

XII- LAUNDRY ROOM

1. Washers and dryers are located in the room adjacent to the elevator in the garage area. The machines are not to be overloaded. Please arrange to be present when your washing is finishing (in about 35 minutes), and when it has dried (about 45 minutes), and clean out the lint trap, thus leaving the machines free to be used by the next person.
2. If someone ahead of you does not remove their clothes from the washer or dryer within 10 minutes of the end of their cycle you may remove the clothes and place them on the top of the dryers or on the table at the end of the room. You are not required to fold or otherwise manage such clothes removed.

XIII- PARKING

1. Each unit comes with space for two vehicles only. Residents are allowed only temporary parking in the three extra parking spaces. These spaces are for the use of visiting short-term guests and service vehicles.
2. In order to comply with fire regulations, the garage area must be free from any stored items. Each unit has two wooden storage cupboards for storage and items must not be placed on the floor of the garage.
3. Owners are responsible to ensure that the extra spaces are shared equally by the 21 Units- if any Owner consistently finds that space is not available for their guests they should contact the Manager.
4. See Section 5.13 of CC&R's for more details.

XIV- GARBAGE

1. Garbage is collected twice a week. Garbage must be securely tied in plastic bags before being put into the chute, thus preventing spillage and unsanitary conditions.
2. Due to space limitations, all cardboard boxes must be disassembled and deposited alongside the hopper.
3. Do not leave old doors or similar large items in the garbage room. There is no provision for hauling away of unwanted objects; such items must be removed from the premises at the Owners' expense.
4. Contractors doing demolition work in a Unit as part of a renovation or upgrade must remove all materials in their own vehicles.

XV- RENOVATION OF UNITS

1. Owners must obtain approval of the Board prior to making any structural changes inside their Unit- see Section 5.3 of CC&R's for more details. For renovations not involving structural work, it is recommended that Owners meet with the Board to be aware of problems experienced by prior renovations and to be aware of modifications that may be the responsibility of the Association..
2. Hard floor surfaces are not allowed in any areas of a Unit that is on the top two floors except in bathrooms and kitchens. For all other areas, the Board must approve all carpeting and under padding specifications prior to installation. See further details in Section 6.4 of the CC&R's.
3. No speakers or other items may be installed in the walls, ceilings or floors as all space behind the drywall or flooring/ceiling in each unit is considered Common Area.

XVI- WASHER & DRYERS IN UNITS

1. Washers and dryers are permitted in each Unit with prior approval of the Board.

2. Owners wishing to install washers/dryers must obtain the Engineering Drawings from the Manager and provide the Board with a detail installation plan based on these drawings. Some important items-
 - Drain location must consider what drain area(s) that other units in the same stack (eg. units 201, 301 and 401 would constitute a "stack") have used. If one unit in the stack has used the master washroom sink drain no other unit in the stack can use this same drain for their system.
 - drains must have a lateral distance of at least 8 feet.
 - drain lines must have a drain vent
3. A permit from the City must be obtained
4. Miele (with condenser dryer) is the only laundry equipment manufacturer approved by the Board that meets the noise, reliability, auto shutoff, and water efficiency requirements. No other manufacturers' equipment can be installed.
5. For more detail see Section 5.26 of the CC&R's.

XVII- CONTRACTORS

1. Contractors, workers, and owners performing remodeling in units must make sure that work is performed only between the hours of 8:00 am and 5:00 pm, Mondays to Fridays, excluding national holidays. These hours of work may be exceeded only if residents of other units possibly affected by the noise are in agreement.
2. Any proposed remodeling involving changing of walls or other structural alterations may require, at the Board's discretion, an engineering report at the owner's expense, as well as a permit from the City of Palos Verdes Estates, a copy of which is to be provided to the Board.
3. Owners shall make available their parking space for a contractor or worker in their Unit. The three extra parking spaces are for the sole use of guests and those employed by the Manager or the Board.

XVIII- RIGHT OF ENTRY BY MANAGER OR BOARD

1. Under certain circumstances it may be necessary for the Manager and/or Board to enter a Unit. Owners should be aware of Section 6.3 in the CC&R's that describe such situations in greater detail.

XIX- SALE OF UNITS

(a) For Sale Signs-

1. No signs are allowed in the common area for any purpose other than the sale of a Unit. No signs are allowed in the common area advertising a Unit for lease or for any other personal business of the residents.
2. The sign(s) may only be posted on the pole designed specifically for this purpose at the front of the building.
3. The Manager must be advised prior to any placement of a sign.
4. Only one sign is allowed for each real estate company and only one sign per Unit being sold.
5. The sign must be removed immediately once a Unit enters escrow.
6. The sign color must be dark brown with gold lettering and must be exactly 20 inches wide and 7 inches high.

(b) Open Houses-

1. The Manager must be advised of any planned Open House.