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The following Rules and Regulations are established in order to promote the continuing pleasure, comfort, and security of all members of the Orchard Lane Terrace Homeowners' Association and their guests. All owners and lessees are subject to these Rules and Regulations, the Association's CC&Rs and Bylaws.

The monthly maintenance assessments by the Homeowners Association on common property will depend, in large measure, on the care and consideration exercised by each and every owner and their guests. If the maintenance costs are high and the current budget is not sufficient to meet these costs, each owner's assessment will have to be increased accordingly.

Water is master metered and paid with Association money; homeowners are encouraged to conserve water consumption at all times. When watering in the patio areas, the water should not be left unattended.

NOTE: For the purpose of this document, the following words are defined to mean:

Shall	=	a mandatory action
Must	=	a mandatory action
Should	=	strongly recommended
Will	=	expresses simple futurity
Are	=	at the discretion of the Association
His	=	a generic term that indicates both sexes
Resident	=	owner or tenant
Board	=	Orchard Lane Terrace Homeowners Association Board of Directors

I. COMMON AREAS

Common area facilities are available to all residents and guests. The common areas shall not be obstructed. No privately owned tables, benches or tents are permitted. No activity, which may cause damage to grass, trees, or planted areas, is permitted. Residents may not plant trees in the common area. No modification of common area landscaping is permitted by residents. No tampering with or damaging sprinkler heads or timing devices. No riding of bicycles, skateboards or skates in the common area (including driveways and walkways). No athletic or social games are permitted in driveways or walkways. No littering is permitted.

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II. POOL AREA

WARNING: NO LIFEGUARD ON DUTY!!

The pool area is available to all residents and their guests. Residents should use discretion as to the number of guests, but in no event may a resident have more than four (4) guests per household or unit. Residents may use the swimming pool and jacuzzi individually or together with other residents, there being no reservations permitted for private parties. Residents shall assume all risks for personal injury or property damage that may result from the use of said pool area by residents or their families or guests.

The pool area is anywhere within the confines of the walls/fences surrounding the pool, the spa, and appurtenant structures. The following rules are in effect for everyone's protection and to insure the continued use and enjoyment of the pool area by the residents.

1. The pool area may be used only between the hours of 6:00 a.m. and 10:00 p.m. Loud or boisterous behavior and loud music are prohibited at all times.
2. Residents must be present when their guests (not to exceed 4 per home unit) are in the pool area.
3. Pool gates shall be kept locked at all times. Only one key will be issued per home unit. Do not open the gate to allow entrance by anyone other than your guest(s).
4. Children under the age of 14 years shall not be permitted to use the pool without an adult in attendance.
5. Proper swimming attire (swimsuits or swim trunks) is required. Non-swimming attire such as jeans, cut-offs, shorts, t-shirts, etc., are strictly prohibited as the fibers clog the filters.
6. Soap and shampoo are not permitted in the pool/jacuzzi area. Individuals must shower before entering the pool or jacuzzi to remove body oils that clog the filters.
7. Cannonballing or water games of any kind that disperse water on the decking or create interference with other swimmers are strictly prohibited. Water rafts are not permitted. Balls, water pistols, water balloons, etc., are not permitted. Any items causing interference with other swimmers should be removed from the pool.
8. Running in the pool area is strictly prohibited.
9. Alcoholic beverages are prohibited. Glassware and breakable containers are not permitted. Use ashtray cans for extinguishing smoking materials.
10. Pets are not allowed in the pool area.
11. Users of the pool area shall be responsible for the removal of all articles brought by them or their guests.
12. Users of the pool area shall identify themselves and their residence and tender their pool key for inspection upon request by a Board representative.
13. The Board or one of its representatives shall have the authority to determine whether or not a rule is being violated. Violation of these pool rules can cause the issuance of citations, fines, and/or surrendering of the pool key.

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III. DRIVEWAYS AND GARAGES

1. Driveways are fire lanes. This means parking is prohibited except in designated areas.
2. No one may park commercial vehicles, trailers, campers, boats, or similar recreational equipment overnight on any driveway or any part of the complex other than in a garage or the recreational vehicle storage area (see item XI).
3. Guest Parking
 - a. Residents may park in guest parking for short periods (15 minutes) for loading and unloading purposes only.
 - b. Guest parking is limited to 72 hours anywhere in the complex.
4. Inoperative and/or unregistered vehicles shall not be left or parked in guest parking areas or on private driveways.
5. The garages shall be used for parking of vehicles only and shall not be converted for living or recreational activities. Storage shall not prevent parking a vehicle in the garage.
6. The storage of gasoline, volatile fluids, and hazardous materials is strictly prohibited.
7. Garage doors are to be kept closed when not attended.
8. Maintenance and repair of vehicles is prohibited in driveways, guest parking, and common areas. Work done on vehicles and home projects must be done in such a manner as not to restrict or annoy neighbors. Such work is restricted to minor activities on residents' vehicles or projects only. No commercial activity is permitted. All work must be cleaned up immediately upon completion. No noise or odor is permitted which might bother others in the area.
9. In addition to any association penalties, all vehicles involved in violations may be towed away at owner's expense.

IV. TRASH AND TRASH BINS

Trash bin lids must be closed after each use. This helps control insects and other vermin in these areas and helps prevent offensive odors from reaching nearby residents. In addition, garbage-like materials or materials with offensive (or that in time will produce offensive) odors must be enclosed in plastic bags before dumping this refuse into the trash bins. All trash must fit inside the dumpster with the lid closed. No dumping of hazardous material is permitted; this includes car batteries, car oil, paint, etc. Residents must dispose of large items, such as mattresses and carpets, at their own expense.

V. COMMERCIAL ACTIVITIES AND PETS

No commercial or business activities shall be maintained or conducted on any lot. No animals, reptiles, rodents, birds, fish, livestock, or poultry shall be kept on any lot, except that domestic dogs, cats, fish, and birds inside bird cages may be kept as household pets, provided they are not kept, bred, or raised therein for commercial purposes or in unreasonable measures.

Pets shall not exceed two (2) usual and ordinary pets, exclusive of tropical fish, but including caged birds. All pets must be controlled so that they do not interfere with residents' use and enjoyment of the common area. All pets must be leashed when walked in the common areas or on perimeter

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walkways. Pets shall not be permitted in swimming pool area. Anyone walking a pet in the common area shall carry the necessary clean up materials so that others will not have to bear the burden of cleaning up after another person's pet.

Garage sales are prohibited.

VI. OFFENSIVE CONDUCT AND NOISE

1. Owners are responsible for the actions of their families and guests, and if they rent their units, for their tenants and guests who do not adhere to the Association's Rules and Regulations. No resident shall make or permit to be made any disturbing or unduly loud noise (including use of loud radios, stereos, parties, etc.) in his unit or the common area. No resident shall commit any act or allow any act to be committed that will interfere with the rights, comforts, and conveniences of other residents.
2. Illegal activities in individual residences and common areas are prohibited.
3. All residents shall comply with all county health and safety regulations.

VII. PATIOS AND EXTERIORS

1. All large patio plants/trees (taller than 4 feet) must be in containers to avoid invasive root systems. All growth must not be taller or higher than the lowest part of the roof or taller than the patio cover (that is, must not exceed 9 feet). The growth shall not affect, impair, or in any way damage the fences, doors, concrete, patio cover, foundations, garages, gates, roofs, paint, walls, chimney, related unspecified damage, underground services, or any structure associated with patios and/or common areas.
2. It is the resident's responsibility to maintain growth within the patio areas designated by the Association in accordance with these Rules and Regulations. Residents are responsible for all damage caused by plant growth/vines/vegetation in their patio areas. This includes damage to fences (interior and exterior), walls, roofs, etc.
3. Residents may not plant any vegetation outside the patio areas. The Association may remove any such plantings. The Association's landscape contractor shall perform all landscaping. However, residents are responsible for their planter boxes.
4. If the Association issues a first landscape violation, the resident will have 30 days to comply with Association requirements and guidelines. If, after 30 days, the resident has not cleared the first violation, a second violation will be issued by the Association; the owner then has 15 days to comply or the Association has the legal right to have the growth trimmed or removed by the landscape contractor at the owner's expense. If not paid, a lien or fine will be issued against the resident and his property.
5. Effective immediately, all existing plantings in the common areas shall become the responsibility of the Association for planting, maintenance, and landscaping.
6. No laundry, bedding, or articles of clothing, clotheslines, or other unsightly material may be visibly displayed on the patio.
7. Nothing shall be erected or maintained around any portion of a dwelling that changes the original construction of the project unless approved by the Architectural Committee. This includes

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fences, latticework, awnings, ornamental screens, sunshades, or walls. Satellite dishes or antennae may not be attached to the roof or exterior of the building.

8. Installation and replacement of front screen doors must have prior approval of the Architectural Committee.
9. Holiday lights and decorations must be removed from the building no later than January 31st each year.

VIII. STRUCTURAL ALTERATIONS

1. All structural alterations to a home or garage must have prior written consent of the Association's Architectural Committee. All work must be in compliance with city code and licenses and permits acquired, as necessary.
2. No plumbing or electrical work shall be done within any bearing or party wall without prior written consent of the Architectural Committee. The exception is emergency repairs, which may not allow prior consent.
3. An Architectural Committee approval form is attached for your convenience.

IX. SIGNS

Residents may display on their property:

1. One for sale, lease, or rental sign
 - a. must be of reasonable dimensions and design
 - b. must be in plain view of public
 - c. must not be placed so as to affect adversely public safety
 - d. no real estate post signs are permitted
2. One customary and reasonable sign indicating home security.
3. No other signs are permitted without the written consent of the Architectural Committee.

X. USE OF THE RECREATIONAL VEHICLE STORAGE AREA

In order to use a parking space in the RV Storage Area which belongs to the Orchard Lane Terrace Homeowners Association, it is necessary for the resident to submit a request in writing to the RV Storage Area Committee Chairman. You must submit the following items to the RV Lot Chairman before you can be considered for an RV space assignment (made on the basis of space availability) and assigned a space.

- a. A signed copy of Homeowner's Waiver of Right to Claim Damages (RV Lot Chairman will provide)
- b. Type and size of recreational vehicle for which you desire the space and verification of ownership, proof of current insurance, and current registration of said recreational vehicle (i.e., a copy of the registration, personal property tax statement, or Bill of Sale)

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c. Key deposit of \$10.00, which is refundable upon return of the special key and relinquishment of the space which will be assigned by the Board or the Chairman of the Recreational Vehicle Storage Area Committee.

Upon receipt of all of the above documents, you will be given immediate consideration and either assigned a space or placed on a waiting list until a space becomes available. In the latter case, your deposit will be returned to be re-submitted by you when a key is issued.

1. An RV is defined as a motor home, camper, travel trailer, or boat.
2. One vehicle or space per resident. The owner relinquishes all rights to a storage space if he leases or rents his home unit.
3. If RV is not operative, it must be removed at owner's expense within fifteen (15) days. Space shall not be used as dead storage for inoperative or unused RVs.
4. RVs shall not be washed in the RV storage area.
5. RV equipment shall not be used as extra living quarters in RV area.
6. The gate shall be kept locked at all times.
7. The RV owner must keep his space clean.
8. An RV space will be held for a period of 30 days for residents who are in the process of purchasing or wish to purchase an RV if space is available. Said person shall be placed on the waiting list if space is not available.

XI. RENTAL PROPERTY

Those homeowners who choose to rent or lease their property will be required to comply with the following:

1. Notify the Orchard Lane Terrace Homeowners Association, c/o Community Property Management, in writing within 30 days.
2. Complete and submit a Tenant Occupancy form (available from Community Property Management) within 30 days of tenant occupying your residence. The form requires the names of all individuals occupying the property.
3. Notification must be made within 30 days for any changes in occupancy.
4. All owners who rent their units must abide by the following rules:
 - a. Provide tenants with a copy of the Rules and Regulations prior to moving in.
 - b. Any lease or rental agreement shall include the following: "All terms of this agreement are subject in all aspects to the provisions of the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Rules and Regulations. (Copy of CC&Rs are available upon request from owner.) Any failure by the lessee to comply with the terms of such documents may result in default under the lease. THE UNDERSIGNED, AS LESSEE OR TENANT, ACKNOWLEDGES THAT HE IS FAMILIAR WITH ALL SAID RESTRICTIONS AND RULES OF THE ASSOCIATION AND AGREES TO ABIDE BY THEM." The wording in this lease can be used by the owner as proof that tenant

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promises to obey the Rules and Regulations, should the Board find it necessary to fine the owner for violations of the Rules and Regulations by a tenant, and may assist the owner in recouping from tenant money paid as fines.

XII. TERMITES

The Association participates in a preventative maintenance program for termites. All units are to be inspected and treated annually. Owners will be contacted by the termite company to schedule an inspection. Residents who do not schedule an appointment within a calendar year will be sent a warning letter to allow the termite company access; if the issue is not resolved, the owner will be fined.

XIII. ENFORCEMENT OF RULES AND REGULATIONS/VIOLATIONS

Enforcement of Rules and Regulations is the responsibility of the Board of Directors, with the help of each homeowner. The Association has all the power of a non-profit corporation organized under the general non-profit corporation law of the State of California.

Any resident who has a request or complaint or who wishes to report a violation of the CC&Rs, Bylaws, or these Rules and Regulations must address a letter to the Board of Directors. By direction of the Board, the managing agent shall initiate a letter to the resident and homeowner (in the case of a lessee) who is in violation, requesting corrective action within a reasonable amount of time. A copy of such letter shall be sent to the Board for its records. A second violation letter will be sent at the end of this period if the problem is not reconciled; this second letter requires the owner to pay a \$25 fine. If, after 15 more days the problem is still not resolved, a third letter will be sent to the owner and a \$50 fine will be levied at this time. The Board shall deal with the continued violation by a resident in accordance with the governing documents, including filing of legal action. In addition, the Association shall have the right to suspend voting privileges and pool area privileges.

If a violation is such that it causes the Association to hire outside labor and/or purchase materials to repair damage or to rectify a situation which goes against the Rules and Regulations, the owner shall be required to reimburse the Association for any/all expenses in addition to the fine(s) levied for the violation.

XIV. MEETINGS

The Board of Directors meets monthly; date, time, and location of the meeting are published in the monthly statements mailed to each homeowner. Homeowners are welcome and encouraged to attend all Board meetings. An open forum is provided at the opening of each Board meeting. Following the open forum, the Board of Directors conducts the business of the association. Homeowners are welcome to stay for the entire meeting. In order for the Board to conduct the business of the Association without interruption or distraction, homeowners may observe but must not contribute to the business meeting unless specifically called upon by the Board member conducting the meeting.