

Miscellaneous Winston Square Rules & Regulations

The following rules apply to all Owners, Tenants & Guests:

- 1) Garbage receptacles and recycling bins are not allowed to be stored anywhere in the common area. Normal trash and recycling pickup by Recology is every Thursday morning. Garbage cans and bags and recycling bins are allowed to be placed out for pickup no earlier than 24 hours prior to Recology collection and must be removed from the common area no later than 24 hours after refuse collection.
- 2) No signs are permitted in the common area without prior approval for their location by the property manager. Only one sign will be allowed for placement in the common area at either the main entrance area to the house or within arm's length of the back fence. Post style signs are not allowed. This rule is inclusive of all real estate for sale signs, for lease signs, garage sale signs, or any other type of sign to be left in the common area.
- 3) Garage sales must be approved in advance with at least one week's notice to the property manager. All items to be sold must remain within the garage to prevent access problems to surrounding garages. Sign rules referenced in rule #2 above will apply and residents having the sale will be held responsible to enforce applicable parking rules during the garage sale period.
- 4) No residents are allowed to place their personal grass, shrub, or tree clippings from their patios into the common area for pickup by the landscape company. If you cut it or sweep it, you are responsible for its removal and disposal.
- 5) Balls are not to be thrown against the garage doors or structures in the complex. Any damage or marks will be assessed to the unit owner for its repair or cleaning.
- 6) Homeowners are responsible for keeping the roofs, gutters and downspouts on their homes and garages clear of debris such as pine needles, leaves and sediment.
- 7) There is a leash and litter law in Foster City and within the common area of Winston Square. Anyone who violates this rule will be warned once and will be fined \$25.00 for repeat violations as well as reported to the Foster City Police.
- 8) Any exterior changes or improvements to your unit require a written architectural approval letter from the association prior to the start of any work.
- 9) Vandalism will not be tolerated and violators will be prosecuted.
- 10) Exposed wiring on the outside of your unit is not allowed. Wires need to enter the unit directly at junction box / meter area and then directed inside the unit to your desired location. This applies to all cable t.v., internet, phone & satellite dish wire