

**THE GREYSTONE COLLECTION
CAMARILLO**

HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

Adopted January 27, 1997

Amended May 6, 1998

RULES AND REGULATIONS

The following Rules and Regulations include sections of the CC&R's and further clarify sections in the recorded CC&R's. The attached Rules have been approved by the Board of Directors and are to be enforced in addition to the CC&R's.

No alterations to landscaping, buildings, etc. shall be made without first submitting proper architectural request forms and receiving appropriate approval from the Association.

The Greystone Collection Camarillo Homeowners Association's governing documents enable the Association to conduct hearings and levy fines to enforce compliance with these and any other adopted rules.

These rules may be reviewed and updated periodically.

GENERAL RULES

Landscaping by Owner - CC&R's Section 10.3

Each owner of a Unit shall cause the front yard landscaping to be maintained in a neat and orderly manner, replacing any plant material which die or are otherwise destroyed. Each Owner of a Unit shall, within one hundred eighty (180) days after acquiring title thereto, cause the side and rear yards of said Unit to be fully landscaped, subject to reasonable growing times, and shall thereafter cause said landscaping to be maintained in a neat and orderly manner, replacing any plant material which die or are otherwise destroyed. No weeds, rubbish, debris, objects or materials of any kind, plants or seed infected with noxious insects or plant diseases shall be placed, grown or permitted to accumulate on any portion of a Unit which renders such portion of the Unit unsanitary, unsightly, offensive or detrimental to any Unit in the vicinity thereof, or to the occupants of any such Unit. In the event of the default in performance of this provision, Declarant, the Architectural Control Committee, the Board or any agents thereof shall have the right to enter upon such Unit and remove all such weeds, plants, rubbish, debris, objects of materials and do all the things necessary to place said Unit in a neat and orderly condition including the installation of front, side and rear lawns and landscaping, and any expenses therefore shall become due and payable by the owner of said Unit to such person or entity performing such work within five (5) days after written demand therefore.

No Commercial Business - CC&R's Section 12.1.1/12.1.2

12.1.1 No Condominium or Common Property shall be occupied and used except for residential purposes by the Owners, their tenants, and social guests, and no trade or business shall be conducted therein, except that Declarant its successors or assigns, may use any Unit or Units in the Project owned by Declarant or such for a model home site or sites and display and sales office until the last Unit is sold by Declarant. No tent, shack trailer, garage, outbuilding or structure of a temporary character shall be used at any time as a residence, either temporarily or permanently.

12.1.2 No part of the project shall be used or caused to be used directly, or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes except as so provided in Section 24.2. The provisions of this Section 12.1.2 shall not preclude professional and administrative occupations within the Project which have no external evidence thereof, for so long as such occupations are in conformance with all applicable governmental ordinances and are merely incidental to the use of the Unit as a residential home.

Signs - CC&R's Section 12.1.3

No sign or billboard of any kind shall be displayed by any Owner on any portion of the Project, Condominiums, or Association Property except one sign of reasonable size, advertising that the particular condominium is for sale or rent, or except by Declarant or a Merchant Builder as so provided in Section 24.2.

No Offensive Activity - CC&R's Section 12.1.4

No noxious or offensive activity shall be carried on in any Condominium, Association Property or any part of the Project, including, but not limited to, the on site repair of motor vehicles, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective Unit, or which shall in any way increase the rate of insurance.

Parking - CC&R's Section 12.1.5/12.1.6

12.1.5 No trailer, camper, commercial vehicle, boat, recreational vehicle or similar equipment shall be permitted to be parked or stored either in garages or on the streets, drives or in open view in the Project, except that recreational vehicle parking shall be permitted within the spaces provided therefore in Lot No. 10 by the lessees of such spaces, in accordance with the provisions of this Declaration.

12.1.6 No parking of vehicles (as defined by the California Vehicle Code) shall be permitted within a driveway except in designated locations, only, and such designated locations shall be restricted by "No Parking" signs in accordance with the Rules and Regulations. No parking of vehicles shall be permitted within any private street or drive less than thirty-two feet (32') in width. Parking of vehicles along the private streets and drives shall be on one side of the street only and only in areas designated locations not restricted by "No Parking" signs. No inoperable vehicle, parts of vehicles, or any vehicular equipment deemed a nuisance by the Board, shall be parked, stored or kept within the Properties or on any public street abutting or visible from the Properties unless specifically authorized by the Board. No garage shall be used at any time for any purpose which would interfere in any manner with the availability and use of such garage for the purpose of automobile parking and use of such garage for the purpose of automobile parking and storage.

Parking Rules:

- A. All residents are provided enclosed parking spaces in their garage. The enclosed garage is intended to provide all of the residents parking needs.
- B. Residents are prohibited from parking on streets. Street parking and other designated parking areas are reserved for temporary guest and visitor parking.
- C. Any other use or storage within the garage which would prevent the garage from being used to satisfy all parking needs for the residents is prohibited.
- D. The Recreation Area parking is solely for residents and their guests for temporary parking while using the recreation area and facilities. Overnight parking is prohibited.
- E. The Board may designate from time to time where parking is permitted or restricted.

Pets - CC&R'S Section 12.1.7

An owner may keep and maintain in his Unit domesticated pets such as dogs, cats, birds, or other usual and ordinary household pets, not to exceed two (2) in number and provided that such pets shall not be allowed in the Association Property except as may be permitted by the Rules and Regulations of the Association which may be promulgated from time to time by the Board. Except as hereinabove provided, no animals, livestock, or poultry shall be brought within the Project or kept in any Unit thereof. Owners keeping pets shall be accountable to the other Owners for the acts of such pets, and should any Owner be unable to control barking or other noise or acts of his pets which disturb his neighbors, he shall be required to remove such pet from the Project. It shall be the absolute duty and responsibility of each Owner to clean up after his pets which have used any portion of the Condominium Property or Association Property. No dog will be allowed on the Association Property without being

supervised.

Pet Rules:

- 1) No domesticated pets shall be permitted to make an unreasonable amount of noise or be a nuisance.
2. Dogs must be on a leash and under control of the person holding the leash, unless within owners Unit or enclosed yard.
- 3) Animals are prohibited from pool/spa area, common areas and RV storage lot.
- 4) Homeowners are solely responsible/liable for any damages or injuries inflicted by their pets. Damage to landscaping or any other common area by animals will be replaced/repared at the expense of the owner.
- 5) The owner is responsible for the immediate cleanup of all animal wastes. All state and local animal laws, rules and regulations will be strictly enforced.
- 6) Fish aquariums are allowed and fish may exceed the two (2) pet limit.
- 7) All residents who walk animals that tend to void themselves on common property and/or sidewalks must carry clean-up materials with them.
- 8) No feces shall be permitted to accumulate within any Unit in the complex and no odor shall be permitted that will render any portion of the Greystone Collection Camarillo unsanitary, unsightly, offensive, or detrimental, nor shall other nuisance be permitted to exist upon any portion of a Unit so as to be offensive to any other Unit in the vicinity or to the occupants.

Trash - CC&R's Section 12.1.9

All rubbish, trash and garbage shall be regularly removed from the Project, and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, wood-piles, storage areas, machinery and equipment shall be prohibited unless obscured from view of adjoining Condominiums and streets.

Trash Rules:

- A. Trash cans should not be put outside for pick-up more than 24 hours prior to pick up and trash cans should be removed from public view within 24 hours of pickup.
- B. It is the responsibility of the resident to remove any throw-away papers/advertising material left at each Unit.
- C. All rubbish, trash, clotheslines, refuse containers, wood-piles, storage areas,

machinery, and equipment must be stored in a location that is obscured from the street or within the closed portion of the yard. The storage of above named items, but not limited to, must comply with Section 23.2.4 of the CC&R'S.

Antennas - CC&R's Section 12.1.10

No alteration to or modification of the underground cable radio and/or television antenna system (or the capability for interior hidden antennas) as developed by Declarant, shall be permitted and no owner will be permitted to construct and/or use and operate his own external radio and/or television antenna, including without limitations, satellite dishes, provided, however, that an antenna or satellite dish that has as diameter or diagonal measurement of thirty-six inches (36") or less and is not visible from any street or Association Property, may be permitted subject to an only after an application to and approval by the Architectural Control Committee.

PARK AND RECREATION AREA RULES

1) Skate boarding, bike riding, skating/rollerblading shall not be permitted in the park or recreation area.

POOL/SPA RULES

1) The pool area is for the exclusive use of the Greystone Collection Camarillo residents and their guests (when accompanied by their host). Residents are responsible for the behavior of their guests. Loaning and renting of Recreation Facility keys by residents is prohibited. You may be requested to show your key at any time as proof of residency. No more than four (4) guests per Unit shall be permitted and must be accompanied by the homeowner who is their host.

2) Children under 14 years of age are prohibited from using the pools and/or spa unless accompanied by a responsible adult 18 years or older. For their own safety, children under the age of 14 years should not use the spa.

3) Gate entrance to the pools/spa area must be kept latched and locked at all times. Entry/exit requires the use of Recreation Facility key.

4) No lifeguard is on duty. Resident assumes full responsibility for self, family, and guests. Please observe safety and sanitation rules.

5) The Board reserves the right to limit usage should occupancy of the pools/spa area exceed an appropriate safety level.

- 6) Cooperation in maintaining maximum cleanliness in the pools/spa area is required. Don't litter.
- 7) Cutoffs, jeans, or hair clips and pins are not permitted in the pools/spa. Appropriate swim attire must be worn by children as well as adults.
- 8) Safety Equipment available within the pools/spa area shall only be used for emergency purposes.
- 9) Running, horseplay, unnecessary noise, profane language or intoxicated behavior are not permitted.
- 10) Radios and other sound equipment must be used at sufficiently low volume that they do not disturb others in the pools/spa area or nearby residents. Such devices shall not be connected to electrical outlets near the pools because of the danger of electrocution.
- 11) The following items are not permitted in the fenced pools/spa area:
- All glassware/breakable containers
 - Pets
 - Surfboards, skateboards, bicycles, skates and other large equipment
 - Alcoholic beverages are not permitted in the fenced pools/spa area
- 12) Floats, rafts or other flotation devices shall not be permitted in the pools or spa. Small swimming aids shall be acceptable.
- 13) Clean restrooms must be maintained.
- 14) The climbing of fences or buildings is prohibited.
- 15) Moving/removal of pool accessories/furniture is prohibited.
- 16) No disposable diapers shall be allowed in the pools or spa area at any time. Cloth diapers with plastic pants will be allowed in the pools and spa.
- 17) Food and/or Beverages shall not be consumed by those IN THE POOLS OR SPA at any time.
- 18) All trash shall be placed in the containers provided. Ashtrays shall be used for all cigarette products.
- 19) Abuse or misuse of these pools/spa rules shall not be tolerated and are subject to penalty.
- 20) Complaints about abuse or misuse of the pools/spa area should be put in writing

including all relevant facts and sent to the management company.

21) Pools/Spa Hours are from 7:00 AM to 10:00 PM Sunday through Thursday and 7:00 AM to 11:00 PM Friday and Saturday.

22) Diving into pools and spa are prohibited.

23) Pool keys are non-duplicable and available only through the Association. Cost of second keys cost \$50.00 each and may take up to two weeks to procure. If the home is sold the Seller is responsible for turning the pool key(s) over to the buyer. If seller neglects to do so, Buyer will be charged \$50.00 each for replacement key(s).

AMENDMENT TO THE RULES AND REGULATIONS

GREYSTONE COLLECTION CAMARILLO

POOL/SPA RULES

1) Is amended as follows:

The recreational facilities and common areas are for the exclusive use of the Greystone Collection Camarillo residents and their guests. Guests must be accompanied by the resident who is their host while using the facilities.

Non resident owners must be a guest of a resident in order to use the recreational facilities and common areas.

Residents are responsible for the behavior of their guests. Loaning and renting of the recreational facilities and common areas to non residents is prohibited.

While using the recreational facilities and common areas, you may be requested to show proof of residency by accessing the fingerprint reader.

No more than four (4) guests per Unit shall be permitted in the pool area and must be accompanied by the resident who is their host.

The right to use the facilities is appurtenant to the individual condominium unit and can not be separated from it.

Revised 3/1/2000

The Greystone Collection Camarillo
Portable Basketball Hoops

"Portable basketball hoops are allowed for use on the driveway of the individual residence provided when they are not in use they are stored down and out of sight of the common area and the other residences. The portable basketball hoops are not allowed on the common area i.e. the streets or lawn areas at any time."

Note: Basketball hoops may **not** be attached to the residences.