

LA MIRAGE at ALISO VIEJO HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

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LA MIRAGE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

INTRODUCTION

The social success of a condominium community depends in large part upon the rules, regulations, and restrictions that govern how residents are expected to conduct themselves. Typically the Covenants, Conditions, and Restrictions (CC&Rs) subject all unit owners to general covenants, while the Bylaws and Rules and Regulations provide specific guides for day-to-day living. Without these restrictions, and a means to enforce them, the community living experience would become chaotic indeed. Your Board of Directors has adopted the following Rules and Regulations to assure the enjoyment and tranquility of all persons living in the community.

To preserve the aesthetic environment of the La Mirage community and to protect the property values of all homeowners, adherence to the adopted Rules and Regulations by all residents is vital. Obviously, a wholesale disregard for these Rules and Regulation by even just a few will give an adverse impression of the community as a whole. Owners shall be responsible for their tenants' and occupants' actions or misconduct and adherence to the Rules and Regulations of the Association. Each owner shall be responsible for providing their tenants with a current copy of the Association Rules and Regulations.

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

The Rules and Regulations documented below may be changed or amended at the discretion of the majority of the Board of Directors. Similarly, new Rules may be adopted or existing Rules may be revoked by action of the Board. Such changes will become effective only after due notification to the homeowners of the community.

These Rules and Regulations do not in any manner supersede or change the CC&Rs or Bylaws of the Association. They are, by their nature, equally enforceable under the law.

Whenever the word "owner" or "homeowner" appears in this document, it is inclusive of tenants and/or occupants. Thus, all Rules and Regulations herein apply to all owners, tenants, and/or occupants.

Receipt of this document shall constitute formal notice. No additional warnings need be given. Notice by first class mail is considered served within three business days after mailing

LOCAL AUTHORITIES

Title Six of the California Civil Code also known as the Davis-Sterling Common Interest Development Act and all sections therein are deemed incorporated into these Rules and Regulations and made a part thereof.

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ENFORCEMENT OF RULES AND REGULATIONS

In order to enforce the CC&Rs, Bylaws, Articles of Incorporation, and these Rules and Regulations, the Board of Directors may, among options identified below, levy, assess, and collect reasonable fines and costs as established by the Board of Directors. The Homeowner will be assessed such fines for violations by the owner, members of his or her family, guests, licensees, tenants, or lessees of such homeowners.

REPORTING PROCEDURE

Any resident of La Miráge may report an alleged violation of or non-compliance with the CC&Rs, Bylaws, Architectural Guidelines, or these Rules and Regulations. All such reports must be documented in writing and may be submitted by mail or email to the Board of Directors through the property management company. Reports of alleged violations made during the course of the Open Forum segment of the monthly Board of Directors meeting will be similarly documented. Reports must include the following information and may be submitted on a form similar to Attachment A.

- Nature of the incident being reported
- Approximate date and time of the reported incident
- Address of person(s) (residents or guests) in violation
- Name and address of person filing the report

NOTIFICATION PROCEDURE

First Letter: A letter to the Homeowner describing the alleged violation of or non-compliance with the CC&Rs, Bylaws, Rules and Regulations or Architectural Guidelines. In this letter the nature of the alleged violation or non-compliance will be indicated together with the approximate date and time of the observed incident. The owner will be provided an opportunity to address the accuracy of the reported incident. If the complaint is accurate, the owner is required to correct the violation or non-compliance.

Second Letter: If the non-compliance violation continues or is left uncorrected, a formal charge of the reported violation or non-compliance will be sent. This letter will again contain the nature of the violation or non-compliance, the date, time and place of the meeting at which the Board of Directors will consider appropriate enforcement actions, and a statement that the member has a right to attend the meeting and may address the Board. This notification will be mailed at least 10 days prior to the meeting.

Notice of Action Taken: If the Board of Directors imposes disciplinary action, the Homeowner will be provided a written notification within 15 days of the decision. Any penalty will become effective five (5) days after the hearing (Section 12.4 of the Bylaws).

ENFORCEMENT OPTIONS

At a hearing, the Board may take the following actions:

- Suspension: Suspension of use of the recreational facilities or voting privileges may be for successive 30-day periods, until the violation or non-compliance is corrected.

- **Fines:** The amount of fines will be at the discretion of the Board, may vary and increase depending on the circumstances or the severity of the violation as indicated in the Schedule of Fines below, and may include legal action. An additional clerical fee may also be assessed to cover the costs of processing the notice. The initial fine may increase at a rate that is two times (2X) the prior month's rate until the violation or non-compliance is corrected.
- **Filing of Notice:** A Record of Notice of Noncompliance encumbering homeowner's unit may be filed with the Orange County Recorder for more serious or repeated violations and fines. Transfer of title is typically subject to the encumbrance.

Schedule of Fines: The examples given are not intended to be all-inclusive but are intended to describe the range of infractions and the potential fines in each category.

- **Minor Violation:** \$25 - \$200
 - Garbage cans left out
 - Use of improper window treatments
- **Medium Violation:** \$50 - \$500
 - Garage door repeatedly left open
 - Improper display of signs or flags
 - Inadequate care of patio/Deck plantings
 - Excessive noise
- **Major Violation:** \$100 - \$1000
 - Not providing Owner/Occupant information on a timely basis.
 - Not satisfying prior approval requirements (modifications, satellite dishes, etc.)
 - Not picking up after pets
 - Inadequate maintenance and repair of units.
 - Abusing parking rules
 - Violation of swimming pool and spa safety rules
- **Extreme Violation*:** \$250 - \$2500
 - Structural change or damage to buildings
 - Improper storage of flammable materials
 - Conduct of illegal activity within the community
 - Abusive or threatening language to neighbors

*** In addition to a police report being filed, the actions will be subject to a fine.**

Notes:

1. It is each Homeowner's sole responsibility to inform their guest and tenants of all Rules and Regulations. The owner is also responsible for any and all damage caused by their tenants.
2. The Remedy of the violation or non-compliance is at the homeowner's expense.
3. All legal fees or costs incurred by the Association to enforce violations or collect fines will be the responsibility of the Homeowner.

GENERAL COMMUNITY

AREA DEFINITIONS

Exclusive Use Residential Areas

The Exclusive Use Residential Area consists of all interior surfaces of perimeter walls, ceilings, floors, windows, and doors of a unit.

Exclusive Use Common Area

The Exclusive Use Common Area is defined as those portions of the Common Area over which Exclusive Easements are reserved for the benefit of owners, including without limitation, for patio, balcony, yard, stairs, landing and parking purposes and internal and external telephone wiring designed to serve a single unit but located outside the boundaries of that unit, in accordance with California Civil Code, Section 1351(i), and Exclusive Use Common Area from Article I, Section 1.30 of the Associations CC&Rs.

Because each unit at La Mirage is dimensionally unique, the La Mirage Homeowners Association reserves the right to define the Exclusive Use Common Area of each Plan.

- Plan 1: The area between the front door and the arch.
- Plan 2: The stairway from the common landing to the front door.
- Plan 3: The stairway from the common landing to the front door.
- Plan 4: The area between the front door and the stucco wall.
- Plan 5: The area from the front door to the sidewalk or walkway.

At La Mirage, the Tennis Court, Swimming Pool, and Clubhouse constitute Exclusive Use Common Area facilities.

Common Areas

The Common Area encompasses all portions of the development, with the exception of the individually owned units and includes those areas outside a unit's front door or patio. Exclusive Use Common Area is a subpart of the Common Area.

The La Mirage Homeowner Association will act in full compliance with the Fair Employment and Housing Act and prohibits discrimination in the living environment and use of the Common Area and Exclusive Use Common Area facilities on the basis of race, color, ancestry, national origin, religion, marital or familial status, sex, sexual orientation, source of income, disability, or age.

Residents who are children shall have full access to the full use and enjoyment of the Common Areas and Exclusive Use Common Area facilities as long as that access neither presents a safety hazard to the child or other residents nor interferes with the peace, quiet, and enjoyment of other residents.

RULES AND REGULATIONS

I EXCLUSIVE USE AREA

RESIDENCE. All units shall be used exclusively for residential purposes only. Use of the residence and exclusive use area for business purposes is strictly limited to telephone, email, or other similar remote telecommunication activities.

1. No activity is permitted in a residence or exclusive use area that is illegal in nature, causes unreasonable noise or nuisance, or may cause the property to become uninsurable.
2. No modifications or alterations are permitted in a residence or exclusive use area that will structurally change or damage the building.
3. Homeowners must promptly repair and maintain their units in a satisfactory condition, especially to the extent any other unit is affected. All internal installations such as doors, windows, and water, power, sewer, and gas utilities are to be maintained at Owner's expense. Homeowners are responsible for the maintenance, repair, and replacement of all property, equipment, and appliances within the unit. This responsibility includes, but is not limited to the following:
 - All plumbing equipment including, tubs, showers, lavatories, toilets, and piping interior to the unit.
 - All lighting fixtures and all wiring within the unit.
 - All flooring.
 - All plastering, painting and other maintenance of walls and ceilings.
 - All pest and rodent control within the unit.
4. **Window Coverings.** All Windows, sliding doors, etc. shall be properly covered with appropriate window dressing. Sheets, blankets, or other such items are specifically prohibited. Window dressing shall be of a reasonable quality and shall compliment the property. Curtains, drapes, shades, blinds, or standard residential non-reflective tinting is recommended. Window treatments should have a neutral appearance from the outside.
5. **Signs & Posters.** Non-Commercial signs and posters that are not larger than nine (9) square feet in dimension, are constructed of acceptable materials, and are in conformity with City, State, and Federal law may be posted or displayed from the window, door, patio, balcony, or railing of an owners Exclusive Use Common Area. Acceptable materials are paper, cardboard, cloth, plastic, or fabric. Attaching signs and posters to the exterior structural surface of the residence is strictly prohibited. The method of attaching such signs and posters must lie within the dimension of the sign or poster itself. Signs and posters not meeting the above requirements may not be displayed without the prior written approval of the Architectural Review Committee. Such signs or posters shall be kept in good repair and in a neat and attractive condition at all times.
6. **Flags & Banners.** Non-Commercial flags and banners that are not larger than fifteen (15) square feet in dimension, are constructed of acceptable materials, and are in conformity with City, State, and Federal law may be posted or displayed from the window, door, patio, balcony, or railing of an owners Exclusive Use Common Area. Acceptable

materials are paper, cardboard, cloth, plastic, or fabric. Attaching flags and banners to the exterior structural surface of the residence is strictly prohibited. The method of attaching such flags and banners must lie within the dimension of the flag or banner itself. Flags and banners not meeting the above requirements may not be displayed without the prior written approval of the Architectural Review Committee. Such flags and banners shall be kept in good repair and in a neat and attractive condition at all times.

PATIO. The patio area must be maintained to preserve and protect the attractive appearance of the La Mirage community.

1. The patio or balcony must be kept clean and free of debris and animal wastes at all times. Patios should not be used for storage areas.
2. Plantings within the patio area are at the homeowner's discretion. However all plants, shrubs, and trees must be suitable for the space, must be regularly pruned and kept off the building and walls, and must not grow over walls into the Common Area or into other patios. Foliage (ivy vines, etc.) that attaches to the building exterior or to patio walls is prohibited. Prior Architectural and/or Landscape Committee approval must be obtained for plantings that may grow to exceed five feet (5 ft) in height.
3. Flower pots, plants, and other objects located in the patio area must be free-standing and not attached to or supported by window sills or by patio walls or railings.
4. Any damage to buildings, structures, or walkways by branches or root systems of patio plants will be the responsibility of the homeowner and must be corrected at the homeowner's expense.
5. Erecting clotheslines in patio areas is prohibited. Hanging or draping anything (clothing, linens, towels, bathing suits, etc.) on windowsills or patio walls or railings is similarly prohibited.

GARAGE. Each garage shall be used primarily for the parking of the resident's vehicles and for personal storage. Assigning or leasing of a unit's garage space is prohibited without approval of the Board.

1. Garages must have the capacity to accommodate at least the number of vehicles for which they were initially constructed.
2. Garages must be kept clean and safe. Any activity that could pose a fire, health, or safety hazard, and/or an unreasonable noise nuisance is prohibited.
3. Flammable products (paint, thinner, oil, etc.) in nominal quantities for the individual residents personal use is permitted only when stored in suitable and properly marked containers. Storage of gasoline or open containers of oil is prohibited.
4. Vehicle Repair. Overhaul, repair, maintenance or restoration of personal vehicles (automobiles, motorcycles, ATVs, etc.) is only permitted inside the garage, with the garage door closed, provided that such activity is not undertaken as a business. Any such activity may be prohibited entirely if the Board determines that it constitutes a nuisance.

5. For purposes of security and appearance, garage doors shall be kept closed unless someone is physically present in the garage.
6. Any wiring changes in a garage require a County Building and Safety Permit.

IMPROPER MAINTENANCE. If, in the judgment of the Board, a homeowner fails to maintain his/her residence, patio, or garage in a clean, sanitary, and attractive condition that is generally free of debris, the Board shall send written notice to the homeowner specifying what work or repairs are required and specify a time frame for resolution. In the event the homeowner fails to carry out the required maintenance or repair within the specified period, the Board shall be free to cause the work to be done and assess the cost to the homeowner.

OWNERS AND OCCUPANTS. An Owner may lease or rent their unit to other individuals provided that the unit is rented pursuant to a lease or rental agreement which is in writing and subject to all the provisions of the La Mirage Homeowner Association CC&Rs, Bylaws, and Rules and Regulations. All Owners either residing in or leasing/renting their unit are required to provide the following information to the Board (by notification to the management company) within seven (7) days of occupancy:

- Name and Address of Owner
- Residence address
- Names of all persons living in the unit.
- Telephone number of Residence.
- Name, address, and telephone of persons who should be contacted in case of emergency.
- Description and license number for all tenant vehicles.
- Description of pets (if any).

The above information may be provided on a form similar to Attachment B.

For leased or rented units a completed Rental Compliance Agreement (available from the management company) must also be filed with the management company within seven days of occupancy. Failure to file the Rental Compliance Agreement forms promptly with the management company is considered a Major Violation of these Rules and Regulations, and the homeowner will automatically be called to a violation hearing where penalties may be imposed.

Owners shall provide new tenants/occupants with a copy of the Association Rules and Regulations and a key to the pool area (procured from the management company at owners expense).

Unit owners shall be responsible for notifying the management company of any changes in occupancy.

The Association recreational facilities are limited to community residents and their guests. Non-resident owners are not permitted to use these facilities.

II COMMON AREA

1. LOITERING IS STRICTLY PROHIBITED AT ALL TIMES.
2. Any common sidewalks, passageways, driveways or streets shall not be obstructed or used by any owner for any purpose other than entrance to and exit from the units.
3. Light recreational activities (playing catch, throwing a Frisbee, riding of bicycles or non-motorized scooters and, roller blades, etc.) are permitted on the streets of the La Mirage community and other common areas provided they are done in a safe and considerate manner.
4. Any damage to buildings, recreational area or equipment, Common Area property, or to the general Common Area caused by an owner, his family, tenants, guests of the owner or tenants, hired contractor employees, or pets shall be repaired at the expense of the applicable owner.
5. Parents and guardians shall be held responsible for the actions of their children at all times.
6. The Association accepts no responsibility for injuries resulting from a resident's participation in any activity in the Common Areas

III PROTECTION OF COMMON AREA

BUILDINGS. The care and maintenance of the exterior of all buildings within La Mirage is the exclusive responsibility of the Association.

1. No owner is permitted to paint, repair, maintain, alter or modify any exterior wall, railing, door, window, roof, or any installation of buildings within the Community.
2. Fasteners of any type (wire, nails, screws, etc.) must not be used to secure or support any item (plant hangers, satellite dishes, alarm boxes, etc.) to any Community building exterior surface.
3. Affixing any material (indoor-outdoor carpeting, safety strips, etc.) to the steps leading to the doorway is prohibited.
4. To protect the waterproof finish, affixing any material to the deck surfaces is strictly prohibited.
5. Climbing to and walking on roofs is prohibited except for repairs with the Board's permission or for emergencies.
6. Any seasonal lighting displays must be connected to the individual homeowner's electrical outlets. All decorations are to be removed within 30 days of the holiday.

LANDSCAPED AREAS. The development, care, and maintenance of Common Area landscaping within La Mirage (including the stream) is the exclusive responsibility of the Association.

1. Prior approval of the Board of Directors is required for any plantings in the Common Area.
2. No activities are permitted that will damage the landscaped portions of the Common Area (including but not limited to trees, lawns, plants, sprinklers, streams).
3. Tree climbing is specifically prohibited.
4. Vehicles or conveyances of any kind (including bicycles, scooters, roller blades, etc.) on the lawns or landscaped area are prohibited.
5. Repair of damage caused by such activities shall be the responsibility of the applicable unit owner.
6. Real Estate Signs. No signs may be erected in the Common Area except for one (1) sign of not more than 18" X 24" (complying with City requirements and/or Civil Code Section 712-713) advertising the property for sale, lease or rent. Such signs shall be kept in good repair and in a neat and attractive condition at all times.

SIDEWALKS. Sidewalks are exclusively for foot traffic and must be kept free of all obstructions. Use of the sidewalks for any vehicle, including roller blades, non-motorized scooters and bicycles, is prohibited.

STREETS, DRIVEWAYS, AND PARKING.

1. ALL DRIVEWAYS AND STREETS WITHIN LA MIRAGE ARE DESIGNATED BY THE ORANGE COUNTY FIRE DEPARTMENT AS FIRE LANES AND ARE SUBJECT TO ALL LAWS AND CODES GOVERNING THE SAME.
2. The streets and driveways within La Mirage are to be used primarily for vehicular ingress, access and egress through the Community. Automobiles have priority in the use of streets.
3. The maximum speed limit within the La Mirage Community is 15 mph.
4. Limited recreational activities are permitted on the Common Area streets (riding of bicycles, non-motorized scooters, and roller blades, etc.) including ingress and egress in and out of the Community. All riders are required to obey the rules of the road and helmet/protective gear regulations. Further, all riders must use necessary precaution to avoid interfering with the flow of traffic or creating unreasonable risks of harm to pedestrians or motorists.
5. In an effort to limit the potential for accidents, property damage and noise-related complaints, the streets may not be used for recreational, sporting, or similar uses such as skateboarding, street hockey, baseball, football and the like. Skateboarding is expressly prohibited on these streets (Orange County Ordinance 3768, Section 6-4-502), in addition to all driveways, parking areas, curbs, walkways, pathways, and all other Common Areas within La Mirage.

6. Parking areas, whether Exclusive Use, Guest Only or Open Parking, are **FOR PARKING ONLY**. Activities such as playing, sunbathing, loitering, storage, etc. are prohibited. No one is permitted to sleep or live in any vehicle in the Common Area.
7. Vehicle repair, maintenance or restoration is prohibited on Common Area streets or parking areas.
8. Vehicles leaking gasoline, oil or other fluids may be prohibited from parking in any parking space. Any clean up or damage expense caused by such leakage will be the responsibility of the vehicle owner. If the owner is a guest or tenant of a homeowner, that homeowner will be responsible. Vehicles in violation are subject to fine or removal at owner's expense.
9. Trash. No items are to be left outside garages. All rubbish, trash, garbage or other discarded items must be in appropriate containers. Trash containers must not be placed outside until 6 PM the evening before trash collection day. Trash containers must be brought inside by nightfall on trash collection day (currently Friday).

Homeowners and tenants are encouraged to pick up paper and debris from the Property when observed and to keep the area around their Unit clean at all times. Please cancel newspapers and deliveries if you will be away for an extended period of time or ask a friend or neighbor to pick them up for you to discourage vandalism or attract undesirables.
10. Garage/Yard Sales. Garage/yard sales are prohibited unless a part of a community-wide event authorized by the Board.

IV RECREATIONAL FACILITIES

The Tennis Court, Swimming Pool, Spa and Clubhouse are here for the enjoyment of all residents. These rules are intended to make these areas pleasant for all residents.

TENNIS COURT

1. The court hours are 8 AM to 10 PM only.
2. The court gate must be kept closed and locked at all times except to enter or exit the facility.
3. Appropriate footwear for use on the court is required. No street shoes are allowed.
4. The court should primarily be used for tennis. Skateboards, bicycles, scooters, skates and the like are not permitted on the court due to potential damage to the playing surface. Repairs to the court for any damage done will be at the expense of the applicable owner.
5. Food or breakable containers are prohibited in the court area.
6. Animals are not permitted in the court area.
7. As a courtesy, players must yield the court after one hour of play if other players are waiting for the court.

8. A resident must accompany all guests using the court.
9. Horseplay, fighting, or nuisance activity is not permitted. Jumping over or sitting or hanging on the net is not allowed.

SWIMMING POOL AND SPA

THERE IS NO LIFE GUARD ON DUTY. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK AND ARE RESPONSIBLE FOR THEIR OWN SAFETY. THE ASSOCIATION DOES NOT ASSUME ANY RESPONSIBILITY FOR ACCIDENTS.

1. Pool and Spa hours are 8 AM-10 PM, Sunday through Thursday and 8 AM-Midnight Friday and Saturday. Hours are posted in the pool area.
2. The Pool and Spa gate must be kept closed and locked at all times except to enter or exit the facility. Do not prop open the gate. **Leaving the gate open allows unauthorized persons to use the pool and spa facilities and thereby causing a potential safety hazard and insurance liability.**
3. Residents should have their pool key with them when using the facility. Restroom doors should never be propped open.
4. Residents have first priority. The pool and spa are for the exclusive use of residents and their invited guests. Residents are granted the privilege of inviting guests to use the facilities under the following conditions:
 - The number of guests is limited to four (4) per household at anyone time without prior permission from the Board of Directors.
 - Residents are totally responsible for the conduct and safety of their guests.
 - Residents are responsible for cleaning up after themselves and their guests.
5. Children under the age of 14 should not use the pool without an adult in attendance (State Health and Safety Code 65539).
6. Children under the age of 14 should not use the spa without an adult in attendance (State Health and Safety Code 65539). This state law is for the child's health and safety. The temperature of the spa water can cause heart failure in a child.
7. Diving, running and horseplay are prohibited.
8. Proper swimming attire is required in the pool area. Nude bathing is not permitted. Toddlers and infants must wear leak-proof plastic pants when in the pool or spa. Feces in the pool will result in the closure of the pool by the Health Department for one complete water cycle period (State Health and Safety Code 65531).
9. Persons intoxicated or under the influence of drugs (prescription or otherwise) are not allowed in the pool, spa or any recreation facility.
10. Any activity creating undue noise (yelling, screaming, loud radios) or behavior endangering the perpetrator or others (pushing, shoving, fighting, diving) is prohibited. Violators may be asked to leave the area and/or the police may be called. A fine may also be assessed.

11. No animals are permitted in the pool area.
12. Glass is prohibited in the pool area. Cleanup is the responsibility of those using the pool and spa facility. All trash, including cigarette butts, must be disposed of properly. The area should be checked to be sure that personal items are not inadvertently left behind.
13. The following items are not permitted in the pool or pool area: soap or foreign substances, pets, bicycles, skates, skateboards, Frisbees, glass containers, breakable or sharp objects, boats, inner tubes or air mattresses. Inflatable water toys are permitted. Aquatic games should stop if they interfere with other swimmers in the pool.
14. As a courtesy, radios should be kept at a low volume. The use of earphones is highly recommended.
15. Towels should be placed over pool furniture when using suntan oils, lotions, or the like.
16. Pool furniture must not be removed from the pool area and cannot be saved or reserved.
17. Replacement pool keys are \$25. Replacement keys can be obtained through the property management company.

CLUBHOUSE

The Clubhouse is an Association facility and is available for the use and enjoyment of all residents for a rental fee and refundable deposit. To schedule use of the Clubhouse, please contact the property management company. Advance reservations for major holidays such as New Years, Easter, Thanksgiving, Christmas, etc. cannot be made more than twelve (12) months in advance. To avoid forfeiture of the rental fee, cancellations must be received 30 days prior to the scheduled rental date. **Exclusive use of the Clubhouse does not entitle one to exclusive use of the pool.**

1. Clubhouse hours are 8 AM to 1 AM.
2. No smoking is permitted in the Clubhouse.
3. Only residents and their invited guests may use the Clubhouse. Guests must be accompanied by a resident at all time.
4. No animals are permitted in the Clubhouse.
5. No wet clothes are allowed in the Clubhouse.
6. Clubhouse furnishings and accessories are not to be removed for any reason.
7. Please be considerate and limit music and noise. Under County Code, noise should be kept at a minimum from 10 PM to 7 AM.
8. Residents are responsible for the proper use of the facility. All Clubhouse furniture should be returned to its proper place. The Clubhouse should be left cleaned, vacuumed, trash removed, thermostat turned off, inside lights turned off, including restrooms, and all doors locked. Any additional rented furniture must be removed at the end of the event, unless prior arrangements have been made to rent the Clubhouse for an additional day.

9. Damage, abuse and vandalism of the Clubhouse and its facilities will preclude further use of the clubhouse by the resident who rented it. Fines may be levied against the resident. Further, the resident will forfeit the deposit. In the event the costs for clean up and repair exceeds the deposit, the resident will be responsible for the excess.

V PARKING AREA POLICY AND RULES

Parking of the following motorized land vehicles, designed and used primarily for non-commercial passenger transport, is permitted on the premises of the La Mirage Community:

- Automobiles
- Passenger vans designed to accommodate ten (10) or fewer people
- Two-wheel motorcycles
- Pick-up trucks having a manufacturer's rating or payload capacity of one (1) ton or less.

No other types of vehicles may be parked on the Property without prior approval of the Board of Directors.

1. All residents of a given unit are permitted to park not more than a total of two (2) vehicles at any one time on the La Mirage premises. For those with only a one car garage, the other vehicle may be parked in the unit's deeded (Exclusive Use/Reserved Parking) space. Additional parking variance via parking permit may be obtained through the patrol company by those who qualify.
2. The developer of La Mirage provided each unit with two Exclusive Use spots for parking consisting of either a one-car garage plus one deeded Exclusive Use parking space (Plans 1 and 2) or a two-car garage (Plans 3, 4, and 5).
3. The La Mirage Association includes five types of parking:
 - Garages: Residents with one-car garage must use their garage and/or Exclusive Use Parking Space for parking. Residents with two-car garages must use their garage for parking. Garages must have the capacity to accommodate at least the number of vehicles for which they were initially constructed.
 - Exclusive Use/Reserved Parking Spaces: These spaces are deeded to specific units and are for the exclusive use of the owners/occupants. If anyone should park in a reserved space not deeded to them, their vehicle may be towed without notice. The homeowner of a deeded Exclusive Use parking space should be prepared to show the two truck driver summoned to tow an improperly parked car the deed to his/her property demonstrating ownership of the assigned parking space in question.
 - Guest Only Parking Spaces: Guest parking spaces are intended for the exclusive use of Guests visiting residents of La Mirage. Guests may utilize these parking spaces three (3) times each 30 (thirty) day period. The patrol company will cite vehicles on the 4th time and tow the vehicle on the 5th time (in a 30-day period). Residents may not park in Guest parking spaces. Any resident parked in a Guest parking space will be towed immediately.

If a Guest will be visiting for longer than 3 days in a 30-day period, their vehicles may be placed on the safelist at the discretion of both Management and the Board of

Directors. Please contact the Management Company Monday through Friday if you think a Guest may exceed the 3-day term.

- Open Parking Spaces: Several unmarked Open parking spaces are available throughout the Community for use by visitors or residents whose parking is temporarily unavailable (NOT MORE THAN 72 HOURS). The Open parking spaces may be used on a first come, first served basis. Residents who abuse the use of these Open spaces will be cited and towed.
4. All resident's vehicles parked in the La Mirage Community must have current California registration and be in running condition.
 5. No vehicle may be parked on the street or in front of a garage except on a temporary basis for loading and unloading, not to exceed ten (10) minutes. Fire Lane restrictions apply to these areas, and therefore, unattended vehicles will be towed without notice to the owner as authorized by California State Vehicle Code f226585.2.
 6. Boats, trailers, campers, motor homes, or any similar recreational vehicle may not be parked in any exterior parking area. The owner of such a vehicle will be subject to having their vehicle towed without notice to the owner.
 7. All vehicles must be in running condition. The owner of a partially or totally dismantled vehicle will be subject to fines and having their vehicle towed without notice to the owner.
 8. Violators of these parking rules will be subject to fines and/or having their vehicles towed at the owner's expense. A company patrols La Mirage Community at random times during the night and day and has authority, in certain cases, to tow vehicles without notice to the owner.
 9. As previously stated on page 11 of these Rules and Regulations, vehicle repair, maintenance or restoration is prohibited on Common Area streets or parking areas. This includes car washing. If the Association incurs a fine from the City of Aliso Viejo due to a resident washing their vehicle in the Community, the cost of the fine will be forwarded to the *homeowner* of the unit in violation. Fines from the City of Aliso Viejo can range from \$100 to \$1,000 per occurrence/per day.
 10. All towing in the Community is at the expense of the vehicle owner.

VI ARCHITECTURAL RULES

The La Mirage in Aliso Viejo Homeowners Association has been developed for the mutual benefit of all of the members. In order to preserve the value desirability, attractiveness, and architectural integrity of our Community, the CC&Rs of the La Mirage Homeowners Association have authorized the formation of the La Mirage Architectural Review Committee. The Architectural Review Committee is empowered to review homeowner submittals for Exclusive Use Common Area architectural improvements in accordance with the Associations Architectural Guidelines.

1. Exterior Modifications: Installation of any exterior improvement or attachment (patio covers, awnings, etc.) is prohibited without **prior** written approval of the Board and the Architectural Review Committee.

2. Screen Doors: Screen doors must be selected from an approved list (available from the Architectural Review Committee or the Management Company), installed by the supplier and properly maintained in good working order.
3. Satellite Dishes: Exterior television or radio antennas are permitted to the extent required by current law. Antenna cables shall not be mounted on exterior walls or pass through windows. Satellite dishes, one meter in diameter or less, may be installed within a unit's Exclusive Use Common Area. Mounting plans must be submitted to and approved by the Architectural Review Committee **prior** to installation. Where multiple locations for adequate reception are possible, the least obtrusive location (e.g. strapped to the far side of the chimney) must be utilized. Maintenance of such items, including any impact on the building envelope and/or equipment, is the responsibility of the homeowner.

VII DISPOSAL OF TOXIC WASTE

No owner or occupant shall dispose of any toxic material on the complex in a manner that is inconsistent with local and federal law. The Board of Directors shall be empowered to levy a severe fine against the owner of the unit whose occupants have been observed illegally disposing of any toxic material. Toxic materials include, but are not limited to oil, antifreeze, solvents, gasoline, paint, etc.

VIII NOISE

Owners, tenants, and occupants shall avoid making or causing loud, disturbing, or objectionable noises and avoid using or playing musical instruments, radios, phonographs, televisions, amplifiers, or other devices in a manner that may unreasonably disturb owners, tenants, or occupants of other units.

Homeowners are urged to exercise restraint in using noise-making tools, and appliances and avoid using them after 10:00pm or before 7:00am on weekdays and 9:00 am on weekends.

Barking dogs shall be controlled by their owners. Complaints received by the Management Company regarding a barking dog may result in removal of the dog at the unit owner's expense.

IX ANIMAL REGULATIONS

1. Orange County Title 4 – Health, Sanitation and Animal Regulation will be enforced the governing Orange County Agencies (copy available upon request from the Management Company).
2. Residents are responsible for any personal injury or property damage caused by their pets.
3. Exclusive of fish and small birds (canaries, finches, etc.) no more than two (2) usual and ordinary pets may be kept in residence.
4. Pets are not allowed within the confines of the pool area, the tennis courts or in the Clubhouse.
5. **No pets (including cats) are permitted to run loose in the Common Area.**
6. Pets outside a residence and in Common Areas must be restrained by a leash of a length sufficiently short to enable the owner/handler to control the pet under any conditions.
7. **Pet owners are responsible for removing their pets' feces from the Common Area.**

8. Pet owner must keep their patio areas clean and sanitary so as not to create offensive odors.
9. Pet owners are responsible for keeping their animals quiet to not disturb the neighborhood. If a dog is barking excessively, the owner must bring the dog in the residence.

X CRIMINAL OR SUSPICIOUS ACTIVITY

Homeowners are encouraged to be active participants in the Neighborhood Watch Program. If you observe any suspicious or illegal activity, **call the police immediately (Do not call 911 unless it is an emergency)**. Keep the police number at your telephone. If you observe or hear activity in the pool or tennis court areas after hours, notify the police. **Do not confront the persons involved.**

Rules and Regulations adopted by the Board of Directors in December 2003
Amended in February 2006