

Dear Homeowners,

In supporting our efforts to bring our properties into compliance, we thought it would be helpful to remind you of certain rules within Terracina that we all agreed to when we closed on our homes. Below are a few friendly reminders for residents about the rules and regulations in your Association's Covenants, Conditions and Restrictions ("CC&R's").

- **Speed Limit-** The speed limit within Terracina is 25 miles per hour. Please adhere to the speed limit and be vigilant of residents out walking their dogs, running, riding their bikes and children playing. Violations can result in citations by local law enforcement officials in addition to fines by the Association.
- **Recreational Vehicles-** No boats, trailers, jet skis/personal watercraft, motorhomes, campers, or ATVs are authorized to park where visible from the street. No ATVs are to be driven on the streets within Terracina.
- **Signs-** No signs can be displayed except for professional security monitoring services, houses for sale, and school pride. Political (i.e., candidates running for election) signs may go up 90 days before the election and removed no more than 2 weeks after the election.
- **Street Parking-** Street parking is for temporary purposes only and is not permitted on a regular basis, including an on-going daily parking of vehicles or for storage. No vehicles will be parked in the grass.
- **Pets-** Residents are required to keep their dogs on a leash whenever the animal is outside the homeowner's residence or outside the enclosed back yard. It is the homeowner's responsibility to clean up after your pets. Including, but not limited to removing your pet's feces from your front lawn, back lawn, side lawns, neighbors' lawns, common areas and streets and properly disposing in trash receptacles. No pets are permitted to bark, howl, or growl for such a time as to cause a disturbance on a continuous basis.
- **ACC- Any modification to the exterior of your home requires prior approval from the Terracina ACC committee.** Exterior modifications include painting, pool installation, windows, doors, major landscaping, roof color changes, solar panels, outdoor playsets, outdoor kitchens, driveway painting, sheds, privacy fencing or outdoor structures. If you have any questions regarding a project, please contact [acc@essexhoa.com](mailto:acc@essexhoa.com).
- **Trash Cans-** Trash cans must be behind the wrought iron fencing. Trash bins cannot be kept in your driveway, street, curb, or side of the home unless screened in an ACC-approved enclosure.
- **Pools & Pool Equipment-** No above-ground swimming pools shall be installed at any property. Whirlpools, spas, and hot tubs are allowed with prior written consent from the ACC committee. Pool equipment and pumps must be screened from adjacent properties, the street and rear yard for visual and sound attenuation purposes.
- **Fencing-** Prior written approval is required by the ACC for any construction, replacement, or repair of any fencing.
- **Basketball Goals-** Permanent basketball goals are not allowed without the ACC approval. Portable basketball goals are allowed but must be stored in the rear of the lot or inside the garage when not in use. All basketball goals must be approved by the ACC committee prior to being placed on any lot.

We thank you all in advance for your efforts to comply and in helping us to keep your community clean, harmonious, and a place you are proud to call home.

Sincerely,

Essex Association Management, L.P., Managing Agent,  
On behalf of Terracina Residential Community, Inc. Board of Directors