

**CATHEDRAL CANYON COUNTRY CLUB
CONDOMINIUM HOMEOWNERS ASSOCIATION NO. 1
RULES & REGULATIONS
EFFECTIVE August 1, 2008**

The Board of Directors adopted the following Rules & Regulations effective August 1, 2008 and they cancel and supersede all previously published Rules and Regulations. This residential community (Association), governed by an elected Board of Directors, is charged with maintaining, preserving, and enhancing the common area of the subdivision. Please note that the Association is wholly separate from the Country Club facilities, including the clubhouse, and golf course. **If you are the owner of a home in CCCC#1, you are automatically a member of the Association, as you now own an undivided interest in the common area, and you and your guests or tenants must abide by the Rules and Regulations of the Association as adopted by the Board of Directors.**

1. General Rules

Quiet Enjoyment:

To ensure quiet enjoyment of the premises, residents or their family, guests, or tenants, may not engage in any activity which produces noise, vibration, music or any other sounds that emanate throughout any portion of the common area or into another unit.

1. No homeowner, resident or guest shall permit any activity that may interfere with the rights, comfort, safety, convenience and quiet enjoyment of other residents.
2. Vulgar or profane language, as well as boisterous or offensive conduct is not allowed.
3. Homeowners are financially responsible for the violation of these rules by themselves, their family, guests, and tenants. Damage done to the common area property by any homeowner, family member, guest, or tenant shall be the financial responsibility of that homeowner to make restitution within 30 days of the date of written notice from the Board. If the homeowner disputes or refuses to pay the repair costs incurred by the Association, the Association, after notice and a hearing, may charge the cost of those repairs to the homeowner as an individual or special assessment.
4. Patios and common areas may not be used for drying bathing suits, hanging clothing or towels. No exterior clothesline shall be erected.
5. Aluminum foil may not be used on any window at any time.
6. No installation of awnings, sunshades, screen doors and no alteration, addition or modification to the exterior of a unit or a building in which each unit is located or to any part or portion of the common area may be made without the prior written approval of the Board of Directors.
7. Residents are not encouraged to store dangerous materials that are highly flammable in the common area, limited common area, or in the dwelling

General Rules (cont.)

unit (including the garage), however, reasonable amounts of these liquids, substances or materials sufficient for residential purposes may be placed in appropriate containers and properly stored.

8. Use of common area outlets are prohibited by Homeowners, tenants and/or guests.
9. Association light timers, pool regulators and sprinkler clocks **will not** be tampered with or adjusted, except at the direction of the Board of Directors.
10. Homeowners are not to give instructions to Association gardeners, or any vendor hired by the Association.

II. POOL & SPA RULES

Persons using the pool/spa are expected to be courteous to other users. The Pool and Spa Rules include, but are not limited to, the following:

1. Pools are for homeowners, their guests and tenants only. The number of guests using the pool at any one time is limited to six, without prior approval of the Board of Directors.
2. Persons using the pool/spa do so at their own risk. There is no lifeguard on duty.
3. Pool hours are 7:00 a.m. to 10:00 p.m.
4. Parents are responsible for the safety and conduct of their children. Children under the age of 14 are to be accompanied and supervised by an adult at all times while in the pool area.
5. No dogs, cats, or other animals are permitted in the pool/spa enclosure at any time.
6. Any incontinent person must wear plastic leak-proof pants when in the pool.
7. Children under 14 years of age are not permitted in the spa.
8. Chairs and chaise lounges must be returned to their original places after use. They may not be reserved, nor removed from the pool area.
9. Floating devices are not permitted in the spa at any time and are allowed in the pools only with permission of the other swimmers.
10. Suntan oils must be wiped off before entering pools. If using a suntan oil or lotion, cover the chair or chaise with a towel.
11. Floating devices left unattended will be discarded.
12. Proper bathing attire must be worn at all times. No "cut-offs" or nude swimming.
13. Food is not allowed in the pool area. Drinks are allowed in the pool area provided they are in cans, plastic, or paper containers. No glass, ceramic, or bottles are permitted.

14. Any item or object used in such a manner as to disturb the full use and enjoyment of the pool area, such as loud music, boisterous or offensive conduct, running, balls, Frisbee playing or loud cell phone use is not permitted.
15. No bicycles, tricycles, skateboards, or skates are allowed in the pool area.
16. No tampering with any pool equipment, including thermostats is permitted by any homeowner or guest. Spa timers must be turned off when through.
17. Pool gates are to be kept closed at all times.

III. VEHICLES

The Vehicle Code of the State of California laws applies to all areas within the Association. No vehicle may be operated on the streets or on the golf course property by any person not having a valid vehicle operator's license. **This includes golf carts.** Violations of any California Vehicle Code shall be deemed a violation of the Associations Rules & Regulations.

1. Observe **posted speed limit** of 20 MPH.
2. No street parking. (See 8 below for commercial vehicles).
3. **Car washing** may be done in driveways only.
4. **Parking:** Double parking, and parking in such a manner as to block access to other homeowner's garages, driveways, or mailboxes is not allowed. No parking in front of stop signs, in safety zones, in golf cart lanes, by fire hydrants, where its presence creates a traffic hazard or obstruction, or where it detracts from the appearance of the common area so as to interfere with another owner's enjoyment of the property.
5. All vehicles are not to be "stored" on the streets or in guest parking areas. "Stored" means more than 96 hours in any one-week, vehicle must be removed; this includes both tenants and guests.
6. **Open garage doors** are not only unsightly, but also an invitation to burglars. Garage doors must be kept closed at all times except to permit ingress or egress of vehicles or to clean the garage. Doors left open for ventilation shall be opened only so far as not to allow for unlawful entry or to view the interior.
7. **Recreational vehicles:** Motor homes, recreational vehicles, trailers, boats, trucks or similar vehicles are not allowed on the streets, driveways, or guest parking areas except for 4 (four) hours in front of Owner's home while loading or unloading. No vehicle may hook up to any electrical or water services within the common area. Living in these vehicles is not permitted on association property at any time.

8. **Commercial vehicles** are not allowed to be parked in the common area, except when used by a contractor working on behalf of an owner or the Association, and only during business hours, except in the event of an emergency. A commercial vehicle is defined as any vehicle used primarily for commercial or charitable use, or has been converted, by adding racks, fittings or some other device, or is designed for commercial or charitable use or purposes by virtue of carrying trade equipment, tools, supplies, or advertising which can be seen, etc. These vehicles must be parked in a garage or removed from the property after normal business hours. Normal business hours are 7:00 a.m. to 5:30 p.m., Monday through Friday. Saturday & Sunday: None. Government code holidays: None.
9. **Work on any vehicle** is not permitted in the common area, including driveways, except for emergency repair. Extensive automobile repair is not allowed. No storage of any motor vehicle is permitted in any portion of any lot, the streets, or upon common area except wholly within the owner's garage. Storage means more than 96 hours in any week.
10. **Disabled or abandoned vehicles** on common area property must be removed within **96** hours of notice of the parking violation or the Board of Directors will have them removed by an authorized towing service at the homeowner's expense. Towing fees are the responsibility of the vehicle owner pursuant to California Vehicle Code Section 22658. The Association may impose any other fines or fees in accordance with the Association's enforcement policy. Any automobile left unmoved on a street longer than 96 hours may be considered abandoned or disabled and towed away at the owner's expense.
11. **Motorcycles and mopeds** are permitted in the common area for ingress and egress purposes only. They are to be parked in the garage at all times. All operators must be licensed and insured in accordance with state law, including compliance with helmet, noise, and safety regulations.
12. **Golf Carts** may be driven on Association streets, but must obey stop signs and be parked in the garage when not in use. Driver must be at least 16 years of age and possess a valid driver's license.
13. Parking or driving Golf Carts on grass areas is prohibited. Please use golf paths as indicated.
14. No more persons may occupy a golf cart than the number of seats provided on the cart.
15. No "FOR SALE" or other signs for commercial purposes may be displayed in or on parked vehicles.
16. Automobiles that are unregistered or in obvious need of repair must be kept out of sight. All vehicles must have current registration tags.

IV. PETS

1. Only domestic animals are allowed on the common area or in the dwelling unit. The term "domestic animal" is defined as dogs, cats, fish and birds of a type that are normally kept in households, provided they are not kept, bred or maintained for commercial purposes. The Board of Directors has the right to prohibit maintenance of any animal, which constitutes a nuisance to other owners.
2. No more than two pets per unit. Domestic pets only.
3. Dogs must be kept on a leash at all times when in the open common area. All owners are responsible for immediately cleaning up after their pets. This rule applies to Cathedral Canyon Country Club property as well as the golf course and all other facilities of the country club.
4. No unattended dog or pet of any kind shall be allowed to be tethered up in the common area (*Health & Safety Code § 122335*). If any pet creates a continual nuisance to other residents, including, but not limited to barking, screeching, creating an unpleasant odor, etc. the Board of Directors may permanently ban the pet from the Association.
5. All damage to the common or exclusive use common area caused by any animal is the responsibility of the homeowner whose animal or whose guest's or tenant's animal caused such damage.
6. No feeding of the ducks and/or geese is permitted at anytime.

V. TRASH

1. Each homeowner shall arrange for appropriate trash containers. Homeowners shall use trash containers of sufficient strength to be placed at the curb for pick-up without coming apart and allowing refuse to escape. Grocery bags are not to be used as trash bags.
2. Storage of trash before collection day shall be confined to the inside of the unit or garage. Trash is picked up Monday mornings after 6:00 a.m. Containers may be put out no earlier than Sunday night and removed by Monday night.
3. Items such as large cardboard boxes, discarded furniture, etc. are unacceptable for routine collection unless broken down. Contact Burrtec at 340-2113 for complete information.
4. Green waste from courtyard, interior patio and atrium plant materials must be placed in plastic bags for Burrtec to pick up on Monday a.m. along with domestic trash.

VI. RULES ENFORCEMENT

The Association has the right to enforce the Association's Rules and Regulations. Homeowners are reminded that any alleged violation of the Rules and Regulations, CC&R's or other governing documents of the Association must be reported in writing to the Management Company. The Board will authorize an investigation of the allegation and may take action against the offending resident, including, but not limited to, fining, special assessment, suspension of a member's right to vote or instituting legal action.

Due Process

1. A warning letter will be issued to owners before a fine is issued. Violators are expected to comply immediately with the Rules & Regulations, CCRs and By-laws to which they are in violation. Violators may respond to a violation in writing to the Board of Directors. If they do not comply or respond, the following policy will be adhered to:
 - A. A written notice of Show Cause hearing will be mailed to the owner by first class mail ten (10) days prior to the hearing date at his last known address as shown in the Association's records. The notice shall specify the complaint against the owner, including the date, time and location of the hearing
 - B. The owner may choose to appear before the Board in person or in writing to explain his failure to comply.
 - C. Discipline will be effective 5 days after the notice of ruling is sent, as to comply with Corporations Code Section 7341(c) (2) and (3).

The Board has adopted the following schedule of monetary penalties for any violation of the Declaration, Bylaws, Rules & Regulations, any nuisance activities, architectural non-compliance, or any other violation:

Fines: First Offense - \$75.00
Second Offense - \$125.00
Third or Later Offense - \$250.00

When any violation is continuous until corrected, the Board may levy either a daily or a monthly fine. To deter continued improper conduct, and to provide an incentive to comply early, the Association may levy a daily fine of up to \$5.00 per day or a monthly fine of up to \$150.00 per month (or any portion of a month) for continuous violations during the first month after imposition of the penalty. The penalty may be increased up to \$10.00 per day or a monthly fine of \$300.00 during the second month of a continuing violation. The penalty may be increased up to \$20.00 per day or a monthly fine of \$600.00 during the third or any subsequent month of a continuing violation. The Board shall give the violating owner notice of whether the fine for a continuing violation will be increased in each subsequent month, and what the level of the fine will be.

Homeowners will be responsible for any/all legal fees incurred by the Association to enforce adherence to the governing documents.

Any violation resulting in damage to the common area may also result in Reimbursement Assessment equal to the cost of repairs.

IF ANY INCONSISTENCY EXISTS BETWEEN THESE RULES AND REGULATIONS AND THE ASSOCIATION'S CC&R's. THE CC&R's WILL GOVERN.

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