JAMAICA HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

Adopted: January 27, 2016

I. PROLOGUE

The rules & regulations set forth here do not supersede the use and restriction provisions provided within the CC&Rs. Association Members are responsible for abiding by both the rules and regulations within this document and the rules within the CC&Rs. Additionally, Members are responsible for the conduct of their guests and tenants.

The Board of Directors is responsible for enforcing the rules as set forth. There are some matters, such as noise, where individual judgment about a nuisance may vary, the determination of such matters and if it constitutes a violation with be at the discretion of the Board. The Board requests that the complainant seek first to work out such problems with their neighbors. The Board will assist in cases where a problem is chronic and corroborated in writing by others.

II. ENFORCEMENT PROCEDURE/FINING POLICY

1. All complaints must be submitted in writing to the management company, and must identify the address of the resident in question.
2. The management company will mail a letter of violation to the resident.
3. It the violation continues or immediate action is required, the homeowner will be invited to a hearing before the Board of Directors to discuss the issue. Failure to appear or respond to the Board shall result in the imposition of an automatic fine or penalty to the homeowner's account.

    - 1st offense - $100.00
    - 2nd offense - $200.00
    - 3rd offense - $400.00, and the matter may be turned over to the Association's legal counsel at the discretion of the board and/or fines of penalty amounts will continue to double until the violation is resolved.

III. COMMON AREA PROPERTY AND GENERAL RULES

1. Hanging laundry, towels, etc. on balcony or wall where it can be seen is prohibited.
2. The Board of Directors reserves the right to assess all costs/fees to a homeowner for damage to any common area property including buildings, equipment, furnishings, and landscaping, which occurs as a result of negligence, carelessness, or misuse by an owner, tenant, guest, or pet.
3. Excessive noise (loud conversations, music, dog barking, etc.) is not permitted.
4. Skateboarding and rollerblading are not allowed anywhere within Jamaica.

IV. SPORTS EQUIPMENT

1. No sports equipment shall be attached to any building structure.

V. PETS

1. All dogs must wear identification at all times when out of doors.
2. Pet owners are required to pick up their pet's waste and dispose of it in a sanitary manner. Pet waste left in patio or balcony areas must be cleaned-Up a reasonable frequency so as to not create an odor or visual nuisance to neighbors.
3. Pet owners will be held responsible for any damages or nuisance caused by their pets.
4. All dogs are to be confined to inside the homeowner's residence and/or patio area and are not permitted outside unless under restraint or carried.
5. All dogs outside an enclosure must be on a leash held by a person capable of controlling the animal.

VI. REAL ESTATE SIGN POLICY

1. According to Article IV, Section 5 of the CC&Rs:

   No sign, poster, billboard, advertising devise or other display of any kind shall be displayed so as to be visible from outside any portion of the Property without the approval of the Architectural Committee. Any 'for sale' or 'for lease' signs which are not (1) attached to the exterior walls of a residence and (2) not more than six (6) square feet in size, shall not require Architectural Committee approval.

2. One standard Real Estate sign may be installed in the common area landscape for a period of 90 days, after which the sign must be displayed in a window inside the unit ONLY. Display of a sign in the common area for a period longer than 90 days must receive written authorization from the Board of Directors.
3. (1) OPEN HOUSE sign may be posted outside the main entrance. The "OPEN HOUSE" sign shall be posted in a designated area between the hours of 9:00 a.m. and 5:00 p.m. any day of the week.
4. Any sign(s) posted that is not in noncompliance with the above requirements or located in any common area shall be removed without prior notice at Owner's expense.

VII. TRASH

1. Trash cans are to be put out no earlier than 6:00 p.m. the night before pick up and must be taken in no later than 9:00 p.m. the night of pickup.
2. There shall be no littering in the common area nor in the exclusive use area, nor shall anything accumulate thereon which cages an unsightly condition or odor nuisance.

VIII. EXCLUSIVE USE COMMON AREA: VIEW-SIDE UNITS

1. The rear yard exclusive use common area is to be maintained in a neat and attractive appearance. These rear yards are to be trimmed and thinned out (including trees) on a regular basis. This provision is to help protect neighbor

views, especially through the glass panels between those units located on the view side of the street.
2. Shrubs must be maintained at (or below) patio wall height Trees must be pruned/thinned annually to minimize any view obstructions.
3. Should a homeowner fail to maintain their exclusive use common area, the association has the right to enter into the area for maintenance purposes, and all costs will be assessed to the homeowner's account.

IX. PARKING

For Parking Rules and Regulations, Please Refer to the Separate Document Titled "Jamaica Homeowners Association Parking and Vehicle Rules"

X. GENERAL POOL RULES

SUMMER POOL; SPA HOURS
Sunday – Thursday 6:30 am to 10:00 pm
Friday – Saturday 6:30 am to 12:00 pm
Pool is heated from April 1st to October 31st

WINTER POOL & SPA HOURS
Daily 6:30 am to 10:00 pm
November 1st to March 31st

1. Pool usage is restricted to owners, tenants and invited guests only. Invited guests may use the pool area only when accompanied by the host.
2. The gates to the pool area are to remain closed at all times. Do not prop open the gates, or leave them unlatched. Any time the gate is not closed tightly, Jamaica is exposed to extreme liability for any harm caused to a person as a result, especially children. Locked gates prevent accidents.
3. Use of the pool is at the user's risk. No lifeguard is on duty. Swimming alone is not allowed or recommended.
4. Reckless conduct including but not limited to; running, pushing, jumping, fighting or other activities that infringe on the enjoyment of the facility by other owners, tenants and/or guests are prohibited within the pool area.
5. Lewd, illegal and immoral conduct will not be tolerated. You may be asked to vacate the premises and will be subject to a violation and/or fine.
6. No one under the age of fourteen (14) is permitted in the pool area unless accompanied by a parent, guardian, or responsible adult (18 years of age or older) designated by the legal parent or guardian.
7. No skateboards, roller skates or bicycles are permitted in the pool area
8. Balls, surfmats, surfboards, Styrofoam floats, inner tubes, rubber rafts or other sports equipment are not allowed.
9. No pets are allowed in the pool or spa, or in the pool area in general.
10. No glass permitted in pool and spa area at any time.

11. Alcohol or food is not permitted in the swimming pool. Each person in the pool area is responsible for his or her trash and is responsible to leave the area clean, including ashtrays.
12. No diving is allowed.
13. Noise level is to be kept to a minimum, especially before 8:30 a.m. and after 10:00 p.m.
14. Swim suits only are to be used in the pool. All children wearing either cloth or disposable diapers are required to wear-rubber pants over the diaper.
15. No climbing pool fences; this is strictly forbidden.
16. Any persons that has had an illness and/or bodily discharge that includes but not limited to; vomit, diarrhea etc. is prohibited from using the pool within 24 hours of the last occurrence of such illness and/or discharge.
17. Use shower to remove suntan oil prior to entering the water.
18. Anyone observed putting or allowing to be put, any bubbling substance in the spas within the project will be assessed for any damage-and or repairs to the equipment in addition to a $50.00 assessment for each occurrence.

JAMAICA HOMEOWNERS ASSOCIATION
PARKING & VEHICLE RULES

Effective April 19, 2023

The Board of Directors of the Jamaica Homeowners Association has adopted these Rules and Regulations to supplement the basic parking rules set out in Article IV of the CC&R's. The Board's intent is to ensure that there is free access to the complex for emergency vehicles and adequate guest and permit parking available within the Jamaica Association's property. These rules are effective **April 19, 2023**.

All roadways within Jamaica are privately owned and maintained by the Homeowners Association. Various California Vehicle Code sections, especially §§ 22658(a) & 22658.2, and the CC&R's of Jamaica give the Association the legal means for establishing and enforcing parking rules, regulations, and restrictions, including citing, fining and the authority for towing illegally parked vehicles, and those in violation of Association rules.

Due to limited street width and in order to comply with Fire Department requirements, parking is prohibited along the streets in Jamaica. All streets are designated **FIRE LANE S** by the City of Laguna Niguel. Fire lanes allow emergency vehicles to have free access without obstruction at all times. Unattended vehicles parked in fire lanes are subject to immediate tow.

Residents may park on the concrete apron of their garage, so long as the apron is of sufficient dimension to accommodate the ***entire*** vehicle. If ***any*** portion of a vehicle parked on a concrete apron extends out over the asphalt roadway, the vehicle is deemed to be illegally parked in a fire lane and subject to immediate tow.

The **PURPLE PARKING DECAL** identifies those vehicles which have been authorized to park in the permit parking stalls. To avoid being towed, permitted vehicles must display this permit in the lower left portion of the vehicle's rear window. The Board issues these decals to residents who park two vehicles in the garage and have all vehicles registered to your address at Jamaica. If you need to apply for a parking decal, please contact Seabreeze Management Company so they may send you the appropriate forms that need to be completed.

> **NOTE:** Permit requests will be approved only where all qualifying vehicles are identified in the permit application and registered to your address at Jamaica. Copies of drivers licenses and registrations must accompany all permit applications.

VEHICLE RULES

1. The ***speed limit*** within Jamaica is ***10 mph***.

2. ***Only*** licensed drivers shall operate motor vehicles within Jamaica.

0. ***Only*** legally registered vehicles shall be operated within Jamaica.

1. No drained oil, oil filters, or empty oil containers shall be disposed of in trash dumpsters.

2. Excessive noise from vehicles exhaust or stereo systems is not permitted.

NOTE: Vehicles parked within Jamaica in violation of the following parking rules will be towed at owners expense.

NO PARKING ANY TIME

Vehicles illegally parked in any of the following areas are subject to immediate tow without warning pursuant to California Vehicle Code § 22658(a) and/or § 22658.2:

A. At any location and in a manner which interferes with an entrance to, or exit from the common interest development;

B. Within 15 ft. of a fire hydrant (except in a marked space);

C. In any marked fire lane (red curb or signed);

D. In marked handicapped spaces without a handicapped sticker.

RESTRICTED PARKING

A. Vehicles longer than 18 feet 6 inches may not be parked on the premises at any time. Oversized vehicles which extend beyond a marked parking space are deemed to be illegally parked and may be cited and/or towed. **NOTE:** This prohibition does not apply to commercial vehicles making deliveries within Jamaica.

B. No automotive repair work shall be conducted in the parking stalls or restricted common area. The term “repair work” does not include washing or polishing vehicles .

C. No trailer, camper shell, boat or similar equipment shall be parked or stored in any parking stall.

D. All vehicles must be parked within the white lines of parking spaces and without damage to the common area landscaping.

E. All vehicles must be parked nose-first in the parking space to avoid damage to the common area plant material.

ENFORCEMENT

GUEST PARKING

A. Residents shall instruct their guests to park ***only*** in designated "guest parking" areas. Guest vehicles parked in a permit parking space are deemed illegally parked and may be cited. Any vehicle which has been issued a Jamaica permit and is found parked in guest parking after 7 p.m. and before 7 a.m. is subject to immediate tow at the owner's expense pursuant to California Vehicle Code § 22658(a).

B. If guests will be visiting Jamaica for more than three days in a 30-day period, the host resident may request that a guest vehicle be "safe listed" for a specific period of time. Residents must provide the Management Company with vehicle information. Vehicles placed on the safe-list will be identified by a hanging tag which will be suspended from the interior rear view mirror. Residents are responsible for obtaining such safe list tags from the Management Company and ensuring that they are properly displayed on safe-listed vehicles. Failure to do so can result in enforcement actions to include violation citation s and towing.

C. Any vehicle which has been parked in guest spaces for more than three days will be cited. Any vehicle found illegally parked in a guest space on the property within 30 days after being cite d for improper parking in guest spaces may, pursuant to California Vehicle Code § 22658(a), be towed without further warning at the vehicle owner's expense.

D. Residents may use guest parking on a very limited basis for occasional projects. Excessive use of guest parking is strictly prohibited, to include regular use. Violators will be cited. If continued, violators will be subject to fines and/or towing.

PERMIT PARKING

Overnight resident parking is by permit only and is limited to marked permit spaces only. Vehicles not bearing a Jamaica permit ***displayed in the lower left portion of the rear window*** which are found parked in a permit parking space between 7 p.m. and 7 a.m. are subject to immediate tow at the owner's expense pursuant to California Vehicle Code § 22658(a).

GUIDELINES FOR ISSUING PERMITS

A. Garages are provided in order to allow two full size vehicles to be parked inside. Where garages are used for storage purposes such that two vehicles cannot be parked inside, applications for outside permit parking will be disapproved.

B. Residents must have two vehicles (neither of which is a motorcycle) registered to them ***and*** parked in their garage before a decal will be issued for a third vehicle registered to the resident. The Association may inspect the garage of any applicant to verify compliance with this requirement before issuing a permit.

C. All permit vehicles must fit wholly within a marked parking space without extending beyond the front curb or into the street, and without causing damage to the common area landscaping. No permits will be issued for vehicles which exceed 18 feet 6 inches in length. Vehicles extending beyond the painted lines delineating the boundaries of permit parking spaces will be deemed to be obstructing the roadway and may be cited or towed in accordance with California Vehicle Code § 22658(a).

D. Permits will be reviewed at the Board's discretion, and the following situations will be given priority in the order in which they are listed:

1.	Three bedroom units	3 drivers, 3 cars
2.	Two bedroom units	3 drivers, 3 cars
3.	Three bedroom units	2 drivers, 3 cars
4.	Two bedroom units	2 drivers, 3 cars

E. Any vehicle, for which a permit is requested, must be operational and used on a regular basis. Vehicles which are not operated on a regular basis shall not be stored in permitted parking spaces. Storage of one or more vehicles in the garage which are not opera ted on a regular basis shall disqualify a resident from obtaining a permit.

F. Only one permit will be issued to an individual residence. Parking permits are not transferable to other vehicles or residences and must be permanently affixed to the left side of the rear window of the vehicle for which it was requested.

NOTE: Permitted vehicles shall park in designated permit parking spaces only. Decals are issued only for the number of permit spaces available on each street. If all permit parking spaces are occupied, the vehicle shall be parked outside the Community

SEABREEZE
MANAGEMENT COMPANY INC

POOL & SPA HOURS

Daily 6:30 a.m. to 10:00 p.m.
Pool is heated from April 1st to October 31st

1. Pool usage is restricted to owners, tenants and invited guests only. Invited guests may use the pool area only when accompanied by the host. No more than four (4) invited guests to be accompanied by the host during pool visitation. Private parties and/or meetings are not permitted.

2. The gates to the pool area are to remain closed at all times. Do not prop the gates open, or leave them unlatched. Any time the gate is not closed tightly, Jamaica and our homeowners are exposed to the potential for extreme liability for injuries or death sustained by any person, especially by children. Locked gates prevent accidents.

3. Use of the pool is at the user's risk. No lifeguard is on duty. Swimming alone is not recommended.

4. Children under the age of Six (6) are not permitted in the Jacuzzi at any time.

5. Reckless conduct including but not limited to; running, pushing, jumping, fighting or other activities that infringe on the enjoyment of the facility by other owners, tenants and guests are prohibited within the pool area.

    a. Lewd or illegal conduct will not be tolerated. Violators may be banned from the pool area and will be subject to a violation and/or fine.

6. No one under the age of fourteen (14) is permitted in the pool area unless accompanied by a parent, guardian, or responsible adult (18 years of age or older) designated by the legal parent or guardian.

7. No skateboards, roller skates or bicycles are permitted in the pool area.

8. Balls, surf mats, surfboards, Styrofoam floats, inner tubes, rubber rafts or other sports equipment are not allowed.

9. No pets are allowed within the fenced-in area of the pool and spa.

10. No glass containers permitted in the pool or spa area at any time.

11. Alcohol or food is not permitted in the swimming pool. Each person in the pool area is responsible for his or her trash and is responsible to leave the area clean, including ashtrays.

12. No diving is allowed.

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www.seabreezemgmt.com

13. Noise level is to be kept to a minimum, especially before 8:30 am. and after 10:00 p.m.

14. Swim suits must be worn in the pool. All children wearing either cloth or disposable diapers are required to wear-rubber pants over the diaper.

15. Any person who has experienced an illness or bodily discharge such as vomiting, diarrhea etc., is prohibited from using the pool within 24 hours of the last occurrence of such illness and/or discharge.

16. Climbing pool fences is strictly forbidden. No trespassing in the pool area is permitted at any time.

17. Swimmers/spa users should shower to remove suntan oil prior to entering the water.

18. Anyone observed putting or allowing others to introduce any bubbling substance in the spa will be assessed for any damage and or repairs to the equipment in addition to being assessed $100.00 for each occurrence.

SEABREEZE
MANAGEMENT COMPANY INC

JAMACIA HOMEOWNER ASSOCIATION

NO SMOKING RULES

ADOPTED November 20, 2017

1. No Owner, family member, tenant, resident, invitee, business invitee, guest or visitor shall smoke cigarettes, cigars, or any other tobacco product, marijuana, or illegal substance within all Common Areas and all Exclusive Use Common Areas of the Project.

2. The Owner/resident of a Unit shall take all reasonable precautions to ensure that smoke does not permeate or spread beyond the boundaries of his/her Unit. If one resident's smoking annoys another or spreads beyond the boundaries of his/her Unit, smoking may be prohibited within the Unit as a nuisance upon written notification to the smoker. All remedies against the smoker may be pursued by any Owner or the Association as if the smoking was any other nuisance prohibited by the Covenants, Conditions and Restrictions ("Declaration").

3. "Common Area" means the entire Project, except for within the Units (See Declaration at Article I, Section 4). "Common Area" shall include, but is not limited to, the spas, swimming pools, lawns and other landscaped areas, walkways, sidewalks, streets, parking areas, driveways, stairs, storage rooms, rest rooms and pool cabanas.

4. "Smoking" shall include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar, pipe or other tobacco product, marijuana, or illegal substance.

5. "Business invitee" shall include, but is not limited to, any contractor, agent, household worker, or other person hired by the Owner, tenant or resident to provide a service or product to the Owner, tenant, or resident.

6. Any Owner who sells his/her Unit shall specifically disclose to all potential buyers, agents and Realtors that smoking is prohibited within all Common Areas of the Project. Any Owner who rents or otherwise allows someone other than the Owner to reside within or occupy the Unit shall disclose to all such persons who reside within his/her Unit that smoking is prohibited in all Common Areas and Exclusive Use Common Areas.

7. Each Owner/resident shall be subject to disciplinary action; court action for an injunction, or any other remedies available for a violation of any governing documents. This section may be enforced in a court of law by any Owner or the Association. If the Association or any Owner shall incur attorneys' fees to enforce these Rules, such Party shall be entitled to recover his/her/its attorney fees and costs incurred, whether, or not litigation is commenced. The Association my collect the attorney's fees and costs it incurs as a Reimbursement Assessment (Declaration at Article VI, Section 7) and enforceable pursuant to the limitations set forth in the Declaration at Article VI, Section 16. (See also Civil Code §5725(b).)