



NOTICE OF VIOLATION  
COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S)  
MURIETA CONDOMINIUMS

39821 Cedar Boulevard • Newark, California 94560 • (510) 683-8794

Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ AM ☐ PM MR # \_\_\_\_\_ or Building # \_\_\_\_\_ &Unit # \_\_\_\_\_

- Complete This Section For All Vehicle Violations -

Make \_\_\_\_\_ Model \_\_\_\_\_ Doors \_\_\_\_\_ Colors \_\_\_\_\_

License # \_\_\_\_\_ State \_\_\_\_\_ Expiration date \_\_\_\_\_

Vehicle Location \_\_\_\_\_

- Complete This Section For All Violations -

Violation(s) of the below checked CC&R Section(s) have occurred. As a convenience a brief description of each section is given, however, it is not meant to be a complete or legal description of the CC&R section indicated. For a fully accurate understanding of the CC&R section, you should review an actual up-to-date copy of the Murieta CC&R'S. Copies of CC&R'S were given to you by your title company at the time of purchase. Copies are available at the Murieta Management Office during normal business hours.

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|--|---|
| <input type="checkbox"/> <b>4.1 USE &amp; OCCUPANCY OF UNITS</b><br>Noise, Garbage in halls, Nuisance/offensive conduct.<br>Violations of law or health and safety codes.  | <input type="checkbox"/> <b>4.5 PARKING</b><br>Parking outside designated stalls or in red zones. Blocking<br>condo streets. Guest Parking Violations. Failure to keep<br>required identification stickers on resident vehicles. Doing<br>vehicle repair work. Dilapidated vehicle or vehicle type<br>violations. |
| <input type="checkbox"/> <b>4.2 RENTAL OF UNITS</b><br>Failure to notify management of rental status of unit.  | <input type="checkbox"/> <b>4.6 SIGNS</b><br>Type, quantity, size, or placement violations.   |
| <input type="checkbox"/> <b>4.3 PETS &amp; ANIMALS</b><br>Quantity, size, noise, nuisance and cleanup.   | <input type="checkbox"/> <b>4.7 STORAGE OF WASTE MATERIALS</b><br>Exterior trash. Littering and placement of trash<br>outside provided containers or dumpsters.   |
| <input type="checkbox"/> <b>4.4 USE OF COMMON AREA</b><br>Violations of General Rules. Obstruction/storage on common<br>area: shopping carts, bikes, etc. left in halls or pedestrian<br>walkways or condo streets. Alterations to common area.<br>Vandalism. Health and safety violations. Unsafe vehicle<br>operation. Actions affecting insurance rates. Interference<br>with the rights of others. Noxious, harmful or unreasonably<br>offensive conduct. Violations of government statutes. Waste<br>committed on common area. Trespass in restricted areas.<br>Security breaches: tying gates or doors open or any action<br>to defeat building security, giving keys or unsupervised<br>access to nonresidents. | <input type="checkbox"/> <b>4.9 INVITEES</b><br>Violations committed by invitees. Unauthorized use of<br>common area and recreation areas by invitees.  |
|  | <input type="checkbox"/> <b>4.11 WINDOW COVERINGS</b><br>Compliance with CC&R's.  |
|  | <input type="checkbox"/> <b>MAINTENANCE OF UNITS</b><br>Glass surface cleaning. Screen maintenance, repair and<br>replacement.  |
|  | <input type="checkbox"/> <b>5.4 ALTERATIONS TO UNITS</b><br>Alterations to floor coverings. Repair, maintain, and care of<br>improvements within balcony or patio. Maintenance of<br>landscaping within balcony or patio.   |

SPECIFIC DESCRIPTION NOTES AND REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Above violation(s) referred by \_\_\_\_\_

Unless you appeal this assessment, the appropriate amount will be calculated and added to your homeowner's dues at the next Murieta Board Meeting. This is your official notice that if you feel this assessment is unjust or in error you are entitled to an appeal hearing before the Murieta Board of Directors at their next meeting. If you appeal, the assessment may be dropped, reduced or raised by the Board. If you wish to appeal and cannot attend due to employment or similar conflict, special arrangements can be made. To arrange an appeal, you must notify the Murieta Management Office by mail or telephone no later than noon of the Monday prior to the Murieta Board Meeting. If you do not appeal or fail to appear at your hearing the assessment will be automatic. Note: this assessment schedule represents minimal action that may be taken by the Board - chronic and repeat offenders may have additional action taken against them by the Board in addition to the assessment schedule.

- BOARD USE ONLY -

1st Violation \$15.00 each      2nd Violation \$30.00 each      3rd Violation \$50.00 each      Other \_\_\_\_\_  
Distribution: White-Violator    Yellow-Board    Pink-Homeowner