

Princess Estates

CANYON PARK VILLAGE OWNERS ASSOCIATION

RULES AND REGULATIONS

CP.RULES

1.0 PARKING AND AUTOS

1.1

In accordance with local and county ordinances, all driveways within the Association are fire lanes, and parking is prohibited. Unattended vehicles will be ticketed and towed away.

1.2

Parking in guest spaces shall be for guests only. Resident parking in guest spaces is prohibited. Residents with extra vehicles should park on the road. Any guest vehicle left in guest parking for longer than 48 hours will be towed away unless the management company has been notified. If you have a guest that is staying longer than 48 hours, please contact the management company and state the make, color, license plate number and length of stay of said car.

1.3

Trucks (3/4 Ton or over), or identified commercial vehicles are prohibited within the common area.

1.4

No recreational vehicles are permitted within common area.

1.5

No work or repairs on automobiles, motorcycles or other motor vehicles shall be permitted on the common area.

1.6

No vehicle in an in-operable condition shall be parked on the common area at any time.

1.7

Owners are fully responsible for any parking violations of their tenants and guests.

1.8

Any foreign substance spilled or leaking from any vehicle, such as motor oil, will be the responsibility of the owner for prompt cleanup.

1.9

Speed limit is 10 mph maximum at all times.

1.10

Any vehicle which is towed will be at the owners/tenants expense.

2.0 GENERAL COMMUNITY

2.1 NOISE

2.1.1.

Volume on television, radio, stereo or other audio equipment must be kept at a level which will not disturb other residents whether the audio equipment is in the interior of the unit or on the common area. Volume shall be kept below the level of being heard in adjacent units. Special courtesy for other residents is required before 8:00 a.m. and after 10:00 p.m. Regardless of the hour, if requested to reduce volume by a concerned resident, you must comply.

2.1.2

Loud party noise or loud abusive language will not be permitted within CANYON PARK VILLAGE OWNERS ASSOCIATION.

2.1.3

No owner shall permit anything to be done upon said condominium which will obstruct or interfere with the rights of quiet enjoyment of the other occupants, or annoy them by unreasonable noises or otherwise, nor will any owner commit or permit any nuisance on the premises.

2.2 COMMON AREA CONDUCT

2.2.1

Each owner shall be responsible to the Association for any damage to the common area that may be sustained by reason of negligence or willful misconduct of the owner, his family, tenants, guests, invitees or agents.

2.2.2

No obnoxious or offensive activities shall be permitted upon the common area nor shall anything be done within the common area which would become a nuisance or an annoyance to residents or guests within the Community.

2.2.3

Bicycles and skateboards must not be parked on any roadway, curbside or block a sidewalk.

2.2.4

No resident shall be permitted to borrow or remove any equipment or property from the common area.

2.2.5

No explosive or flammable fluids in unsafe containers shall be brought into or upon the common area.

2.2.6

Streets, alleys, driveways, and planted areas of the common area are not to be used as recreation areas or children's play areas at any time.

2.2.7

Owners and/or tenants shall be responsible for the action of their children and guests at all times.

2.2.8

Obstruction of walkways, entranceways and common areas is prohibited.

2.2.9

No owners, tenants, their children or guests are permitted upon any roofs, balcony railings, walls, fences or trees at any time.

2.2.10

Residents must keep their areas in front of their doorways clean and free from debris.

2.2.11

Because of multi-unit use, all garage doors shall be kept closed except when in immediate use.

2.2.12

Any damage to buildings, recreational facilities or equipment of any common area property caused by tenant, their family, guests or employees/contractors, shall be the responsibility of the applicable owner.

\$300.00

2.2.13

One (1) recreation key shall be issued to the owner of each unit. A fee of fifty dollars (~~\$50.00~~) plus the cost of duplication will be charged for replacement of a lost key. Keys must not be loaned to guests, anyone under 18, or invitees. A fine and/or loss of priveleges may be imposed when keys are loaned out.

2.2.14

Please note that the costs for maintenance requirements by the Homeowners Association on common property will depend in large measure on the care and consideration exercised by each and every homeowner/tenant and their guests.

2.3 EXTERIOR APPEARANCE

2.3.1

External items, such as, but not limited, to satellite "dish" antennas, radio antenna, flag poles, and clotheslines shall not be permitted.

2.3.2

No drying of clothes or rugs is permitted on balconies, patios, porches, garage doors, or other areas.

No articles shall be hung from doors, garage doors, windows, balconies, patios or other areas. No flower pots or other objects shall be set on window ledges or balcony rails at any time.

2.3.3

One professionally lettered "For Rent" or "For Sale" sign per unit, no larger than 18" x 30" may be placed in the unit window or on a balcony rail attached with wire and flush with the top of the balcony railing.

2.3.4

One "Open House" sign, no larger than 18" x 24" showing the unit address, and one flag, may be placed at the outer perimeter entrance to CANYON PARK VILLAGE OWNERS ASSOCIATION property, and one flag at the entrance to the unit for sale, during the open house.

2.3.5

All window coverings must be professionally fabricated. Curtains, drapes, shutters, blinds and shades may be installed as window covers. No window can be covered by paint, foil, sheets or similar items. All window coverings must be installed within 3 months after occupancy. No exceptions will be given.

2.3.6

Exterior painting of the units, the fences or carports by an individual owner is not permitted.

2.3.7

No water hoses shall remain out at any time.

2.3.8

Exterior Holiday lights or decorations may be displayed from Thanksgiving Day through January 15th. All decorations must be firesafe.

2.4 LEASING UNIT

2.4.1

All Leases for the renting of units within CANYON PARK VILLAGE OWNERS ASSOCIATION, shall be in writing and shall contain a provision that the lease is subject to the Association's Declarations, Articles, Bylaws and these Rules and Regulations. The lease shall also provide that any failure by the lessee to obey these Rules and Regulations, Declaration, Articles, and Bylaws of the Association shall be deemed a default under the lease.

2.4.2

Any owner who shall lease or rent his unit shall notify the Board of the lease and provide the Board with a copy thereof. In addition, the owner shall provide the Association with the tenant's name, phone number, number of occupants, and vehicle description within ten (10) days prior to the date set for first occupancy by the lessee of the unit. Failure to comply will result in a fine as set forth in 7.0 Fines.

2.4.3

The owner of a unit shall be ultimately responsible for insuring that his or her lessee complies with the Association's Declarations, Bylaws, Articles and these Rules and Regulations.

2.4.4

All violations of the CC&R's by tenants shall be the responsibility of the owner. If an owner cannot control the behavior of his tenants, the owner shall be required to remove the tenants from that unit. If the owner fails to rectify problems caused by his tenant and fails to evict a tenant within (10) days of demand of the Board, the Association shall have the right to bring action for breach of CC&R's at the owner's expense.

2.4.5

Owners must furnish a copy of these Rules and Regulations to all tenants, lessees and/or renters, and they must comply with all CANYON PARK VILLAGE OWNERS ASSOCIATION rules.

2.5 INDIVIDUAL BALCONIES / PATIOS

2.5.1

In order that the buildings retain a uniform and desirable appearance, all porches and patios are to be kept in a clean and neat condition.

2.5.1.1

Items Prohibited From Use or Storage on Balconies

- Drying racks and equipment.
- Clothes or cloth materials unless appropriately incorporated into permissible furniture.
- Trash container, ice chests, wooden or paper boxes, metal cans and other miscellaneous containers.
- Construction tools and materials.
- Camping, fishing and sailing gear.
- Recreational equipment such as balls, surfboards, bicycles, etc.
- Pet equipment and supplies.
- Broken or poorly maintained wood and metal furniture of all varieties.
- Dead plant materials, gardening tools, soil amendments and fertilizers, and unkept plant containers of all kinds.
- No exterior drying of clothes towels, rugs, etc. is permitted on balconies, patios, porches or other areas.
- No flammable materials may be stored on balcony.
- No solid flooring and/or carpeting may be installed.
- No hosing of balconies - only damp mopping.

2.5.2

No person may access or enter upon the roof areas without written permission to do so. No items may be placed on the roofs.

2.6 HAZARDOUS STORAGE

2.6.1

Flammable material of any nature may not be stored in any part of a dwelling unit, garage or any area attached to a dwelling unit unless they are in an approved container. Common household items are accepted.

3.0 PETS

3.1

The number of domestic household pets allowed will not exceed two in total. Poisonous reptiles and/or animals are not allowed.

3.2

County and City ordinances pertaining to pets shall apply to this condominium complex and provide in part that dogs must be kept on a leash or confined within the owner's unit. If any pets become a general nuisance, restrictive action will be taken. All animals must be the responsibility of their owners, and their owners must clean up animal waste products immediately. Damage to shrubbery or other common areas by animals will be at the expense of the owner.

3.3

Dogs, cats or other pets are not allowed within the pool and Jacuzzi area.

3.4

No household pet of any kind shall be kept within CANYON PARK VILLAGE OWNERS ASSOCIATION if the Board determines that such pet unreasonably annoys, disturbs, or is a menace to other owners or residents of CANYON PARK VILLAGE OWNERS ASSOCIATION.

3.5

Every person bringing an animal upon or keeping an animal at CANYON PARK VILLAGE OWNERS ASSOCIATION shall be liable pursuant to the laws of the State of California and the Rules and Regulations of CANYON PARK VILLAGE OWNERS ASSOCIATION to each and all persons for any injury or damage to persons or property caused by such animals.

3.6

Pets are not allowed on balconies when owners are not home.

4.0 SWIMMING POOL & JACUZZI

4.1

HOURS 8:00 A.M. TO 11:00 P.M.

4.2

Children under the age of 14 will not be allowed in the pool at any time unless accompanied by an adult. This is a California State Law.

4.3 ~~Children~~ **PERSONS**

Children wearing diapers are not allowed in the pool at any time.

4.4

Conduct in the pools must be orderly. No boisterous or rough play permitted in the pool or the pool area. Games, running, noisy behavior and unnecessary splashing are not permitted in the pool area.

4.5

Beverages may be consumed in the pool area only in plastic, metal or unbreakable containers. All trash must be cleared away by user before leaving the pool area. Help keep our grounds clean.

4.6

Towels must be placed over pool furniture when using suntan oil or other lotions.

4.7

All oils or lotions must be washed off before entering pool.

4.8

Safety equipment provided in the pool area must remain in the pool area at all times. Safety equipment is for emergency use only.

4.9

Gates to the pool area must be kept closed and locked at all times. Do not let strangers in for any reason.

4.11

Pets are not permitted in pool area at any time.

4.12

No bicycles, skateboards, skates, or similar items are allowed in the pool area.

4.13

No toys, paddle boards, life rafts, oars, or similar items are permitted in the pool or spa at any time.

4.14

Homeowners and tenants have first priority. Use of the pool area by guests is limited to four per household. All guests must be accompanied by an owner/tenant adult (18 years or older) at all times.

4.15

Owners are reminded that they are responsible for the conduct of their tenants/guests at all times.

4.16

Pool keys are for the exclusive use of owners/tenants only. Any violation of the use of keys will result in loss of privileges or fines to the owners involved.

4.17

Radios, tape players, etc. may be used in pool area as long as the volume does not disturb others.

4.18

Persons using the pool area may be required to show their key and give their address, if so required by the CANYON PARK VILLAGE OWNERS ASSOCIATION managing agent or a Board member.

4.19

Any person having any apparent skin disease, sore, inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease shall not use the pool or Jacuzzi.

4.20

No life guard is on duty. The owner/tenant assumes full responsibility for themselves and guests. Please observe safety and sanitation rules. Children must not only be accompanied but supervised at all times by the adult responsible for them.

5.0 ENFORCEMENT

5.1

All residents shall be entitled to one (1) written warning for a particular violation, prior to any action being taken against them.

5.2

Residents shall be entitled to no more than two (2) written warnings for different violations within one year.

5.3

Observed violations of the Rules and Regulations or CC&R's should be reported in WRITING by the owner/tenant to the Board in care of the management company, who will then take appropriate action.

6.0 REMEDIES

6.1

If the warnings enumerated in section 5.0 do not remedy the violation, a hearing may be called.

6.2

The Board of Directors will appoint three (3) owners, who may or may not be Board members, to sit on the Hearing Committee as necessary.

6.3

The panel will hear both sides of the reported violation and make a recommendation to the Board of Directors.

6.4

All hearings and notices shall be given in accordance with the California State Law.

7.0 FINES

7.1

The following categories will be used as a guideline to determine fines to be levied against owners determined to be violation:

CATEGORY	MAXIMUM FIRST TIME FINE
Parking and Autos	\$ 50.00
Disturbance/Nuisance	50.00
Appearance	50.00
Safety	100.00
Other Violations	50.00

7.2

Second and subsequent fines for the same offense can be levied at twice the previous fine, plus costs for corrective action. Common area privileges and voting rights may also be suspended.

**CANYON PARK VILLAGE
HOMEOWNER'S ASSOCIATION**

NOTICE TO HOMEOWNERS

AT A REGULAR MEETING OF THE BOARD OF DIRECTORS HELD ON OCTOBER 14, 1998, THE RULES AND REGULATIONS OF CANYON PARK VILLAGE HOMEOWNER'S ASSOCIATION WERE REVISED AND AMENDED AS FOLLOWS:

DELETE PARKING AND AUTOS RULE 1.2 FROM THE CANYON PARK VILLAGE HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS WHICH READS: "Parking in guest spaces shall be for guests only. Resident parking in guest spaces is prohibited. Residents with extra vehicles should park on the road. Any guest vehicle left in guest parking for longer than 48 hours will be towed away unless the management company has been notified. If you have a guest that is staying longer than 48 hours, please contact the management company and state the make, color, license plate number and length of stay of said car."

THIS DOCUMENT SHOULD BE FILED WITH YOUR OTHER IMPORTANT PAPERS.