

CASA DEL SOL OWNER'S ASSOCIATION

RULES AND REGULATIONS
FOR
HOMEOWNER'S AND TENANTS

EFFECTIVE
APRIL 15, 1999

INTRODUCTION

Living in a townhouse, such as Casa Del Sol, can be a happy and rewarding experience. Your Homeowner's Association has compiled these rules and regulations for the sole purpose of protecting your property and making this a more pleasant place to live. Your cooperation is essential in accomplishing this purpose. Common sense and consideration for your neighbors are the key to its success.

Please read the manual carefully and be sure that you and your children understand the rules fully. (If children don't follow the rules, parents can receive substantial fines.)

The enclosed Rules and Regulations have been taken from the CC&R's. Please keep this manual with the copy of CC&R's given to you in escrow.

These Rules and Regulations, while always being in effect, will be strictly enforced as of 15 April 1999.

SECTION I - DEFINITIONS

1. TOWNHOUSE - An estate in real property in a residential building plus and undivided interest, in common with all other owners, of the remaining property.
2. CC&R'S - Declaration_of Covenants, Conditions and Restrictions, or "Deed of Restrictions," as filed with the County Recorder (and furnished to owners).
3. COMMON AREA - All other property aside from that described as living unit. Owned jointly in common with all other owners.
4. LIVING UNIT - That space within a residential building described by deed as being owned by an owner.
5. ASSOCIATION - The organization of owners created by the CC&R's for administering the provisions of the CC&R's through an elected Board of Directors.
6. ASSESSMENTS - Estimates of expense to cover the Board's yearly operating budget, will be levied as an assessment against each living unit owner(s) of record, payable in 12 monthly installments on or before the 1st of each month.. Additional special assessments may be levied for

special purposes, or against an individual owner to cover damage repairs (violation assessments). Special assessments are due within 30 days of the levy or as designated. Assessments, interest, expenses and fees become a lien when assessed and may be legally foreclosed.

7. RULES AND REGULATIONS - The board shall adopt reasonable rules and regulations not inconsistent with the CC&R's relating to use and conduct which might adversely affect the project or its' appearance or offend, inconvenience or endanger owners, occupants or their guests. Rules and regulations are enforceable as if part of the CC&R's.
8. ENFORCEMENT - Each resident (homeowner/tenant) is responsible for adhering to and (when necessary) enforcing the rules, applicable ordinances and laws, and for controlling conduct in the pool and other common areas. The board authorizes the residents to use their discretion in this regard. Cooperation is essential to the democratic lifestyle created by sharing common areas. These provisions will be further enforced (should it be necessary) by the Board of Directors through the assessment of designated penalty fines or through legal action, as required.
9. MAINTENANCE - Each owner must maintain and repair at his own expense; 1) the interior of his living unit, and 2) pipes, wiring, equipment etc. associated with any utility or convenience service, whether within or surrounding the unit. Maintenance includes cleaning of exterior window surfaces. Owners may decorate or alter interior of their living unit except for that which may damage the structural integrity of any building, alter any insurability, or interfere with the use of the common areas.

SECTION II - GENERAL RULES AND REGULATIONS

1. Units shall be used for single family residence only. Commercial or business activities are limited to professional occupations and are to be carried out solely within a unit. Business activity is not to be conducted outside the unit. No resident shall engage in any activity upon the property which is in violation of any law, ordinance, statute, rule or regulation of any county, state or federal body.

2. The only sign that may be displayed to public view is one professionally made "For Sale / For Rent sign (not more than 24 x 24) displayed in the center of the garage door. For open house purposes ONE 'OPEN HOUSE' sign may be displayed at the entrance to the courtyard and ONE at the northwest corner of Via Diego and Calle Lucia. These are to be professionally made "Realty" signs and must be put up the day of the Open House and taken down the SAME DAY within one (1) hour of the end of the Open House.
3. No animals or birds, other than generally recognized house or yard pets, limited to a total of two (2) of any kind, or combination thereof shall be maintained on any property within these units, and then solely as domestic pets and not for commercial purposes. There will be a thirty (30) day grace period for compliance. No animal or bird shall be allowed to become a nuisance at any time.
4. Dogs must be on manned leash at all times when outside of living unit or patio area (County Dog Ordinance Sec.62.669 -Restraint of Dogs by Owner). Any litter deposited by dogs or cats on lawns, sidewalks or other complex common areas must be removed immediately by the owner of the involved animal. In order to prevent damage to landscaping, dogs are not permitted to be tied to trees, stakes or other exterior building structures within the project common areas.
5. Owners must promptly remove any litter deposited within patio areas. Litter violations should be reported to the County Health Department, Sanitation Division. Pets are subject to pickup.
6. Climbing of trees is strictly prohibited. The cost to replace/repair plants, trees, shrubs, common area equipment, etc. destroyed by residents/tenants or their guests shall be billed to the homeowner. A punitive fine of \$50.00 will also be imposed. Parents are responsible for vandalism and malicious mischief caused by their children up to \$5000.00) Cal. Civil Code 1714:1)The above includes spraying graffiti, and the breaking or removal of sprinkler heads.
7. No baseball, football or other organized games of this type will be permitted on *any Casa Del Sol grounds*. The playing of simple catch and occasional informal games will be allowed.

8. Bicycles, skateboards, etc. may not be ridden on the grass, banks, curbs or other landscaped areas. No ramps or other structures are to be constructed or used upon Casa Del Sol property. Jumping and speeding (racing) is strictly prohibited.
9. No discharging of any type of firearms (including B.B.guns and air rifles) on common area property.
10. Porches, patios, front entryways and garages must be kept clean and neat. *No barbecues, toys, bicycles and personal property may be stored on common areas (that includes the front porches and their walkways).* Storage of furniture, appliances, bottles and trash is not permitted except in enclosed garage.
11. Owners/tenants must not allow the accumulation, scattering or deposit of any trash or waste in common areas. Trash must be deposited in "dumpster" units only. Trash or garbage MUST BE BAGGED. Dumpster lids must always be closed after depositing trash. *As a courtesy, all boxes need to be broken down before placing into Dumpster.*
12. Common area water faucets may not be used for personal needs, washing vehicles or watering plants, etc.
13. *Clotheslines are not allowed. .*
14. No common area, facility or exterior portion of townhouse shall be painted, refinished, altered, obstructed, removed, attached to or constructed upon without the expressed prior written request and approval of the Board.
15. Attachments for potted plants and the planting of normal bedding plants and ground cover will be allowed without prior approval. Any and all such planting will be the responsibility of the homeowner/tenant. The care of such things is not the responsibility of the Association landscaping contractor. Any other planted items must be approved by the board. The board will determine what is in excess and may demand that it be removed.
16. Radios, musical instruments, party activities and other noise sources (including barking dogs) must be restricted at all times to a level that is not disturbing to the residents. Noise problems may be reported by any resident to the San Diego County Sheriff (Santee) (Co. Code Sec. 36-414, General Noise Regulation)

17. **Holiday Decorations:** Winter holiday decorations are permitted from Thanksgiving until January 15. Christmas lights are permitted as long as they are secured with a staple gun (staples are to be removed when lights are taken down) and they are UL approved outdoor lights. Decorations for other holidays are permitted for a period of twenty-one (21) days before the holiday and five (5) days after the holiday. No decorations are allowed on roofs.
18. **Tenants:** All owners who lease/rent their unit must provide the Association Management with the tenant information form showing that the tenants received a copy of the rules and regulations. Tenants are to abide by the rules and regulations.

SECTION III - VEHICULAR TRAFFIC

1. **Speed limit** - The maximum speed limit of motor vehicles inside courtyards is 5 miles per hour or less when necessary to maintain safe conditions.
2. **Standard of Operation** - Motor vehicles may not be operated loudly, aimlessly, negligently or recklessly on Casa Del Sol property.
3. **Licensing** - Any person operating a motor vehicle on the premises must be properly licensed by the State of his/her residence and vehicle must be properly registered.
4. **Overhaul or Maintenance** - Work on any type vehicle is not permitted in the parking area or other common area, including oil changes. Dumping of oil, gasoline or any other toxic matter on Casa Del Sol Property *will be reported to Environmental Protection Agency and will be Subject to fines.*

COURTYARD PARKING SPACES

1. No R. V. parking in courtyards. Parking is limited to standard cars, pickups and vans (No oversized vehicles) *All others will be towed away.*
2. No storage of any vehicle at any time. Vehicles not used for (7) consecutive days will be considered stored.
3. All vehicles must be in operating condition at all times.

4. One (1) vehicle per assigned parking space at one time.
5. Units without assigned parking spaces are limited to two (2) vehicles in the driveway parking area.
6. At no time shall anyone be allowed to live or sleep in a vehicle parked on the property of Casa Del Sol. A fine can be levied. Vehicles subject to tow away at owners' expense.

COURTYARD DRIVE -THRU AREAS

1. A minimum clearance of 20 feet must be maintained at all times, without exception (Uniform Fire Code 10.107.K).
2. Parking in other than marked spaces, i.e. in front of garage and front doors is a violation of the Uniform Fire Code (see 1. above) and therefore is strictly prohibited, unless a licensed driver is attending (washing, loading, unloading, etc.) and it is not blocking the area in a manner that does not permit other vehicles to pass. (NO BLOCKING THE DRIVE)
3. Visitor parking is provided on the street. You may allow your visitors to park in your marked parking space or garage/driveway, but at no time in other marked space, without the expressed permission of the owner of the unit the space is assigned.
4. *Violations of any of the above is subject to immediate tow away at owners' expense.* (Cal. Vehicle Code 22658)

SECTION IV - SWIMMING POOL

1. The Association does not provide lifeguard service. *State Law requires that children (14 years and under) be supervised by a responsible adult while using the pool area.*
2. The pool will be open from 10:00 a.m. to 10:00 p.m. daily during the swimming season. Swimmers must get out of the pool while it is being cleaned and chemicals added. (The pool maintenance man will be able to tell you when it is safe to get back in the pool.)
3. Persons using the pool area must conduct themselves in a considerate and safe manner at all times. ABSOLUTELY NO JUMPING OR DIVING FROM CABANAS (shade structures), NO

RUNNING OR WRESTLING AROUND THE POOL, AND NO PLAYING WITH THE SAFETY EQUIPMENT.

4. Beverages brought to the pool must be in unbreakable containers and all food, trash, cans, cigarette butts, etc. must be picked up before leaving the pool area.
5. Use of the pool is restricted to residents and their guests. AN ADULT RESIDENT (18 YEARS OR OLDER) MUST ACCOMPANY GUESTS AT ALL TIMES, NO RESIDENT SHALL BRING MORE THAN (5) GUESTS AT ONE TIME. All homeowner should report abuse of guest privileges to the Property Manager or Board of Directors.
6. The pool area gate must be closed after entering and leaving (this means locked) and must never be propped open.
7. The pool area is to be entered by key only. Children must not climb the fence or the gate. Keys are issued to each owner when a living unit is purchased. Replacements will be provided at a cost of \$25.00 each. If your key is broken, the Property Manager will replace it free of charge, but only if you present them with the broken pieces.
8. Pool restrooms must be used for the intended purposes only. Please make sure toilets are flushed before leaving.
9. Dogs and cats are not permitted in the pool area at any time.
10. Appropriate swimwear must be worn in the pool. Street clothes and cutoffs are not considered acceptable swimming attire. Infants and toddlers should wear clean disposable diapers.
11. Bicycles, wagons, skateboards, "big wheels" etc. are not permitted in the pool area. Swimming aids may be used in the pool if they do not disturb other swimmers. Foreign objects, unrelated to swimming, are prohibited.

SECTION V - GENERAL

Fines - Habitual violators who refuse to cooperate and comply will be assessed substantial fines and have their common area privileges and voting rights suspended. All fines (penalty assessments) are subject to lien and foreclosure or other appropriate legal action.

You have a right to appeal any and all violation fines or assessments in writing within 30 days or you may appear in person at the next scheduled Board of Directors meeting.

Complaint Forms - If you have a complaint which you would like to bring to the attention of the Board of directors, please complete the attached "Complaint Form" and mail to Casa Del Sol Owners' Association, Board of Directors , P.O. Box 1372, Lakeside, Ca. 92040

SECTION VI - MEETINGS

- A. Board of Directors - Monthly or as announced.
- B. Annual Association - August, as announced.

SECTION VII - FINE SCHEDULE

First violations will result in a \$50.00 fine, repeated events within thirty (30) days will result in an additional \$100.00 fine. After thirty (30) days without a repeated violation, the next violation will be considered a first event.

Violations	First Event	Subsequent Events
Parking	\$50.00	\$100.00
Swimming Pool	\$50.00	\$100.00
Tree Climbing	\$50.00 plus Cost to replace	
Failure to remove Holiday Decorations	\$50.00 plus Cost to remove	
Bicycle/Skateboards on landscaped areas	\$50.00 plus Cost to repair	
Failure to remove pet droppings	\$50.00	\$100.00
More than two pets per Household	\$50.00	\$100.00

Casa Del Sol Estates Board of Directors

Rules & Regulations
Update Effective June 30, 1999

The following is an update to Casa Del Sol Rules & Regulations. Please attach this page to your copy of the Rules & Regulations.

SECTION II - GENERAL RULES AND REGULATIONS

11. Owners/tenants must not allow the accumulation, scattering or deposit of any trash or waste in common areas. Trash must be deposited in "dumpster" units only. Trash or garbage MUST BE BAGGED. Dumpsters are for individual resident use only, no commercial or business produced trash is to be deposited into Casa Del Sol Dumpsters. Dumpster lids must always be closed after depositing trash. *As a courtesy, all boxes need to be broken down before placing into Dumpster.*

Casa Del Sol Estates
Board of Directors

Roy E. Mills
President