

ALICANTE PARK OWNERS ASSOCIATION
RULES AND REGULATIONS

(Date of adoptions are shown in parenthesis)

Section A
RESIDENTIAL UNITS

1. PETS: No more than two (2) domestic pets per unit are permitted. Pets may not be kept, bred or maintained for commercial purposes. (10/9/80)
2. SIGNS: Signs may NOT be displayed for public view without Architectural Committee approval with the exception of a "For Sale", or a "For Lease" or a "For Rent" signs.
See more signage information in Item 6 of Section B, Common Area
3. DEBRIS-HAZARDS: No storage of hazardous materials, nor activities or improvements of a hazardous nature shall be permitted inside any unit or on the common area. No rubbish or debris shall accumulate and no offensive odors or noise shall arise from within any unit or within the common area. (10/9/80)
4. INSURANCE: Nothing shall be done or kept in or around any home or common area that may increase the cost of FIRE & HAZARD insurance maintained on the structures and common area by the association. Note, it is the responsibility of each homeowner to at their option, maintain insurance on the contents of their home to include interior improvements, appliances, etc. (04/12/14)
5. ALTERATIONS: No alterations shall be made that would change the structure or structural materials of any home without prior approval by the Architectural Committee or sitting board of directors. Any structural change must first be designed by and approved and stamped by a licensed California structural engineer and be constructed by a contractor who maintains a current valid California contractors license. (10/9/80)
6. MAINTENANCE and REPAIRS: It is the responsibility of the unit owner to paint, maintain and repair the interior surfaces, doors, windows, carpets, fixtures, appliances, and all items of property located within the unit. The unit owner is also responsible for the cleaning and housekeeping of the adjoined patios and balconies. (10/9/80)
7. AWNINGS: Awnings conforming to color, design and installation method as approved by the Architectural Committee may be installed on patios and balconies. (10/9/80)
8. RAIN GUTTERS and DOWN SPOUTS: Installation of rain gutters and down spouts must be first approved by the Architectural Committee. (10/9/80)
9. CLOTHES LINE: No exterior clothes lines shall be erected or maintained without the prior written approval by the Architectural Committee. (10/9/80)
10. LAUNDRY, BATHING APPAREL and TOWELS: May not be hung on patios or balconies within public view. (10/9/80)
11. FLAGPOLES: Permanent flagpoles must have prior written approval of the Architectural Committee. Brackets and removable flagpoles are permitted. (10/9/80)
12. UMBRELLAS: Umbrellas are permitted in patios and balconies but must be maintained in good and clean condition. (10/9/80)

ALICANTE PARK OWNERS ASSOCIATION
RULES AND REGULATIONS

13. SECURITY & ENTRY SCREEN DOORS: Each homeowner is responsible for the care and maintenance of the screen door(s) provided with their home. Installation of a security screen door is permitted but must conform in style, color and design with the Architectural Committee approved standard. (10/9/80)
14. UNSIGHTLY ARTICLES: No unsightly articles which are visible from adjoining properties are permitted. (10/9/80)
15. DAMAGE-NEGLIGENCE or CARELESSNESS: The owners are liable for any expense incurred for any maintenance, repairs or replacement rendered necessary by the act, neglect, carelessness of himself or a member of his family, guest, employee, invitee or tenant. (10/9/80)
16. GARAGES: Garages shall be used only for parking and storage of vehicles and/or other uses commonly associated with a garage within a quality residential development. The association is empowered to determine whether a particular use is or is not common and customary. (10/9/80)
17. GARAGE DOORS: Garage doors are to be kept closed except when opened for the purpose of moving a vehicle in or out or, while work is being performed therein. Owners are responsible for maintaining and cleaning their door. (10/9/80)

Section B
COMMON AREAS

1. PETS: Other than in and around the recreational facilities, dogs are permitted on the common area. All dogs in the common area must be leashed and under the control of their owner/handler. Dog droppings shall be immediately picked up and properly disposed. Dogs shall not be allowed to urinate or defecate in areas subject to traffic. Excessive barking shall not be tolerated.
2. VEHICLES: All driving areas are private and subject to a non-exclusive easement for vehicles ingress, egress, travel street purposes for benefit of the owners, their guests, service providers and invitees. All parking is private and pre-assigned, subject to reasonable restrictions reviewed from time to time and adopted by the governing board. (10/9/80)
3. VEHICLE REPAIRS: No vehicle shall be repaired or rebuilt within the common areas except as expressly permitted by the rules adopted by the Association Board.
4. OPERATION of VEHICLES: Drivers of vehicles on this property shall maintain the minimum liability insurance coverage required for automobiles to be registered in the state. Drivers of vehicles shall NOT exceed the 5MPH maximum speed limit, shall obey traffic control devices and association's regulations. From time to time as needed, the Rules and Regulations may be reviewed and changed by the governing board. (8/8/11)
5. TRASH BINS: Trash bin doors shall be closed and latched after every use. Trash put in dumpsters shall be first bagged to prevent it from being blown out. Garbage suitable for disposal in owner's sink garbage disposal should be disposed of in this manner rather than be deposited in a dumpster. (10/9/80)

ALICANTE PARK OWNERS ASSOCIATION
RULES AND REGULATIONS

6. SIGNS: No signage shall be displayed for public view without prior board approval. Exceptions are "For Sale", or "For Lease" or "For Rent" sign.

An approved sign shall be neat in appearance, be weather resistant, shall be equal to or less than 3 feet wide by 2 feet high and shall be mounted on a single stake placed in the ground of the garden area in front of the respective unit and be displayed no higher than 5 feet. A limit of one sign may be displayed in front of each unit being advertised. Signs shall NOT be posted on or in the building structure or window of the unit.

During the sale process of more than one home simultaneously, to preserve property appearance, the association allows only one sign to be displayed on Alicante Road. This one sign shall represent all for sale properties. It will be up to the selling owners and their representatives to coordinate this. Be advised, multiple signs may be removed and disposed of. A sign displayed on Alicante Road must be neat, maintained and be self-supporting. This sign may be suspended (cantilevered) out over the top of the wall, but not in contact with the wall and NOT extend over the sidewalk. The installer and/or the authorizing agent, i.e. realtor, or broker, or bank, or owner, shall be responsible for any and all damage done to the common area (i.e. buried piping or conduit or gas lines, etc., etc.). (9/8/95)

7. ENTRY PLANTER AREAS and BOXES: Placement of approved decorative planter boxes in the entry-way is acceptable. Plantings in pots may also be displayed using macramé plant hangers or in/on freestanding support fixtures. Boxes and Pots shall NOT present a tripping hazard. Installations of these may be subject to review and approval by the Architectural Committee. (9/25/80)

8. SKATEBOARDS: The use of skateboards, in-line skates, roller blades, scooters, and/or similar devices is prohibited anywhere in the common areas. (4/20/87)(4/12/14)

9. USE of ENTRY WAY, DRIVE WAY and PARKING LOT: The use of the entry way and drive way shall be for owners and residents to gain access via automobile between their garage and the street, or to access the single space allocated to them in the public area of the parking lot. (5/9/13)

Please NOTE: The drive way and parking lot shall be used for residents to access on foot or by car, their homes or assigned space from Alicante Road and visa-versa. The drive and parking lot shall not be used for recreation, by anyone. Bicycles and similar riding apparatus shall be walked or carried on or off the property before and after rides. Riding these apparatus as a recreational activity on the property is prohibited. The owner/members of the association ruled these activities by adult or child anywhere on the property to be dangerous and a serious infraction of the association's rules. Please be advised that the association will hold the owner of record of a residence liable for violation(s) of these rules and regulations by any occupant of the residence, rented or otherwise, or any guest there of. Fines and assessment increases for violating rules are detailed in the *Schedule of Monetary Penalties*, Appendix A of these *Rules and Regulations* or a penalty may be assessed by the current sitting board of directors. (1/31/2014)(4/15/14)

ALICANTE PARK OWNERS ASSOCIATION
RULES AND REGULATIONS

Section C

CLUBHOUSE RECREATIONAL FACILITY and
SWIMMING POOL and LOCKED ENCLOSED AREA

1. The recreational facilities are for the exclusive use by APHOA residents, their children and guests of residents. Children under 18 years of age must be supervised at all times by an adult (over 18 years old) resident. (10/9/08)
2. Non-resident owners of APHOA condominiums who have rented their home to others shall not be entitled use of recreational facilities except as a guest of a resident. (10/9/80)
3. No pets shall be allowed in the recreational facilities. (10/9/80)
4. Liquor may be served in the recreational area provided no charge is made therefore, unless served by a licensed caterer with the necessary license thereof. (10/9/80)

CLUBHOUSE

5. The association policy is that the clubhouse facility is primarily for use on a non-exclusive basis, by APHOA residents and for board sanctioned association activities. (10/9/80)
6. The applicable homeowner shall be liable to the association for property or equipment damage sustained by reason of negligence or willful misconduct by the owner or the resident/tenant or his family or his guest(s) and the family of guests, both minor or adult while they are your tenants. (10/9/80)
7. The clubhouse shall be reserved in advance with the Clubhouse Manager on a first-come first-serve basis by any APHOA resident for private and/or social functions. Any such reservation shall require a refundable security/cleaning deposit and a non-refundable rental fee. The deposit shall be refunded after the facilities are cleaned and all furniture is restored to the same or better condition than it was found. Your request for inspection and refund shall be made within 2 days of use. The security deposit and rental fee are set by the current board. The fees are reviewed from time to time and may be adjustments as required.
10. The 2014 Rates: Refundable Security & Cleaning Deposit: \$50.00/reservation
Non-refundable Rental Rate: \$35.00/day (5/15/09)
11. Clubhouse Manager: Charlie Alongi, 2014
15948 Aloicante Rd.
(714) 296-9310 (5/15/09)

Note: The rental fee and the security deposit shall be paid in advance when booking with the Clubhouse Manager (CM).

ALICANTE PARK OWNERS ASSOCIATION
RULES AND REGULATIONS

12. Hours: Private parties may use the pool deck as well as the pool. Parties shall be brought inside the CH after 11:00 PM on Friday and Saturday night and after 10:00 PM during the week. The CH shall close (and vacated) by 1:00 AM.
13. Rental for Staff The facility rental fees shall be waived for APHOA board members. However, the security/cleaning deposit is not waived and may be required to the discretion of the CM.
14. The use of the clubhouse for private profit or personal gain is not permitted. (10/9/80)

SWIMMING POOL and FENCED-IN AREA

15. No glass containers are permitted in or around the pool. (10/9/80)
16. Children under the age of 18 shall not be permitted to use the pool and or be within the fenced in area unless accompanied by a resident over 18 years of age. (10/9/80)
17. The pool and fenced in area shall open every day at 10:00 AM and close at 10:00 PM on Sunday through Thursday and at 11:00 PM on Friday and Saturday. (10/9/80)
18. No pets are permitted in the pool or in this area.
13. No running, splashing, spitting, horseplay or obscene language is permitted.
14. Only persons dressed in swimming attire are permitted in the pool. No un-hemmed cut offs.
15. No nude sunbathing or swimming is permitted.
16. No loud music or other excessive noise is permitted.
17. No large play equipment is permitted in the pool.
18. Bikes, tricycles, skateboards ect. Are not allowed in the pool area.
19. No one is allowed in the clubhouse in wet swimwear. NOTE: The clubhouse is kept locked except when rented. The clubhouse restrooms are NOT available to residents using the pool area.

Section D
VEHICLE PARKING

1. Parking of commercial vehicles is not permitted in the common areas. NOTE: Commercial delivery and/or service vehicles are permitted to park in the common area for the time required to perform that task. Operators of such vehicles must maintain suitable liability insurance while on the property, and shall be accessible if vehicle must be moved immediately. (10/15/11)
2. General transportation vehicles may not be parked in any of the common areas of the development except within the confines of marked vehicle parking spaces. (10/15/81)

ALICANTE PARK OWNERS ASSOCIATION
RULES AND REGULATIONS

3. No vehicle shall remain parked in a marked vehicle parking space for a period of time in excess of forty-eight (48) hours. (10/15/81)
4. The resident of a unit, collectively and in the aggregate, shall not occupy in the common area more than (their) one assigned vehicle parking space. (10/6/90)
5. Leakage of oil or gasoline from a vehicle on to the pavement of the common areas shall not be permitted. All spills shall be promptly cleaned and removed by the operator of such vehicle. The operator of any vehicle that damages the property shall bear the cost and expense of repairing such damage. (10/15/11)
6. No vehicle shall be operated at a speed in excess of five (5) miles per hour in any part of the common area of the development. (10/15/81) (5/5/11)
7. No vehicle or boat shall be repaired or rebuilt within the common areas. (10/15/81)
8. All residents when ever possible are urged to park their vehicles in the garages. (10/15/81)

DEFINITION of TERMS

For the purpose of theses Vehicle Parking rules the following definitions are given:

General Transportation Vehicle: Passenger automobiles, station wagons, pick-up trucks with or without campers, vans and other vehicles customarily used to provide general passenger transportation on streets and highways and where the overall length of the vehicle does not exceed twenty (20) feet.

Commercial Vehicles: Vehicles maintained and used for the transportation of persons or property, for profit or otherwise.

Residents of Residential Unit: Any and all persons collectively who together reside within the confines of one of the twenty-eight (28) residential units. Any person who remains in a residential unit in an overnight basis for in excess of fourteen (14) days within any thirty (30) day period shall be known here as a resident of a residential unit. (5/5/11)

Schedule of Fines: Please see EXH (Exhibit) A - APHOA Schedule of Monetary Penalties, copy attached. EXH (Exhibit) A - APHOA Schedule of Monetary Penalties r1 can be found in the policy section of the Rules and Regulations.