

Paradise Cove Homeowners Association

C/O C&C Property Management

RULES AND REGULATIONS

REVISED: November 5 , 2020

A. PREAMBLE

A-1. The authority for the Board of Directors to form and enforce rules and regulations is provided by the Declaration of Covenants, Conditions and Restrictions under Article VII, Section 7.4. A copy of this Declaration was given to each owner at the time of purchase of their lot.

A-2. The Board of Directors has or may create a Rules and Regulations Advisory Committee. The duty of this committee is to advise the Board of Directors regarding the Rules, the Bylaws, and the Declaration of Covenants, Conditions and Restrictions.

A-3. The Manager of Paradise Cove of Fairfield Owners' Association has been instructed by the Board of Directors to require the compliance of all persons on Association properties with the provisions of all Rules, Bylaws and the CC&Rs. In the instance of a person violating the Rules, the Bylaws or the CC&Rs, the Manager has further been instructed to do any of the following:

- a) Obtain names and addresses of violators and report to the Board of Directors.
- b) Remove the persons from the Association premises, if necessary.
- c) Call upon a law enforcement agency for assistance.
- d) Call upon residents to assist him in his duty.
- e) In the case of residents' children, make an effort to contact their parents immediately, prior to making the action called for in (b), (c), and (d) above.

A-4. The Rules as contained herein are issued by the Board of Directors. They are supplemental to the conditions of ownership in the Declaration of Covenants, Conditions and Restrictions. If there is any conflict the provisions of the Declaration will prevail.

A-5. The Rules are intended as a guide to the conduct and activities of all members, lessees and residents of Paradise Cove of Fairfield Owners' Association and their guests, to the end that everyone living in and using the facilities will enjoy the maximum pleasure without annoyance or interference from others. Strict observance and adherence is urgently requested by the Board of Directors. Policing actions because of violations should not have to be necessary, but might be required.

B. COMMUNITY RELATIONS

B-1. REGISTRATION All members must be registered with the Manager.

- a) Association members are those individuals owning a lot in the Paradise Cove of Fairfield community.
- b) Residents are defined as owners and members of their families living on the premises of the project, or lessees and members of their families living on the premises of Paradise Cove of Fairfield. Owners leasing their home retain their

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voting right in the Association but assign the use of all common facilities of the project to the lessee of their home. The lessee assumes the privileges and responsibilities of membership as hereinafter stated, but does not have a voting right the vote belongs only to the owner. Non-resident owners are not permitted to use any common area facilities when so assigned to a lessee except as a guest of a resident.

- c) The lease or rental agreement must be in writing and must be for a term of not less than 30 days and be subject to the CC&Rs, Bylaws and adopted rules. The Owner is responsible to provide a copy of the CC&Rs, Bylaws and these adopted rules and regulations to their tenants at their sole cost. The Owner is required to notify management of the names and phone numbers of their tenants and provide a copy of the rental agreement. Please refer to Article IV, Section 4.9 of the CC&Rs.
- d) Any change of a member's contact information must be promptly reported to the Association's property manager in writing.

B-2. GUESTS

- a) Guests must be accompanied by a host or hostess resident of the Association when using the common areas of the Association.
- b) It is the right and duty of each resident to question the presence of any person who appears to be trespassing and/or advise the Manager regarding the situation.

B-3. COMMON AREA DAMAGE Members, lessees and residents are responsible for payment of all cost of repairs for all damage to the Association's property caused by themselves, members of their families or their guests.

B-4. NEIGHBORLY CONDUCT

- a) *All* activities, whether individual or group, shall be conducted at a noise level that is reasonable and not disturbing to other Association residents\ Each owner or resident is responsible for the conduct and behavior of their children, guests, and any visiting children and for any property damage caused by such persons.
- b) Vehicles, toys, or bicycles are not allowed to be parked or placed so they block or interfere with pedestrian traffic on the sidewalks. The placement of unattended tricycles, play toys, or other equipment in front yards and areas visible from adjoining lots is prohibited.
- c) No noxious, illegal or offensive activities shall be carried on nor shall anything be done that may be or become an annoyance or nuisance to the residents or which shall in any way interfere with the quiet enjoyment of occupants in the residences.

B-5. SIGNS All signs displayed in the project shall be attractive and compatible with the design of the Project and shall comply with all applicable local ordinances.

- a) Signs, advertising or other devices, or miscellaneous paraphernalia shall not be exposed or attached in any fashion to or on windows, fences and exterior walls or any other areas of buildings or grounds, unless written approval has been

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obtained from the Board of Directors. NO VENDOR ADVERTISING SIGNS ARE PERMITTED.

- b) One sign of reasonable dimensions advertising the home for sale or rent may be displayed in the window of a home, yard area or other areas designated by the Association.

B-6. COMMON AREA LANDSCAPING AND SYSTEMS

- a) Common area time clocks and lighting systems are to be adjusted and/or set by authorized personnel only.
- b) The Association is responsible for the maintenance of the common area landscaping.

B-7. EXTERIOR LIGHTING No Owner shall remove, damage or disable any exterior light, regardless of where located, which is connected to the Association's electric service.

B-8. PARKING

- a) Vehicles shall not be parked anywhere in the Project except on driveways or in areas designed and established for the parking of passenger motor vehicles (collectively "Parking Areas") or wholly within garages or upon public streets. All Parking Areas shall be used solely for the parking of motor vehicles used for personal transportation.
- b) All vehicles parked on the street must display current license plates and be legal to operate on public roadways.
- c) Long-term storage of vehicles is not allowed in any visible area within the Project. For purposes of this rule, "long term" shall mean any period of time greater than 30 days.
- d) No recreational vehicle (RV), mobile home, boat, trailer, or camper shall be parked or stored in any Parking Area, except for periods of time not to exceed 72 hours for loading and unloading only. Notice to the Board must be provided in writing for consideration if an unexpected event occurs requiring more than 72 hours.
- e) No inoperable vehicle shall be parked or stored in any visible part of the community, including driveways and streets. For purposes of this section, the term "inoperable vehicle" shall include any vehicle that has characteristics of being nonoperational, such as having been wrecked in an accident, being up on jack stands, or missing any major components such as windows or tires. There shall be no exceptions to this Rule unless specific permission is granted by the Board. Such permission shall only be granted for exceptional circumstances if communicated to the Board in writing.
- f) All driveways and garages shall be maintained in a neat and orderly condition. Garages are solely to be used for the parking and storage of standard passenger vehicles, trucks not to exceed three-quarter tons, boats or similar vehicles. They are not to be used or converted for any type of living or recreational activities. Garages shall be kept clear so as to permit parking of the number of vehicles for which the garage was designed.

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- g) Garage doors must remain closed except for entering/exiting and when the garage is in use and attended.
- h) No part of the common area shall be used for repair, construction or reconstruction of any vehicle.
- i) Residents must keep the driveways clean of any oil or other stains at all times.
- j) Boats, trailers, campers and recreational vehicles may be parked in the side yard of a Lot in the area next to the garage on that Lot as long as the vehicle is located behind the face of the garage and is screened with a fence at least six (6) feet in height, measured from the surface on which the vehicle is parked. Any such fence may be constructed only in compliance with the provisions of Article XI of the CC&Rs.
- k) All vehicles parked on the street must display current license plates be legal to operate on public roadways.
- l) As long as applicable ordinances and laws are observed, including the requirements of Section 22658.2 of the California Vehicle Code, any vehicle which is in violation may be removed at the owner's expense.

B-9. ANTENNAS AND SATELLITE DISHES: No outside television antenna microwave or satellite dish, aerial, or other such device (collectively "Video Antennas") with a diameter or diagonal measurement in excess of one (1) meter shall be erected, constructed or placed on any Common Area or Lot. Video antennas with a diameter or diagonal measurement of one (1) meter or less may be installed only if they conform to the Architectural Standards and, if then required by the Architectural Standards, any necessary approval is obtained in accordance with the provisions of Article XI. Reasonable restrictions which do not significantly increase the cost of the Video Antenna system or significantly decrease its efficiency or performance may be imposed.

B-10. PETS An Owner may keep two (2) customarily uncaged household pets within the Owner's Lot and each Owner may also maintain a reasonable number of small caged animals, birds or fish under the following conditions:

- a) Whenever pets are outside of the resident's lot, they must be on a leash or otherwise under full control of the owner.
- b) No household pet shall be chained or otherwise tethered in front of a lot or in the Common Area.
- c) Pet owners shall be responsible for the prompt removal and disposal of pet wastes deposited by their pets within the Community.
- d) Residents shall be responsible for any personal injury or property damage caused by their pets.
- e) Pets emitting excessive noise, or in any manner unduly disturbing other residents, may be prohibited by order of the Board of Directors after notice and a hearing.
- f) No animals shall be maintained for any commercial purposes. No other animals, livestock or poultry of any kind shall be kept, bred or raised on any lot or in any residence.

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B-11. SPEED LIMIT The maximum speed limit within the confines of Paradise Cove is 25 miles per hour.

B-12. BUSINESS ACTIVITIES No business or commercial activities of any kind are to be established, maintained, permitted or conducted in any home or on any portion of the common areas except the following:

- a) Maintaining a personal library in a residence.
- b) Keeping personal business records or accounts therein.
- c) Handling personal or professional telephone calls or correspondence therefrom.
- d) Leasing or renting a residence.
- e) Conducting any other activities on an Owners lot otherwise compatible with residential use which are permitted under applicable zoning laws or regulations without the necessity of first obtaining a special use permit or specific governmental authorization.

B-13. GARBAGE All garbage, trash and accumulated waste material shall be placed in appropriate covered trash containers and stored where they are not visible from any lot or the street. Trash containers may be placed on the public street only on the night before and the day that pickup is to occur.

B-14. SPORTS EQUIPMENT No basketball standards, fixed sports apparatus or similar equipment shall be attached to the exterior of any Residence or permanently placed on any Lot without the approval of the Architectural Committee. Portable or movable basketball equipment or other movable sports apparatus may not remain overnight on any Lot where visible from adjacent Lots or streets without the prior approval of the Board. Portable basketball standards may not be placed on sidewalks or the public streets at any time.

B-15. LANDSCAPING Each Owner shall maintain all landscaping located within the Owner's lot. If landscaping within the enclosed portions of lots is not installed by Builder, each Owner shall install permanent landscaping within the enclosed portions of the Owner's lot within six (6) months after the conveyance of the lot to the Owner. All landscaping in the Project shall be maintained and cared for in a manner consistent with the standards of design and quality as originally established by Builder and in a condition comparable to that of other well maintained residential areas in the vicinity of the Project.

- a) All landscaping shall be maintained in a neat and orderly condition.
- b) Any weeds or diseased or dead lawn, trees, ground cover or shrubbery shall be removed and replaced.
- c) All lawn areas shall be neatly mowed and trees and shrubs shall be neatly trimmed.
- d) Irrigation systems shall be fully maintained in good working condition to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.

B-16. WINDOW COVERINGS In order to maintain the uniform aesthetic attractiveness of the Association, residents are requested to ensure that all window treatments visible from the outside are

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neutral or lined with a neutral backing. No sheets, paper, cardboard or aluminum foil may be used as a window covering.

B-17. CLOTHESLINES No exterior clotheslines shall be erected or maintained except as specifically allowed by law.

B-18. ARCHITECTURAL CONTROL

- a) The Architectural Committee has developed guidelines, included in these Rules, concerning exterior changes to your home and improvements to your lot these guidelines conform to the CC&Rs of our Association. The purpose of these guidelines is to provide the required information and forms regarding any exterior changes and modifications of the home so the Committee may render its decision.
- b) All visible landscape plans must be approved by the Architectural Committee.
- c) When applying for approval, please send as much information as you can and include the following specific items:
 1. Completed Application Form
 2. Exact location: use a scale drawing if applicable.
 3. State color, size, composition and description.
 4. Photo, sketch, copy of an advertisement or facsimile.
 5. Contractor's name or company making the item etc.
 6. Two neighbor acknowledgment signatures.

Please send all applications for approval to THE MANAGEMENT COMPANY at:

C & C Property Management
425 Merchant St., Suite 101
Vacaville, California 95688
rich@ccpropmgmt.com

- d) Please remember that you must get approval BEFORE making any changes or additions.
- e) Alterations, additions or modifications made to your lot or the exterior surfaces of your home must have prior written approval from the Architectural Committee or the Board of Directors. This includes visible landscaping, solar energy systems, fences, walls, sun screens, bamboo blinds, decks, lattices, pools, spas, color changes, sheds, any sports apparatus, etc.
- f) Any alterations that do not have prior written approval by the Committee or
- g) Board of Directors will be removed by the homeowner and the area will be restored to its original condition. Should the homeowner fail to comply, the Association will pursue its legal remedies including, but not limited to having the alteration removed at the owner's expense.
- h) In addition, the Board of Directors may also assess fines of not less than \$10.00 per day_or more than \$50.00 per day_for non-compliance of Board requests to have non-approved alterations restored to their original condition.

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C. ENFORCEMENT

Fines: To ensure compliance with the above mentioned rules, Owners may be fined not less than \$75.00 nor more than \$500.00 per occurrence or continuation of violations. Fine amounts are to be set by the Board of Directors based on the merits of each violation.

Due Process Requirements: Before the Board imposes any monetary penalties or suspension of membership rights or Common Area use privileges against any member for failure to comply with the CC&Rs, the Bylaws or the Association Rules, the Board must act in good faith and satisfy each of the following requirements:

1. The member must be given 15 days prior written notice specifying the nature of the damage or violation and stating the time, date and place that the member will have an opportunity to be heard . Notice may be delivered personally or by mail. If the notice is given by mail, it must be sent by first class or registered mail to the last address of the member as shown on the Association's records.
2. The member will be given an opportunity to be heard, orally or in writing, by the Board. Members shall have the opportunity to present witnesses on the member's behalf and to cross-examine any witnesses that may testify against the member. After the hearing, the Board shall determine whether owner damage or a violation has occurred and, if so, may impose a "Reimbursement Assessment," which shall become effective not less than five (5) days after the date of the hearing, or the Board may take such other action as may be appropriate.