

Eastern Gardens

3045 Eastern Avenue * Sacramento, CA 95821 * 916-489-1604 * Fax 916-489-1627

October 3, 2012

To: All Members of Eastern Gardens Cooperative, Inc.

Subject: Community Appearance

Dear Members:

During my weekly and monthly inspections of the property at Eastern Gardens, I have noticed some items that need attention in the patio areas and surrounding walkways and common areas.

In an effort to keep things neatly organized throughout the property I am requesting that you provide a minimum four-foot pathway clearance to all entryways to avoid a safety hazard and provide a more orderly appearance.

The only items that are allowed on patio and landings are patio furniture, tidy planters, and bikes. All of these items must be in clean and acceptable condition that is designed for outdoor use.

If all members could remove all items including insecticides, fertilizer and all other chemicals except what is discussed above it would be greatly appreciated along with your cooperation and understanding in this manner.

Please note in your Member Regulations section of your Eastern Gardens Document Handbook the rules pertaining to Community Appearance, Patios, Gardening and Trash Enclosures. (Please see attached copy)

This is your home, let's provide an attractive community for everyone to enjoy!

If you have any questions or comments, please feel free to contact me in the office or if you have any written comments for the Board I will make sure they receive them for their review.

Sincerely,

Theresa Williams
Community Manager

RULES AND REGULATIONS

The Board of Directors of Eastern Gardens Cooperative, Inc. submits the following rules which are designed for the convenience and comfort of its members.

1. **NOISE:** The complex has been sound-insulated in the dwelling units for your privacy. However, the insulation will not totally subdue all sounds. Radios, TVs, stereos and musical instruments should be at a noise level which will not disturb neighbors. When using the dishwasher or vacuuming carpets, please limit usage during the hours between 8:00 a.m. and 9:00 p.m.
2. **PARKING:** (*Amended 6/14/2006 see appendix 7, pg. 67*)
3. **WATERBEDS:** Waterbed/water furniture owners must show proof of personal property insurance that specifically covers damage caused by such water furniture. Any damage to the premises by water furniture will be repaired at the member's expense.
4. **TRASH DISPOSAL AND RECYCLING:** Trash Disposal: Garbage should be placed in plastic bags and deposited in the trash disposal. Keep disposal lids closed at all times. Do not leave trash on grounds or outside the dumpster. Cat litter waste must be bagged and secured. Recycle Bin: Break down all boxes. Items allowed are aluminum, cans, glass, plastic, paper, and cardboard. NOTE: No construction debris, appliances, furniture, hazardous waste, oil, carpeting, paint cans, tires, mattresses, car parts, or computers, etc should be placed in dumpsters. Please arrange for the proper disposal of these items.
5. **MAIL AND NEWSPAPERS:** Only registered members are to receive mail. In order to maintain a litter-free mailbox area, please dispose of any advertising papers, circulars, or unwanted mail in the appropriate manner.
6. **GARDENING:** Trimming of trees and shrubs is the responsibility of our landscaping service. An outside water hose bib is provided for the convenience of downstairs dwelling units and other members who should need to use it.
7. **LAUNDRY ROOMS:** Please clean washers and remove lint from dryer filters after each use. Soap spills, excessive lint from shaking carpets, etc should be cleaned up before leaving the area to maintain a safe and clean laundry area for all members.
8. **PATIOS:** Upper and lower breezeways should be clear of litter, brooms, mops, clothes racks, towels and swimming suits. Planters, bikes, and patio furniture are allowed. Members who share the common breezeway should be responsible in helping to maintain the community appearance and upkeep of this area for all members involved.
9. **COMMUNITY APPEARANCE:** The Eastern Garden's architects and landscapers have gone to great lengths to make this complex aesthetically pleasing. Draperies and blinds must be white or cream-colored when facing the outside. Tinfoil on windows, towels or garments draped over balcony rails, wrought iron grates, awnings are not permitted. Each member will assume full responsibility for unsightly items. To post signs or advertising material, member must obtain prior approval from Eastern Gardens Management.
10. **PETS:** (*Amended 6/6/07 see appendix 10, pg. 74*)