

RULES AND REGULATIONS

RANCHO EL MIRADOR HOMEOWNERS' ASSOCIATION

IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

Effective as of November 19, 2006

RANCHO EL MIRADOR
RULES AND REGULATIONS

The Board of Directors of the Homeowners' Association has adopted the following rules and regulations pursuant to Article V, Section 2(a) of the CC&Rs to preserve the integrity, enjoyment and property value(s) of the owners, their guests, and tenants. It is mandatory that all tenants and guests be given a copy of these rules and regulations to help avoid any misunderstanding. It is suggested that a copy of these rules and regulations be posted in your unit. The Board of Directors and the resident manager shall enforce these rules and regulations and may, at their discretion, impose fines for violations. Adherence to these rules enhances the living conditions for us all.

Pool and Jacuzzi Rules

1. Pool and Jacuzzi hours are from 7 A.M. to Midnight.
2. Pool, Jacuzzi, and pool area are for owners, tenants, and invited guests only.
3. Condo owners and tenants assume full responsibility for self and guests and will be held responsible for any damage or injury caused by themselves or their guests.
4. Guests must be accompanied by a resident adult while in the pool area.
5. Children under 14 must be accompanied and supervised by an adult (over 18) at all times while in the pool area.
6. Children under 14 (with required adult supervision), cardiac patients, and high blood pressure patients use the Jacuzzi at their own risk.
7. Pool areas or balcony rails shall not be used for drying towels or clothing.
8. All personal items and litter shall be removed when leaving the pool area.
9. The following are not allowed in the pool area or pool:
 - a. Glass bottles or glassware including ashtrays
 - b. Food
 - c. Inappropriate swimwear or nudity
 - d. Roller skates, skateboards, bikes, motorized vehicles, etc.
 - e. Pets
 - f. Running, jumping, diving, or loud conduct
10. The following are not allowed in the pool or Jacuzzi:
 - a. Children wearing diapers
 - b. Persons with skin disease, sores, inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease
11. Volume on all radios/tape decks, or other electronic devices shall be kept at a decibel level so as not to disturb other people. The use of earphones is recommended.
12. Pool furniture shall not be removed from the pool area.
13. Towels should be used on chairs and lounges if you are wearing oil or lotion.

14. The Association and Board of Directors will not be held responsible for any accident or injury involving residents and/or their guests, or for any lost, stolen, or broken personal property.

The Rules posted at the pool area are hereby incorporated by this reference.

Tennis Court Rules

1. Court use is limited to one hour per unit while other players are waiting.
2. No more than four players on the court at any one time.
3. Only soft-soled shoes shall be worn on the court as others damage the surface.
4. No food, drink, glassware, gum or smoking is permitted in the area.
5. No sitting, leaning, or playing on the net.
6. No animals allowed on the court at any time.
7. Use of the court for any reason other than tennis playing is strictly prohibited; no profit-making activities (e.g., tennis lessons) are to be conducted by anyone.

Parking

1. Covered parking spaces are to be used only by the owner of the unit indicated on the space or their tenant or guest or others with written consent of the owner.
2. Vehicles must be parked in their designated covered parking space. (Unauthorized vehicles will be towed at the car owner's expense.)
3. All uncovered spaces can be used on a "first come, first served" basis. Owners and tenants have priority over guests and all others.
4. No repairs of vehicles are to be made on common property except in emergency situations.
5. The gardener cleans the parking area weekly (generally on Fridays) with a blower. Owners are requested to move their vehicles if they wish to avoid the dust.
6. All non-functional vehicles must be removed within 30 days by either the responsible party or by the Association. All costs to the Association shall be billed to the responsible party and/or the owner of the unit associated with the non-functional vehicle.

Condos and the Common Area

1. Only unobtrusive, presentable furniture in good repair is to be kept in view of the interior court. Hanging plants are allowed (as long as they are alive.)
2. Barbeques are to be stored out of sight.
3. Patios/balconies (and particularly the unwallied patios open to public view) are not to be used as storage areas. No storage of mops/brooms, etc. on the interior balconies/patios. All patios/balconies are to be kept clean.
4. No drying or hanging of any article is permitted on balcony/patio railings or on those of the

stairwells.

5. No trash to be put on patios or outside front doors. Please keep these bags inside your condo until properly disposed.
6. When one trash container is full, please deposit refuse in another dumpster or can elsewhere in the complex.
7. No screen doors, awnings, etc. to be placed on the condos without written consent of the Board. This also includes the building of exterior cabinets and/or other enclosures.
8. No window covering of any kind shall be hung on any windows except white or beige curtains, draperies, or vertical blinds without written permission of the Board. All window coverings and sunshades shall be maintained in a good state of repair.
9. Balcony and patio sunshades shall be consistent with the building color (e.g., beige, or tan). Additional balcony or patio decorations shall be unobtrusive and may be subject to the approval of the Board. Holiday decorations are acceptable as long as they are removed within 10 days following the holiday.
10. No satellite dishes, television antennae, radio poles or clotheslines are to be affixed to the common property.
11. Homeowners and tenants must file an application to notify the Board of the Directors if they intend to install an antenna or satellite dish.
12. No vehicles or wheeled items, i.e., skateboards, bicycles, skates, mopeds, etc., will be used within the confines of the complex with the exception of vehicles for the handicapped. They must be pushed or carried to and from the individual units to the nearest exit gate and must be stored within the unit. Nothing is to be stored or parked in the entrances to units, in the stairwells or on the interior balconies/patios where they would be visible.
13. All owners are responsible for the removal of ivy, bougainvillea, and similar plants from the stucco and roof within their patio/balcony area(s). After a warning, the owner will be held responsible for the gardening fee entailed in said removal.
14. All unit numbers must be uniform and shall not be changed without the approval of the Board of Directors.
15. No for rent or for sale signs are allowed on the units. A display case at the entrance has been provided for this purpose. The resident manager will post all information for you. (Please notify manager of any change in status of unit.) For sale signs may be placed on the corner of Mel and Indian Canyon with the approval of the resident manager.
16. No water misters shall be used in the patio or balcony areas.
17. All dogs are required to be on a leash within the common areas. Owners and residents are responsible for cleaning up after their pets whenever the occasion arises. Dogs shall be taken outside to relieve themselves.
18. The C.C. and R.'s limit owners to one domestic pet per unit (see pg. 43).
19. Pets involved in excessive noise or threatening behavior will not be allowed in the complex.
20. Excessive noise in the use of the common area or any dwelling considered offensive to other residents will not be permitted.
21. Fireplaces are not allowed to be used on patios or balconies.

22. Wanton and willful destruction of common property will result in criminal prosecution.
23. The main complex entrance door and/or all other entrance gates shall not be propped open longer than necessary to transport items in and out of the complex. Residents and their guests are responsible for helping ensure that these entrances to the complex remain closed and locked when not in use.
24. No owner shall lease or let his/her condominium for a period of less than seven (7) days or for transient or hotel purposes and no owner shall engage in the use of his/her condominium on a time-share basis.
25. Individual homeowners' responsibilities include maintaining interior piping, electrical, fixtures and appliances including, but not limited to:
 - a. All piping penetrating into the interior of the unit through the walls, floor, or ceiling.
Examples: hot water heater and adjacent flexible connectors, temperature/pressure relief valves and shut-off valve, heating and air conditioning unit on roof, stop valves, flexible supply lines, drainage fittings and plumbing fixtures (such as shower stall, bath tub, sinks and connections of these).
 - b. All electrical outlets, switches, and fixtures. Also electrical connections to heating/air conditioning unit, hot water heater, fan over cooking unit, cooking unit, refrigerator, clothes washer-dryer and dishwasher.
26. Occupants vacating upstairs units should turn off water supply valves (including washing machine and toilets) if the unit will be unoccupied for more than one week.
27. Service and trade persons shall not enter rooftops without the permission of the resident manager and will do so only if in possession of proper insurance and workers' compensation.
28. Homeowners, tenants, and guests shall not enter rooftops unless under extreme emergency situations involving potential loss of property or personal injury, or with the explicit approval of the resident manager. In any such case, they do so at their own risk.
29. Large items (e.g., clothes washers/dryers) shall not be placed in the trash removal area without arrangements for immediate pick-up. Owners and tenants are responsible for obtaining pick-up service and paying the associated fee.
30. Lewd, offensive, unhealthful, or illegal conduct in the common area is not permitted.
31. Report all trouble, violation of these rules and regulations, and/or damage to common property to the resident manager as soon as possible.
32. The Association and the Board of Directors will not be held responsible for any accident or injury involving residents and/or their guests, or for any lost, stolen, or broken personal property.

Fines for Violation of these Rules and Regulations

Depending on the severity and/or frequency of the violations, the Board shall, at its discretion, apply the following procedures:

1. For minor violations, give the perpetrator notice of the violation and if the violation is not resolved, impose a fine of \$50 for the first violation and \$100 for the failure of the perpetrator to resolve the issue.

2. For major violations, impose a fine of not less than \$50 per violation and a fine of not less than \$100 per violation if the perpetrator fails to resolve the issue.
3. Continuing violations may result in daily fines if appropriate.
4. In the event the perpetrator is a tenant and/or a guest of an owner, such owner will be responsible to pay any such fine imposed.
5. The cost of any damage to common property will be added to the fines levied.