

# Rules and Regulations

## of the

### Oceana Mission Unit IV Homeowners Association

Amended October, 2016

Important! This copy of the Rules and Regulations is intended for use by the actual resident(s) of the Oceana-Mission Unit IV Homeowners Association. If you are selling or leasing your property you are required by the governing documents to ensure that a copy of these Rules and Regulations, as well as a copy of the Articles of Incorporation, Bylaws, and the CC&Rs of the Association, along with a key to the clubhouse, are furnished to the buyer or lessee.

## PLEASE NOTE

Although this pamphlet is entitled RULES & REGULATIONS, it is, for the most part, a miniature version of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Homeowners Association grouped by subject matter for easy reference. Hopefully each household will keep the Pamphlet handy and refer to it when needed. All residents should understand, however, that each and every restriction of the CC&Rs is not contained in these RULES AND REGULATIONS. If, in writing these, the Board of Directors has written something in error that does not agree with the CC&Rs, the Articles of Incorporation, or the Bylaws, then the other document prevails on the other hand, you will find rules for, say the clubhouse, pool and spa which aren't contained in the governing documents, as well as a few other rules in the same category.

In some cases, particularly as relates to vehicles the Board has had to interpret the intended meaning of an article or item, well knowing that some residents would prefer another interpretation. While all of our restrictions (rules) are important, the Board feels that the different types of vehicles allowed within the community, as well as where they can park, is the one area that needs the most attention. The Association cannot give in to those who feel that large vans, large trucks, trucks with campers, motorhomes and other types of recreational vehicles have as much right to a "home" in the community as do passenger cars, station wagons, and light trucks. If we do, it will be but a matter of time until there is a conglomeration of oversized vehicles parked in front of homes and on every street. If this were to happen it will not only have a bad effect on the appearance of Oceana-Mission Unit IV, but it is also likely to play a role in causing property values to decrease.

These rules (restrictions), as well as those not reprinted or summarized herein, apply to all residents (owners, lessees, renters, and visitors). They have but one purpose: to enhance the general welfare of our residents by providing a pleasant, safe and congenial community.

Past experience has shown that the great majority of residents respect the need for rules in a close-knit community such as ours, and they abide by them. There are, however, always a few people who never take the time to read pamphlets like this and, therefore, never become familiar with rules. Some will deny having received a copy even if it was personally placed in their hands. And, of course, there will be those who memorize every rule and then comply with only those they think are proper, leaving compliance of the remaining "dumb" rules up to all the other residents.

We urge each resident not to make the Board of Directors the "bad guys." No reasonably normal Board member takes a delight in sending out warnings, suspending privileges, or levying fines. And most people, including your Board Members, don't enjoy going to court. No, the members of the Board of Directors does not enjoy playing "policeman," but they are committed to enforcing the governing documents. So let's all try to act as the mature adults that we are and abide by these rules. Remember that the members of the Board of Directors must comply with the biggest rule of all: Enforce the Rules!

Your Board of Directors

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A. RESIDENTS:

1. Eligibility requirements and restrictions for residence in Oceana-Mission Unit IV are outlined in the Association's CC&Rs, Article VI, Paragraph 6.1 which are quoted below for compliance by all residents: (Underlining has been added for emphasis):

“One (1) person in each Residence must be required to be a senior citizen who intends to reside in the Residence as his or her primary residence on a permanent basis. Any other occupant in the same Residence must be a qualified permanent resident, a permitted health care resident, or a person under fifty-five (55) years of age whose occupancy is permitted under *Civil Code* Section 51.4(b).

“Temporary residency, as a guest of a senior citizen or qualified permanent resident, by a person of less than fifty-five (55) years of age is allowed for not more than sixty (60) days in any 12 month period.”

2. The responsibility for establishing proof that a resident of a household is, indeed, a person responsible for the primary physical or economic support of a “Qualified Resident” rests with the owner(s), lessees, or renters of the property, who shall, upon request of the Board of Directors, provide a notarized affidavit or other documentation sufficient to verify the resident's supportive role.
3. Absentee homeowners acting in the capacity of landlords by leasing, renting or allowing others to occupy their property in the Association shall ensure that all prospective tenants are, in fact, eligible for residency by reason of their age.
4. Babysitting or childcare as a business or unofficial money making hobby within the community is strictly prohibited. (It is not the intent of this rule that a resident not be able to occasionally care for children or relatives or friends, but only that such care not be done on a regular basis. For example: it is unreasonable for babies or children to be left in the care of someone in this community while the parents work).

B. ARCHITECTURAL COMMITTEE RULES:

(Structural Requests)

1. Article 7 of the Association's CC&Rs is the governing document that controls additions and/or modifications to individual units and the common area. The article is summarized below:

“Notwithstanding anything contained in the Governing Documents expressly or impliedly to the contrary, no building, fence, wall or other structure or Improvement shall be constructed or maintained upon the Lots, nor shall any exterior addition, change or alteration be made in, on or to the Lots or Residences including without limitation painting, repainting and landscaping and all Improvements, until the plans and specifications, locating plat and color scheme showing the nature, shape,

dimensions, materials and location of the same shall have been submitted to the Architectural Committee and approved in writing by the Board.

2. No structure shall be permitted which is incompatible with the general architecture of the community, nor shall homeowners be permitted to alter the exterior finish or color of any dwelling. Wooden gates and other structures must be painted with one of the exact paint colors used on the exterior of the dwelling.
3. Prior to submitting a request to the Architectural Committee it shall be the responsibility of the homeowner to ascertain whether or not a City of Oceanside building permit is required and to include a copy thereof with his/her request to the committee. A permit alone will not be sufficient authority to commence construction; however, the project must also be approved in writing by the committee.
4. For common structures, such as iron or wooden gates and screen doors, the Architectural Committee shall keep some sketches of common designs on hand for the convenience of homeowners. Identifying these sketches with numbers or letters will eliminate the need to submit a detailed sketch for, say, a gate of common design. Instead, for example, the request need only state, "Permission is hereby requested to build a wooden gate, style A, color brown."

(Landscape Requests)

5. No tree, hedge or shrub, which at maturity and without the pruning thereof, would exceed three (3) feet in height may be planted or placed on any of the lots or common area until plans and specifications showing the type (drought tolerant plants only) thereof and the proposed location and elevation thereof (including the location and elevation of same in relation to neighboring property) shall have been submitted to and approved by the Landscape Committee in writing.
6. Any tree, hedge, or shrub approved by the committee shall be planted by the owner or at the owner's expense. Residents shall not request assistance of gardeners employed by the Association's landscape contractor in planting, pruning, etc. nor otherwise instruct, direct, or interfere in any manner with their daily routines.

(Central Air Conditioning)

7. Upon approval of the Architectural Committee and obtaining any required permit from the City of Oceanside, central air conditioning may be installed in an individual unit subject to the following conditions:
  - a. The air compressor unit, which shall not exceed three (3) tons, and the connecting lines thereto must be installed on the front side of the unit in a spot approved by the Architectural Committee. (It is strictly forbidden to locate the compressor in the patio/carport/garage area.)

- b. All external lines and wiring must be housed in a conduit and painted to match the exterior color scheme of the home.
- c. The owner must agree in writing:
  - i. To pay the costs of moving sprinkler lines and/or any landscaping costs incurred for moving trees, bushes, etc.
  - ii. To Maintain the unit cosmetically and mechanically so that it does not become an eyesore or a noise nuisance or, failing to do so, remove the unit if the Board of Directors should declare it to be unsightly or too noise.
- 8. Window air conditioners, water coolers, or any other kind of mechanical cooling device are strictly prohibited.
- 9. The Architectural Committee shall provide a printed form for the convenience of those members who wish to install central air conditioning. No other form is acceptable.

(Note: All residents are urged to acquaint themselves with Article 8 7 of the CC&Rs. Compliance with the general guidelines and rules contained in this article will determine, to a large degree, the general appearance of the community in the years to come.)

C. NOISE:

- 1. Creation of excessive noise by radios, TV sets, party activities, vehicle horns, racing of car motors, slamming of car doors, permitting a dog to bark, etc., especially during the hours of 10:00 P.M. to 8:00 A.M., is prohibited.
- 2. Construction work (sawing, hammering, outdoor vacuuming, etc.) is also prohibited from 10:00 P.M. to 7:00 A.M.

D. PETS AND WILDLIFE:

- 1. A total of not more than two (2) pets shall be permitted.
- 2. Only pets that may be kept on the premises are dogs, cats, fish, turtles, birds and other small animals not otherwise prohibited by State, County, or City ordinances. Snakes are expressly prohibited.
- 3. No animal or fowl shall be kept or maintained for commercial purposes or in unreasonable quantities for any reason.
- 4. Dogs must be kept on a leash at all times when outside the dwelling.

5. Residents shall ensure that their pets do not disturb the peace and quiet, or become a nuisance in the community.
6. Pet owners are responsible for picking up a pet's droppings, and shall ensure that when they or any other person walk a pet, the "walker" shall have in his/her possession, the proper equipment to retrieve the droppings.
7. Persons walking dogs shall make a reasonable effort to ensure that a dog does not urinate on or very close to the home of another owner or in flower beds.
8. Dogs especially, and possibly other pets, **MUST BE LICENSED IN ACCORDANCE WITH REGULATIONS ISSUED FROM TIME TO TIME BY THE CITY OF OCEANSIDE.**
9. Placing of food and/or water on the common areas for the purpose of feeding wildlife is strictly forbidden, with the exception of hummingbird feeders.

E. CARPORTS, GARAGES, AND PATIOS:

1. Carports and patios shall be kept neat and clean. When homes are vacant the absentee owner (landlord) shall ensure that weeds and trash are cleaned out periodically.
2. Garages or carports (patios) shall not be used for storage of toxic or other dangerous chemicals, liquids, or solids.
3. Garages or carports (patios) shall not be used for storage of equipment used for business purposes or for storage of any product associated with a commercial operation of any kind. (A City of Oceanside ordinance prohibits conducting a business in a residential neighborhood).

F. VEHICLES:

1. Excerpts of the applicable articles of Article 6.7 of the CC&Rs are in (brackets):  
  
(6.7 C) Recreational vehicles, boats, motor homes, campers, trailers, commercial vehicles, or any other vehicles over a three-fourth (3/4) ton are not permitted to be parked in any area of the Development except for loading and unloading purposes, not to exceed two (2) successive days and less than four (4) total days in any calendar month. For purposes of this sub-section, "commercial vehicles" shall not include sedans or standard size pickup trucks or sport utility vehicles which are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board.

(6.7 E) Each Lot is only allowed to park two (2) vehicles within the Development. If Owners or residents have additional vehicles, they must be parked outside of the Development. Notwithstanding the foregoing, the Board may grant permits for additional vehicles to be parked within the Development, and may charge a fee for such permits. The granting of such permits is within the discretion of the Board, and the permits may be rescinded by the Board with or without cause.

No skimobile, golf cart or other similar equipment powered by an internal combustion engine may be operated within the Property except as authorized by the Board.

2. Definitions: To avoid any misunderstanding, the following definitions shall be used to determine types of vehicles listed in Article 6.7 above.

Trailer: Any vehicle or device which must be pulled by another vehicle.

Camper: Any structure of any kind, commercially manufactured or homemade, designed as a mini home while traveling. Camper includes, but is not limited to, the type normally mounted in or over the bed of a pickup truck and extending above the cab of the truck, and may or may not contain sleeping and/or cooking facilities. A reasonable inconspicuous camper shell mounted on a pickup truck of three-fourth (3/4) ton or less, and extending completely from the rear of the cab of the pickup truck, and which does not contain sleeping and/or eating facilities, is not considered a camper. (In short, if it looks like a pickup truck it will be considered a pickup truck, but if the installed camper is so high or so wide or so long as to have turned the truck into a recreational vehicle, then it will be classified as a recreational vehicle.

Van: A van rated at greater than 3/4 ton, which would include the large type used primarily for delivery purposes. Any van which has been designed or converted for living purposes is prohibited from parking within the properties.

Mobile Home/Motor Home: Any self-contained vehicle which is suitable for habitation, whether pulled by another vehicle or included as part of a self-propelled vehicle. This includes any mobile home such as the type (large or small) normally parked in mobile home parks, any motorhome (large or mini variety), any converted bus, or any homemade rig which has obviously been built or altered for on the road living

Boat: Includes rafts of any kind.

Similar: The obvious intent of Article 6.7 is that the Association's property not be cluttered with a conglomeration of oversized vehicles or vehicles which have changed their intended use by modification or addition of other equipment. Any vehicle which falls into this category is considered to be "similar equipment," and therefore, prohibited from parking within the property.



3. Parking:

Vehicles shall be parked so that there is a clearance of at least eleven (11) feet between the nearest part of the vehicle and the centerline of the street. This also means that double parking is not permitted on Association property.

A vehicle shall be parked so that it occupies only the space immediately adjacent to the carport/garage of the resident's home. It may not be parked so as to infringe on a neighbor's property.

A vehicle shall be parked adjacent to or within five (5) feet on either side of a mailbox during daytime hours (Sundays and holidays excepted). (In other words, do not park so as to impede the mail person's ready access to a mailbox).

Vehicles of a type not normally authorized, such as motorhomes, large vans, campers, and similar, and which are the property of a resident, may park adjacent to the resident's home for a short period (no more than 24 hours), to load or unload. Also, upon request to the Board of Directors, such vehicles will be allowed to park overnight for one night alongside a curbed area. Similarly, guests driving a vehicle as described herein, may park adjacent to the resident's home to load or unload for a period not to exceed 24 hours. Also, upon request of the host resident to the Board of Directors, a guest may be given a written permit to park the vehicle alongside a curbed area for not more than 48 hours. If a guest driving this type vehicle will be visiting longer than 48 hours, arrangements for parking must be made elsewhere. While a vehicle of this type is parked on the Association's property it is strictly prohibited that guests or animals sleep or otherwise live in the vehicle. Guests may NOT park these type of vehicles in designated parking areas, such as the parking area near the clubhouse on Spoonbill Way.

(Resident owners of improperly parked vehicles and/or host residents of guests who have parked vehicles in violation of these rules will be cited and warned. Failure to move a vehicle promptly after a citation has been given, or a repeat violation, may result in a tow-away and impound fees in addition to any other fine or action considered to be appropriate).

4. Repairs and Maintenance:

No automotive repairs, work, or maintenance involving the disassembly or assembly of parts, the changing of oil, lubrication, etc. shall be performed on a street, carport (patio), or any part of the common area. Work of this nature must be performed within a garage.

5. Vehicle Washing:

Vehicle Washing is not permitted.

G. CLUBHOUSE:

1. Residents are responsible for the actions of their guests.
2. Guests using the pool table must be accompanied by a resident.
3. When others are waiting to use the pool table, those using it are limited to 60 minutes.
4. No children are allowed in the clubhouse at any time without adult supervision.
5. Persons wearing wet bathing suits are not permitted in the clubhouse with the exception of restrooms.
6. Keep the clubhouse clean: use exterior containers for trash.
7. Property other than books or videos shall not be removed from the clubhouse without Board of Directors permission.
8. The last person leaving the clubhouse at any time is responsible for ensuring that:
  - a. All windows are closed and locked.
  - b. Blinds adjacent to the fireplace are closed.
  - c. Other blinds/drapes are left open for security reasons.
  - d. All lights are out.
  - e. Heat and fans are turned off.
  - f. All doors are closed and locked.
9. Fireplace should be lighted by owners only.
10. Report any break-ins or forced entry to the Board of Directors without delay.
11. The clubhouse bulletin board is for the purpose of promulgating information of possible interest to all residents, not to satisfy the individual whims or desires of individuals. The Board of Directors and appointed committee chairpersons may post and remove official notices. All other residents must obtain permission of the Association Secretary to post material on the bulletin board. All posted material shall contain the initials of the person who authorized the posting as well as the date it should be removed. Once posted, material shall not be removed from the board except by the person who placed it there or the Association Secretary. The Board of Directors' written policy concerning the use of the bulletin board shall be posted on the board at all times.
12. Clubhouse activities are for the benefit and enjoyment of all residents, and may be organized by an appointed Social Committee; or, if there is no such committee, by volunteer residents approved by the Board of Directors. No clubhouse activity shall

- be scheduled on any day on which the clubhouse is stated for cleaning or maintenance.
13. Due notice of all scheduled clubhouse social activities shall be promulgated in the Association's monthly newsletter; or, when this is not practical, by special notice, telephone calls, clubhouse bulletin board, etc., well in advance of the event.
  14. Use of exercise equipment is at your own risk.

H. POOL AND SPA:

1. There is no lifeguard on duty. Use facilities at your own risk.
2. Pool and spa hours are the same, but are posted only at the pool.
3. Children who are not "potty trained" or who are still wearing diapers are not allowed in the pool. Children under 14 years of age are not allowed in the spa.
4. All guests must obey the pool/spa rules and be supervised by a resident who will be responsible for their safety and behavior.
5. Guests must be accompanied by a resident who is responsible for their actions. (An adult relative or housesitter occupying a unit while a homeowner is away for any reason may use the pool/spa even though not accompanied by the owner.
6. Shower off all oils and suntan lotions before entering the water.
7. Close gate when leaving.
8. DO NOT wear clips, hairpins or curlers in the pool.
9. Only safety floatation devices are allowed.
10. No diving, rough behavior, shouting, running or ball playing.
11. Only appropriate swim wear is allowed.
12. Absolutely no glass of any kind in the pool/spa area.
13. No loud radios or music that creates nuisances.
14. No pets allowed in the pool.
15. No one with an infection or communicable disease, no one wearing a bandage, and no one using external medication (salve, ointments, etc.) may enter the water.

16. DO NOT tamper with the pool temperature controls. Normally the temperature is set at 82 degrees maximum and only an authorized person may set the temperature controls or start the filter system.

I. SELLING OR LEASING A HOME:

1. One (1) FOR SALE sign not exceeding six square feet (24"x36") may be placed on owner's lot, on the garage door, or in a window.
2. Seller is required by the CC&Rs to give buyer a copy of the Association's Articles of Incorporation, Rules and Regulations, and the CC&Rs before closing of sale. (It is strongly recommended that buyer acknowledge receipt of the documents in writing).
3. When an owner is leasing or renting the property, he/she is required to give lessee (renter) a copy of the governing documents as in item 2 above.
4. Seller is required by the California Real Estate Law to disclose to buyer any known defects in the property, and to advise the buyer as to the nature and extent of any litigation in which the Association may be involved.

J. MISCELLANEOUS:

1. Soliciting for sales or contributions, membership organizations, etc., by either residents or non-residents is not permitted. Nothing in this rule, however, shall prohibit any member from circulating petitions relating to the Association, proposed City ordinances, zoning changes, state propositions, etc., but the placing of literature regarding such without the permission of the resident shall violate rule J(2) below.
2. Placing of unsolicited letters, notices, or literature of any kind, by resident or non-residents, in mailboxes on patios, in fence slots, etc. is strictly forbidden. (This, of course, does not apply to literature of an official, semi-official, or social nature which may be distributed from time to time by the Board of Directors or a committee or an individual or group sponsoring a social affair at the clubhouse).
3. Community garage sales may be held as decided by the Board of Directors.
4. It is absolutely forbidden for any person to move, empty, mutilate, destroy, or in any way interfere with any pest exterminating equipment, trap or device which has been placed on the common area for a special purpose.
5. Except for a FOR SALE sign as described in Rule I(1), no sign or other advertising device of any kind shall be erected, maintained, or displayed upon any portion of an owner's lot or residence, and a security sign (not to exceed 10"x10").

K. INSPECTION OF BOOKS AND RECORDS:

(Article 10 of the Association's Bylaws requires that the Board of Directors establish reasonable rules for the inspection and/or copying of certain Association records. These rules are as follows):

1. Any association member or his/her duly appointed representative may inspect the association's membership register books of account (interpreted to mean financial statements) and minutes of meetings of the Board of Directors and of committees of the Board of Directors upon request to the Association- Secretary or Association Treasurer, as appropriate. (Any request to inspect or copy any of the above listed documents must be made in writing, stating the reason therefore). These inspections and/or copying must normally be done between the hours of 9 A.M. to 5 P.M. on Monday through Friday, except on holidays.
2. Any association member may obtain copies of any or all of the above documents by reimbursing the Association for the actual cost of copying. Copying will be done at the convenience of the Secretary or Treasurer but within one week of the date of request.
3. No other association records or, documents of any kind may be inspected or copied without the express approval of the Board of Directors.
4. The inspection and copying of any or all Association documents is an absolute right of any director, but it is NOT an absolute right of the individual association members. The purpose of inspecting and copying must be reasonably related to one's interest as a member. It should also be noted that copies of both the minutes of the meetings of the Board of Directors and the association's monthly financial statements are readily available at the clubhouse for inspection by members. These copies, however, should not be removed for copying.

L. WATER CONSERVATION POLICY:

A provision of our landscape contract calls for care of garden plots and requires that gardeners clean out weeds, trim plants and trees and keep the plot properly edged. Some residents do these things on-their own, and there is certainly no objection to that. There is, however, strong objection to residents helping or attempting to help with the care of the common area. Clearly, the Association must do this without help from individual homeowners in particular, residents should not water any area which is routinely watered by the association's sprinkler system.

Most of the entire United States is undergoing the most severe drought of the past 50 years. southern California is critically short of water. Almost daily there is a plea of some kind from the civic officials to conserve water, and it is but a matter of time, unless

conditions miraculously improve, that water conservation measures will be ordered by the City of Oceanside the following water conservation rules, therefore, are considered appropriate under the circumstances, and shall remain in effect until further notice:

1. Under no circumstances will persons, other than members of the landscape committee or members of the landscape crew, turn sprinklers on or off.
2. The landscape committee shall exercise tight control over gardeners to ensure that no area is watered excessively.
3. Normally sprinklers shall be turned on only as necessary to cover all areas, and only during early morning or evening hours.
4. Residents shall NOT water any area which is watered by sprinklers and are absolutely prohibited from watering any part of the common area if any part of the common area in the vicinity of a residence is obviously not receiving sufficient water, the condition should be reported to the landscape committee chairperson.
5. Washing down of streets is strictly prohibited. Washing down patio slabs, patio walls, and other areas of homes should be avoided -unless absolutely necessary However you are allowed to wash down your patio up to one time every two months. If it is observed that this rule is broken a fine can be assessed.
6. Washing of any kind of vehicle by guests (visitors) is strictly forbidden.

M. VISITING CHILDREN:

Oceana-Mission Unit IV was built and intended for senior citizens. Therefore, residents must take the responsibility to control and supervise visiting children. Anyone under the age of fourteen (14) shall be considered a child.

Obviously, peace and quiet is of the utmost importance to all residents and to preserve the quality of our community, certain rules must be observed.

1. To avoid accidents or serious injury, children riding bicycles (and/or walking) must be accompanied and supervised by an adult at all times. Furthermore, for safety reasons, all stop signs apply to bicycles as well as cars.
2. Skateboards are strictly forbidden.
3. Excessive noise will not be tolerated.
4. Use of common area lawns are allowed under adult supervision.

5. Due to the constant danger of rattlesnakes and coyotes, children must always be closely supervised.

N. USE OF COMMON AREA:

Under no circumstances will any homeowner/resident be permitted private use of any of the common areas without the written permissions of the Board of Directors.

O. UNAUTHORIZED ASSOCIATION REPRESENTATION:

No Board or Committee Member shall obligate the Association for any action without first obtaining approval from a majority of the Board members.

P. RESPONSIBILITIES OF ABSENTEE HOMEOWNERS:

Absentee owners shall furnish a Photostat copy of a picture I.D. that indicates that their renters are 55 years of age or older, and that

The absentee owner(s) will furnish a copy of the lease/rental agreement which provides that any renter(s) are bound by the governing documents or the Association, and

The absentee owner(s) shall not permit the property to be subleased under any circumstances, and

In the event that legal action is required to cause the removal of tenants that do not qualify as residents, all legal costs shall be the responsibility of the absentee owner.

Q. ENFORCE PENALTIES FOR VIOLATIONS:

The authority and responsibility of the Board of Directors to enforce all governing documents, including the Rules and Regulations, approved by the Board, is contained in the following articles of the Association's CC&Rs or Bylaws, all or part of which are quoted below:

(CC&Rs 16.1 B) Fines/Monetary Penalties. "The Board may impose fines and/or monetary penalties against an Owner for violations of the Governing Documents by Owner or his or her family members, guests, tenants or agents, after due process, as set forth in subsection (D). Prior to imposing any such penalties, the Board shall adopt and distribute to each Owner by Individual Notice in the Annual Policy Statement prepared pursuant to Civil Code Section 5310, a schedule of the penalties that may be imposed. New or revised schedules of monetary penalties adopted after distribution of the Annual Policy Statement will be provided to the Members by Individual Notice. A monetary penalty for a violation of the Governing Documents shall not exceed the monetary penalty stated in the schedule in effect at the time of the violation."

For any violations of the CC&Rs, Articles of Incorporation, the Bylaws, or Rules and Regulations the monetary penalty for a violation that does not get resolved will be \$100.00 for the first month, \$200.00 for the second month, and \$300.00 for the third month. Thereafter the amount of the monetary penalty will be increased by \$100.00 every month until the violation is resolved. Each suspended or fined owner/resident or other person can appeal such action by filing a written notice of his or her intention to appeal the Board's ruling. The action imposing the fine or suspension is unanimously approved at an executive meeting of the Board of Directors at which a quorum of the Board of Directors are present. The owner/resident or other person to be fined or suspended can appeal, be represented by counsel, and be heard at the meeting.

R. SELECTION OF BOARD OF DIRECTORS:

Bylaws, Article 6.1 The Board shall consist of five (5) Directors. Non-owner residents will be permitted to serve on committees.

S. LANDSCAPE WALKTHROUGH PARTICIPATION:

Participation in the monthly landscape walkthrough shall be limited to Landscape Block Captains, Board Members, a representative of the landscape company, and the Property Manager.

T. RENTAL USE OF CLUBHOUSE:

Anyone renting the clubhouse for a private function will not be allowed to use the pool during that private function.