repaired within ten days of being notified by the HOA.
19. No businesses or illegal activities may be conducted on the premises; this includes trespassing and spraying graffiti.
20. No solicitation is allowed on the premises.
21. Small children must be supervised by an adult. Small children should not be allowed to play on the grounds, ride bicycles, play in the playground, or be at either swimming pool without an adult supervising.

22. No car washing is allowed on the premises. Vehicle repairs are not to be made on the premises except for emergency tire repairs.
23. Our plumbing and sewage system is old. The sewage system is cast iron, not the newer PVC. Therefore, we must be especially careful with what we dispose. In the kitchen, the safest way to go is to remove your garbage disposal and dispose of all food garbage in plastic bags in the dumpster. These items turn into glue in our sewage system and cause back-ups. In the bathroom, do not flush wipes, tampons, paper towels, or other foreign objects down the toilet even if they say that they are flushable.
24. Bulk items may not be disposed of in our dumpsters. No furniture, mattresses, or appliances may be disposed of on site. This means furniture and appliances may not be disposed of by placing them anywhere on the premises outside of your unit. An automatic fine of \$100.00 per item will be assessed for violating this policy and there is no warning letter for this violation.
25. Signs are posted that the speed limit is 10 mph. We ask that everyone obey this limit and that you do not try to avoid speed bumps that are designed to keep the traffic flow slowed down.
26. Each homeowner must enter the community and exit the community one vehicle at a time. Tailgating is prohibited. Walkers or motorcycle riders may not push on the gate to force it open. Failure to comply resulting in damage to the gate will result in you being charged for the gate system repairs. The gate can be accidentally opened by passing sirens from emergency vehicles or thunder. If the entrance gate remains open, please contact the office so the gate can be reset after such an occurrence. If the power to the property fails for any reason, the exit gates automatically open and stay open until the power is restored.
27. Please review the pool rules with your guests and family members. You are responsible for their behavior, and failure to comply can result in your privileges being suspended or revoked. Some rules are broken more frequently than others. As a reminder, we ask that you do not allow children to use the life safety devices for non-emergency situations, or sit/stand on any equipment or tables. Do not allow them to hang on the shower chain. Do not have any pets inside the pool area for any reason as this is against the health department regulations. Do not have glass bottles in the pool area. Complete pool rules are posted at the pool and are attached to these guidelines.
28. If someone is visiting you they must locate your name at the gate and press the three-digit code associated with your name. This calls the number that you provided and if you want to allow them entry, upon answering, press 9 on your telephone keypad and the gate will open.
29. Any changes that you desire to make to the exterior must be approved by the ACC committee. First you must complete an ACC request form and submit it to the HOA. All requests will be assessed by the committee once a month. There are no rushes on ACC requests. You may not ask any person for approval. This process must be utilized. If you make changes and do not have authorization you might be billed for the removal or correction of the change. Do not complete a form after work has been done or scheduled.
30. Your patio ends where the cement ends. Please do not extend your patio beyond this space or have additional items in the courtyard. You may plant flowers or small bushes within 2 feet of your patio.
31. These guidelines may be changed or amended after consideration by the Advisory Committee and with final approval by the Board of Directors. Exceptions may be granted through this same process.

Violation of any of the above guidelines will result in a warning letter first. If the problem is not corrected, you will be subject to a fine for each violation. Fines are determined by the Board of Directors on a case by case basis.