



Silver Lake Villas

HOMEOWNERS ASSOCIATION

TABLE OF CONTENTS

	PAGE
ARTICLE I	
GENERAL PLAN	
Section 1. Name	1
Section 2. By-Laws Applicability	1
Section 3. Personal Application	1
ARTICLE II	
MEMBERSHIP, VOTING RIGHTS, QUORUM, PROXIES	
Section 1. Membership in the Association shall be limited to Owners	1
Section 2. Voting Rights	1
Section 3. Acts of the Members	2
Section 4. Quorum	2
Section 5. Vote Distribution	2
ARTICLE III	
MEETING OF THE MEMBERSHIP	
Section 1. Place	3
Section 2. Notices	3
Section 3. Annual Meeting (Amendment adopted 02/15/1994)	3, 31
Section 4. Special Meeting	3
Section 5. Waiver and Consent; Unanimous action	3
Section 6. Adjourned Meeting	3
Section 7. Miscellaneous	3
ARTICLE IV	
DIRECTORS	
Section 1. Number, Term and Qualifications	4
Section 2. Removal of Directors	4
Section 3. Vacancies	4
Section 4. Disqualification and Resignation of Directors	4
Section 5. Regular Meetings	5
Section 6. Special Meetings	5
Section 7. Directors' Waiver of Notice	5
Section 8. Quorum	5
Section 9. Compensation; Reimbursement	5
Section 10. Powers and Duties	5-8
ARTICLE V	
OFFICERS	
Section 1. Officers	9
Section 2. Election	9

Section 3. Term	9
Section 4. The President	9
Section 5. The Vice-President	9
Section 6. The Secretary	9
Section 7. The Treasurer	9
ARTICLE VI	
ASSESSMENTS – MAINTENANCE FUND (plus Resolution adopted 09/28/2011)	10, 29
Section 1. Estimated Annual Budget and Assessments	10
Section 2. Increases in Annual Assessments	11
Section 3. Reserves and Adjustments	11
Section 4. Failure to Prepare Estimates	11
Section 5. Books and Records	11
Section 6. Use of Funds	11
Section 7. Insurance (plus Resolutions added 04/23/2011 & 02/01/2022)	11, 23-26, 26A&B
Section 8. Assessments	12
Section 9. Nonuse	12
Section 10. Forbearance	12
ARTICLE VII	
FINANCES	
Section 1. Depositories	12
Section 2. Fidelity Bonds	13
Section 3. Calendar Year	13
ARTICLE VIII	
COVENANT AND RESTRICTIONS AS TO USE AND OCCUPANCY	
Section 1. General Use	13
Section 2. Obstruction of Common Elements and Unit Maintenance	13
Section 3. Prohibited Use	13
Section 4. Unit Owner Insurance	13
Section 5. Exterior Attachments	14
Section 6. Window Treatment	14
Section 7. Pets, etc.	14, 20, 34
Section 8. Nuisances	14
Section 9. Unsightliness	14
Section 10. Personal Effects	14
Section 11. Commercial Activities	14
Section 12. “For Sale” and “For Rent” Signs	14
Section 13. Common Elements	14
Section 14. Exceptions	14
Section 15. Leasing (Amendment adopted 02/15/1994)	31
ARTICLE IX	
COMPLIANCE AND DEFAULT	
Section 1. Violations	14
Section 2. Fines and Penalties (plus Resolution added 10/30/2009)	15, 23
Section 3. Negligence or Carelessness of Owner, etc.	16
Section 4. Costs and Attorney’s Fees	16
Section 5. No Waiver of Rights	16
Section 6. Election of Remedies	16

ARTICLE X	
AMENDMENTS TO BY-LAWS	16
ARTICLE XI	
CONFLICTING PROVISIONS	17
ARTICLE XII	
INDEMNIFICATION	17
ARTICLE XIII	
LIABILITY SURVIVES TERMINATION OF MEMBERSHIP	17
ARTICLE XIV	
LIMITATION OF LIABILITY	17
ARTICLE XV	
PARLIAMENTARY RULES	18
ARTICLE XVI	
LIENS	18
ARTICLE XVII	
RULES AND REGULATIONS	18
ARTICLE XVIII	
PROVISO	19
RULES AND REGULATIONS	
I. Buildings, Fences and Patios	20
II. Landscaping	20
III. Pets	20, 37, 37A
IV. General Appearance (plus supplement added 10/19/1993)	21-22
V. Yard and Garage Sales	21
AMENDMENTS AND RESOLUTIONS	
Dryer Vents, Maintenance (Resolution added 04/11/2011)	27
Certification of Compliance with Dryer Vent Rule	30
Decks—Resolution 09/22/2016,	32, 32A
Decks and Patios—Amended Resolution eff. 08/01/2019	33-38A
Deck Maintenance Certificate of Compliance	39-41
Parking Rules & Regulations, effective 01/10/2014 Replaced with 2/1/22 amendment	39
Parking Rules & Regulations, amendment effective 07/01/2019 replaced 2/1/2022	40, 41
Parking Rules & Regulations, amendment effective 02/01/2022	42, 43, 43A