

MOUNTAIN GLEN I
HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

Adopted August 1999
Revised October 2001

RULES AND REGULATIONS

The following Rules and Regulations include sections of the CC&R's and further clarify sections in the recorded CC&R's. The attached Rules have been approved by the Board of Directors and are to be enforced in addition to the CC&R's.

The Mountain Glen I Homeowners Association's governing documents enable the Association to conduct hearings and levy fines to enforce compliance with these and any other adopted rules.

ARCHITECTURAL GUIDELINES

1. All landscape and architectural modifications must be submitted in writing to the Architectural Committee c/o the Management Company. All necessary forms may be requested from the Management Company.
2. The Architectural Committee has approved a screen door that may be installed on the front door entrance. If interested, please request the necessary information from the Management Company. However, any installation of a screen door must be submitted in writing to the Architectural Committee to make sure the screen door installed falls within the compliance and can be included in the Lot file.

GENERAL RULES

No Commercial Business: CC&R's Section 8.2

No Residents unit shall be occupied and used except for residential purposes. No owner may conduct business activities within the residence as long as: (a) The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the outside the residence; (b) The business activity conforms to all zoning requirements for the project; (c) The business activity does not involve door-to-door solicitation or residents for the project; (d) The business activity is consistent with the residential character of the project and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residence at the sole discretion of the Board of Directors.

Signs – CC&R's Section 8.2.3

No sign or billboard of any kind shall be displayed by any Owner on any portion of the Project. Condominium, or Association Property except one sign of reasonable size and of a professional type and dignified appearance. It will be used to advertising that the particular Condominium is for sale or rent, or except by Declarant as so providing this section.

No "Open House" signs may be placed within the common area of the complex. If an "Open House" sign is observed within the common area, the Association has the right to

remove it from sight and ask the owner/seller to come to a hearing before the Board of Directors.

No Offensive Activity – CC&R’s Section 8.2.4

No noxious activity or offensive activity shall be carried on in any residence or portion of the project that will be an annoyance or nuisance to the neighborhood or which shall in any way interfere with the quiet enjoyment of each of the owners it also can't increase the insurance rates for the association.

Parking – CC&R’s Section 8.2.5

No camper, boat, recreational vehicle or similar equipment or inoperative automobile shall be permitted to remain upon the project unless placed and maintained entirely within a residential unit and obscured from the view of the adjoining residential units and streets. This shall not be deemed to prevent washing and polishing of such motor vehicle, boat, trailer, camper or motor-drive cycle, together with those activities normally incident and necessary to such washing and polishing. No vehicle shall be parked for any period in such manner as to obstruct the sidewalks or to encroach into the adjacent right of way.

Any and all vehicles parked in a fire lane will be cited and towed within 5 hours at the owner's expense.

Any and all vehicles in a designated parking area for more than 5 consecutive days will be cited on the sixth day and towed at the owner's expense. **However, please contact the Management Company (in writing) with your request, prior to parking in the area, if there are unforeseen circumstances, for example if one will be out of town or a visitor who will be staying for an extended period of time. A description of the car and the time period for which it will be parked on your street or in front of your home will need to be submitted in the letter as well.**

Pets – CC&R’s Section 8.2.6

An owner may keep and maintain in his Unit domesticated pets such as dogs, cats, birds or other usual and ordinary household pets, not to exceed two (2) in number and provided that such pets shall not be allowed in the Association Property except as may be permitted by the Rules and Regulations of the Association may be promulgated from time to time by the Board. Except as hereinabove provided, no animals livestock, or poultry shall be brought within the Project or kept in any Unit thereof. Owners keeping pets shall be accountable to other Owners for the acts of such pets, and should any Owner be unable to control barking or other noise or acts of his pets, which disturb his neighbors, he shall be required to remove such pet from the Project. No dog will be allowed on the association property without being supervised.

PET RULES:

Any Owner (including Owner's family, guests and invitees) who maintain any pet, animal, reptile, livestock or other living creature of any kind, within the Project, whether in compliance with this Declaration and the Rules and Regulations or otherwise, shall indemnify, defend and hold the Association harmless from and against any damages, claims, causes of action or losses of any kind of nature, including reasonable attorney's fees and costs incurred by the Association as a result of any damage or injury caused by such living creature to the Association, to its property, to the Common Area, or to the Members, their family, guests or invitees, or their property.

1. No domesticated pets shall be permitted to make an unreasonable amount of noise or be a nuisance.
2. Dogs must be on a leash and under control of the person holding the leash, unless within the Owners Unit or enclosed yard.
3. Animals are prohibited from pool/spa area.
4. Homeowners are solely responsible/liable for any damages or injuries inflicted by their pets. Damage to landscaping or any other Common Area by animals will be replaced/repared at the expense of the Owner.
5. The owner is responsible for the immediate cleanup of all animal wastes. All state and local animal laws, rules and regulations will be strictly enforced.
6. Fish aquariums are allowed and fish may exceed the two (2) pet limit.
7. All residents who walk animals on common property and/or sidewalks must carry clean-up materials with them.
8. No feces shall be permitted to accumulate within any Unit in the complex and no odor shall be permitted that will render any portion of the Mountain Glen I community unsanitary, unsightly, offensive, or detrimental, nor shall other nuisance be permitted to exist upon any portion of a Unit so as to be offensive to any other Unit in the vicinity or the occupants.

Trash – CC&R's Section 8.2.8

All rubbish, trash and garbage shall be regularly removed from the Project, and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, woodpiles, storage areas, machinery and equipment shall be prohibited unless obscured from view of adjoining Condominiums and streets.

TRASH RULES:

1. Trash cans should not be put outside for pick-up more than 24 hours prior to pick up and trash cans should be removed from public view within 24 hours of pick-up.
2. It is the responsibility of the resident to remove any throwaway papers/advertising material left at each Unit.
3. All rubbish, trash, clotheslines, refuse containers, woodpiles, storage areas, machinery, and equipment must be stored in a location that is obscured from the street or within the closed portion of the yard.

Antennas – CC&R’s Section 8.2.9

Owners are prohibited from installing any antenna on the exterior of a residence for any purpose, except for an "authorized antenna" which may be installed so long as the proposed location for such installation is reviewed by the committee prior to installation in order to ensure that the visibility of the authorized antenna is minimized with respect to other owners. The committee may require that the location of the authorized antenna be moved so long as such review by the committee does not (a) unreasonable delay or prevent installation, maintenance or use of an authorized antenna; (b) unreasonably increase the cost of installation, maintenance or use of an authorized antenna, or (c) preclude reception of an acceptable quality signal.

An authorized antenna means (a) an antenna that is designed to receive direct broadcast satellite service, including direct to home satellite service, that is one meter or less in diameter, (b) an antenna that is designed to receive video programming service, including multichannel multipoint distribution service that is one meter or less 1 diameter or diagonal measurement or (c) an antenna that is designed to receive television broadcast signals.

The Board also has the power to (a) prohibit an owner from installing an authorized antenna on property which such owner does not own or is not entitled to exclusively use or (b) allow an owner to install an antenna other than an authorized antenna subject to applicable architectural standards and review by the committee.

Park and Recreation Area Rules

Skateboarding, bike riding, skating/rollerblading shall not be permitted in the park or recreation area.

Pool/Spa Rules

1. The pool area is for the exclusive use of the Mountain Glen I residents and their guests (when accompanied by their host). Residents are responsible for the

behavior of their guests. Loaning and renting of Recreation Facility keys by residents is prohibited. You may be requested to show your key at any time as proof of residency. No more than four (4) guests per home shall be permitted and must be accompanied by the homeowner who is their host.

2. Children under 14 years of age are prohibited from using the pool and/or spa unless accompanied by a responsible adult of 18 years or older. For their own safety, children under the age of 14 years should not use the spa.
3. Gate entrance to the pool/spa area must be kept latched and locked at all times. Entry/exit requires the use of Recreation Facility key.
4. No lifeguard is on duty. Resident assumes full responsibility for self, family, and guests. Please observe safety and sanitation rules.
5. The Board reserves the right to limit usage should occupancy of the pool/spa area exceed an appropriate safety level.
6. Cooperation in maintain maximum cleanliness in the pool/spa area is required. Don't litter.
7. Cutoffs, jeans or hair clips and pins are not permitted in the pool/spa. Appropriate swim attire must be worn by children as well as adults.
8. Safety Equipment available within the pool/spa area shall only be used for emergency purposes.
9. Running, horseplay, unnecessary noise, profane language or intoxicated behavior is not permitted.
10. Radios and other sound equipment must be used sufficiently low volume that they do not disturb others in the pool/spa area or nearby residents. Such devices shall not be connected to electrical outlets near the pools because of the danger or electrocution.
11. The following items are not permitted in the fenced pool/spa area:
 - All glassware/breakable containers
 - Pets
 - Surfboards, skateboards, bicycles, skates and other large equipment
 - Alcoholic beverages are not permitted in the fenced pool/spa area
12. Floats, rafts or other flotation devices shall not be permitted in the pool or spa. Small swimming aids shall be acceptable.
13. Clean restrooms must be maintained.

14. The climbing of fences or buildings is prohibited.
15. Moving/removing of pool accessories/furniture is prohibited.
16. No disposable diapers shall be allowed in the pool or spa at any time. Cloth diapers with plastic pants will be allowed in the pool and spa.
17. Food and/or beverages shall be consumed by those IN THE POOL OR SPA at any time.
18. All trash shall be placed in the containers provided.
19. Abuse or misuse of the pool/pa rules shall not be tolerated and are subject to penalty.
20. Complaints about abuse or misuse of the pool/spa area should be put in writing, including all relevant facts and sent to the Management Company.
21. Pool/Spa hours are from 7:00 AM to 10:00 PM Sunday through Thursday, and 7:00 AM to 11:00 PM Friday and Saturday.
22. Diving into pool and spa is prohibited.
23. Pool keys are non-duplicable and available only through the Association. Cost of second key is \$50.00 each and may take up to two week to procure. If the home is sold the Seller is responsible for turning the pool key(s) over to the buyer. If the seller neglects to do so. Buyer will be charged \$50.00 each for replacement key(s).

Removal of Holiday Decorations:

All Holiday Decoration must be removed within 30 days of the holiday.

Garage, Yard or Moving Sales:

Garage, yard, or moving sales are not permitted at any time within the community.

Board and Committee Members Attendance:

BOARD MEMBERS:

Directors shall perform the duties of a Director in good faith and in manner believed to be in the best interest of the Community/Corporation. (See California General Corporation Law, Secion 309).

If a Board member knows that he/she will be absent for an extended period of time due to a legitimated medical or family emergency or similar type of situation, the Member may request a temporary replacement. If granted, the member shall resume his/her position at the end of such time.

If a member misses three (3) Board meeting in a row or four (4) Board meetings within a 12 month period, the Board Member is subject to removal. A majority of the Board may first ask the Member to resign in writing. If the Member in question does not resign within 14 days a majority of the Board members may vote to remove the Member. Written notice of such removal shall be provided to the ousted Member within 5 days. The ousted Member may appeal to the Board of Directors to be reinstated within 30 days. After reviewing the appeal, the Board shall make a final determination.

COMMITTEE MEMBERS:

Committee Members shall perform their duties in good faith and in a manner believed to be in the best interest of the Community/Corporation. If a Member misses three (3) meetings in a row or four (4) meetings within a 12 month period, a majority of the Committee may first ask the member to resign in writing. If the member in question does not resign within 14 days, the Committee Chairperson may inform the Board of Directors by providing a detailed recommendation in writing regarding the removal of a Member. A majority of the Board of Directors is required to remove the Member from the Committee. Written notice of such removal shall be provided to the ousted member within 5 days. The ousted member may appeal to the Board of Directors to be reinstated within 30 days. **The Board's decision regarding Committee membership is final.**

Water Meter Readings

Any homeowner who does not provide proper access to their water meter in order for it to be read will receive a letter of violation and be charged 125% of their previous water bill in the summer months and 110% of their water bill in the winter months and a \$25.00 fine. If one provides access to the water meter within 10 days of their violation letter, they are to contact the Management Company so that the meter can be read and the billing will be adjusted accordingly, but the fine will remain.

Fine and Penalty Schedule

Any and all violations will be sent to the homeowner in written form. After the third letter the following fine and penalty schedule will be instituted by the Mt. Glen I Board of Directors:

1. Hearing and possible fine of \$50.00.
2. 2nd hearing notice and possible fine \$75.00
3. 3rd hearing notice and possible fine of \$100.00
4. Any notice thereafter may result in legal actions and continuing fines and fees at the Board of Directors discretion.