



March 10, 2020

To: Carefree East Homeowners / Residents:

NO SMOKING RULE: ADOPTED AT THE FEBRUARY 26, 2020 OPEN MEETING

At the open meeting held on February 26, 2020, the proposed No Smoking Rule was adopted.

This rule is now in effect and becomes part of the amended Rules & Regulations for Carefree East under Section 8, 8.N, Common Area Activities. Attached is a copy of the Revised Rules and Regulations. If you would like an electronic copy for your files, please notify Ellie at Pernicano Realty & Management. 619-543-9400 x 5223, 619-543-9625 Fax or via email at ellie@pernicanorealty.com. Off-site Owners/Property Managers, it is your responsibility to notify your tenants of the new rule.

Sincerely,

Ellie Murphy, CMCA®
For the Board of Directors
Carefree East Homeowners Association

**CAREFREE EAST
HOMEOWNERS ASSOCIATION**

RULES AND REGULATIONS

**REVISED AND ADOPTED
FEBRUARY 26, 2020**

**THIS DOCUMENT SUPERCEDES ALL
PREVIOUS RULES AND
REGULATIONS**

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Preface

A. PURPOSE

1. In order to maintain adequate environmental conditions for enjoyable living within the Carefree East Condominium Property, reasonable regulatory policies must be established and enforced. The regulations contained within this manual have been established by resolution of the Board of Directors of Carefree East Homeowner's Association (also referred to as "the Board") for the mutual benefit of all property owners and residents of Carefree East.
2. To prevent deterioration of living conditions and depreciation of property values within our Association, compliance with these regulations is mandatory.
3. These regulations will be enforced by the Board of Directors, with the assistance of a property management company, and the Association's legal counsel, through assessments of fines and/or appropriate legal action. All fines will be assessed against the responsible Owner's unit and added to the Owner's account.
4. This manual is supplemental to other regulatory documents comprising the Condominium Plan, Articles of Incorporation, Covenants, Conditions and Restrictions (CC&Rs), and Bylaws as originally delineated by the property developer.

B. PROMULGATION AUTHORITY

1. This manual is promulgated in accordance with the provisions of the Amended and Restated Covenants, Conditions, and Restrictions (CC&Rs).
2. Delivery of this manual to the last known Owner of each unit shall constitute proper notice of the regulations contained herein for enforcement purposes.
3. Owners will be notified by mail of any changes to the Regulatory Manual.

ARTICLE 1

GENERAL INFORMATION

SECTION 1 CORRESPONDENCE

All correspondence for the Association should be sent to:

Board of Directors
Carefree East Homeowners Association
% Pernicano Realty & Management
2851 Camino Del Rio So., Suite 230
San Diego, CA 92108

SECTION 2 PROCEDURES AND FORMS

- A. Any requests for consideration by the Board of Directors must be submitted in writing to the Board of Directors in care of the management company.
- B. Request to make exterior additions or modifications must be submitted in writing and approved by the Board before any work can begin. An Architectural Modification Request form may be obtained from the management company.
- C. Owners may report any violation of the governing documents by a handwritten or typed or e-mailed notice. An attached photo is always helpful. A violation letter stating the violation may be filled out by the property management staff and used to notify the Owner of the unit of the violation. A repeated violation for the same offense will result in a hearing before the Board of Directors. A response to the Violation Hearing Letter, *by the Owner*, is mandatory.

SECTION 3 CIVIL MATTERS

Civil matters and enforcement of the Civil Code is under the jurisdiction of the City of Santee, County of San Diego and/or the State of California. These violations should be reported immediately to the appropriate authority by the individual observing them.

EMERGENCY.....911

SANTEE SHERIFF'S NON-EMERGENCY DISPATCH NUMBER 619-956-4000

SANTEE SHERIFF'S SUB STATION, 8811 CUYAMACA STREET, SANTEE 92071

SECTION 4 CHANGE OF ADDRESS

- A. Any Owner change of address must be reported to the property manager, in writing, within fourteen (14) days of such change.
- B. Owners are required to provide the names and telephone numbers for current tenants. Failure to provide such information may result in a fine.

SECTION 5 CHANGE OF OWNERSHIP

In the event of the sale of a unit, all governing documents, including this manual, must be forwarded to the new Owner(s). It is the responsibility of the seller/escrow company to make sure that this is accomplished.

ARTICLE II OWNERS' OBLIGATIONS

SECTION 1 MAINTENANCE AND REPAIR

Each Owner must promptly perform any maintenance and repair work within his/her own unit that affects any common area or value of the Association in general. Each Owner is responsible for the damages and liabilities caused by his/her failure to perform maintenance and repair work.

- A. In cases where safety or structural integrity of the unit or building may be in question, the Board of Directors may authorize such repairs to be performed and assess the Owner for any cost incurred.
- B. All internal repairs to the unit, "such as water, electricity, sewage, air conditioners, sanitary facilities, door, windows and screens, lamps and all other accessories belonging to the unit," shall be at Owner's expense.
- C. Owners shall be responsible for the damages and repairs, due to negligence, of the exclusive use area which they have the sole right to use.
- D. An Owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area or facility damaged through his/her fault.

SECTION 2

USE OF FAMILY UNITS

I. UNIT USE AND OCCUPANCY

- A. All residential units shall be used solely for private dwelling purposes. No unit shall be utilized for any business purposes outside of those which may be allowable by federal, state or local code.
- B. Owners must have on file with the Association a current Affidavit of Occupancy (Owner/Tenant Information Form) listing the unit Owner's address and telephone number, as well as the names of all the occupants of each unit, their relationship to the homeowner, telephone numbers, a description of all pets in the unit and a description of all vehicles owned by the residents that will be parked in the complex. Each time there is a change in the unit occupancy, the Affidavit of Occupancy must be renewed with the property manager or a \$200 fine may be assessed to the unit Owner.
- C. All residents shall be responsible to read, understand and abide by these Rules and Regulations. Should you need additional copies, they are available from the property manager for a fee. Electronically transmitted copies may be obtained at no cost from the property manager upon request.

II. LEASING OF UNITS

- A. Owners intending to lease their unit(s) shall be required to deliver to the Association (not less than seven (7) days in advance of any lease commencement) the following documents: a written notice of intent to lease, including a copy of the proposed lease or rental agreement, a completed Affidavit of Occupancy, and a pet registration form if applicable.
- B. All leases and rental agreements shall provide that the terms on the agreement are subject to the Association's Bylaws, Covenants, Conditions and Restrictions (CC&Rs) and the Rules and Regulations as may currently be published.
- C. Failure to provide the above documents is a violation of these rules and is subject to a fine for noncompliance.

SECTION 3

RIGHT OF ENTRY

Owners shall grant certain rights of entry as follows:

- A. In case of an emergency originating in or threatening the common area, any Owner shall grant the right of entry to the property manager, or to any person authorized by the Board of Directors, whether the Owner is present or not.
- B. An Owner shall permit members of the Board of Directors or their representatives to enter the unit for the purposes of performing inspections, installations, alterations, or repair to the mechanical or electrical services, provided that requests for such entry are made twenty-four (24) hours in advance and that such entry is at

a time convenient to the Owner. If a tenant occupies a unit and is not available for this activity, it is the Owner's responsibility to make the unit available.

- C. The Board of Directors may periodically inspect all buildings, carports/enclosed carports, balconies, porches and backyards to ensure compliance with all regulations after giving Owner twenty-four (24) hours' notice and obtaining written consent by the Owner. The right of entry shall not be unreasonably withheld by an Owner.

SECTION 4

TENANTS AND GUESTS

- A. Owners shall be accountable for actions of their guests, tenants, tenant's guests and pets.
- B. Owners are required to furnish their tenants with a copy of this manual.

ARTICLE III

RULES OF CONDUCT

SECTION 1

These Rules of Conduct have been established to ensure that the quality of life for Carefree East residents is maintained at the highest level possible. Rule violations may result in a monetary penalty. All fines will be charged to the unit Owner.

Residents observing violations of the Rules of Conduct are urged to report violations in writing to the property manager, including the time and a description of the incident. Photos are always helpful if available. Please include your name and address for legal purposes only. Your identity will be kept strictly confidential, except as required by law.

SECTION 2

NOISE

- A. Noise levels should be kept to a minimum and not infringe on normal living or enjoyment of other residents. Loud noise, from but not limited to, television, stereos, musical instruments, yelling, slamming doors, etc. will not be permitted at any time. Be considerate and shut your doors and windows if you think the noise level may be disturbing to others. The use or operation of any stereo, musical instrument, television or other sound producing device in such a manner as to disturb the peace, quiet and comfort of neighboring residents or any person of normal sensitivity is not permitted and may result in a violation warning letter and/or fines.
- B. Any noise that disturbs the peace, quiet and comfort of neighboring residents or any person of normal sensitivity is not permitted between the hours of 10:00 p.m. and 8:00 a.m. This does not mean that this activity is acceptable before or after these times.
- C. Loud engine noise is not permitted at any time. This includes noise from motorcycles, scooters, etc.

- H. Animals are not allowed to urinate or defecate on balconies.
- I. Animals shall not be tied to trees, fences, stakes, exterior building structures or be left outside unattended. This includes exclusive use back yard when resident is not at home.
- J. Animals found roaming unattended within the property shall be assumed strays, and San Diego County Animal Control shall be called for pickup.
- K. Residents and/or pet owners shall be solely responsible and liable for any and all personal injury or property damage which may result from their pets.
- L. Owners of pets which are found to pose a nuisance and/or hazard may be subject to fines and other legal action as may be necessary to eliminate such nuisance and/or hazard.
- M. The Board of Directors reserves the right at its sole discretion to expel through any legal means available any pet which becomes a nuisance or safety concern.

Owners must provide a description and license number for all vehicles parked within the complex.

1. Drivers shall exercise extreme caution when operating a vehicle on the streets, alleys and parking lots of the property. Unsafe or reckless operation of a vehicle is not permitted.
2. Operation of any vehicle (including but not limited to motorcycles, motor driven scooters and boards) on common area planted areas, lawns and sidewalks is not permitted.
3. Only licensed drivers shall operate any motor vehicle within the property.
4. The speed limit within Carefree East is ten (10) miles per hour.
5. Any vehicles parked anywhere within the complex that is reported as a nuisance due to falsely activating car alarm will be deemed to be in violation of the Association's noise policies and the owner of such vehicle may be subject to fines and/or sanctions.
6. No vehicle overhaul or major work shall be done on the property.
7. Spillage or leakage of vehicular fluids must be removed promptly by the Owner. Owners of vehicles which leak oil or any other fluids upon any parking space, garage floor street or driveway shall be responsible for the clean-up of such leaks and/or oil spills. Failure to clean up any leaks and/or oil spills within ten (10) days of receiving notification from the Association may subject the Owner to legal action and/or the actual cost to the Association for the clean-up by a professional service. *Anyone using a water*

hose to wash fluids down the storm drain is subject to an immediate fine and may be subject to City Code violations.

8. Operating a vehicle repair business or the CONTINUAL servicing of vehicles on the property is not permitted and will subject the Owner of the unit to fines for noncompliance of the rules.

B. Parking Regulations

NO WORK EQUIPMENT VEHICLES OVER 20 FEET MAY BE PARKED ON SITE. NO WORK TRAILERS OF ANY SIZE MAY BE PARKED ON SITE. NO MORE THAN THREE (3) VEHICLES MAY BE PARKED IN THE COMPLEX FOR EACH UNIT. (Any vehicles in excess of these amounts need to be parked on the public street.)

Vehicles parked improperly are subject to fines and/or tow away at vehicle owner's expense.

WARNING: Vehicles parked in any marked fire lane, no parking zones or without current registration are subject to immediate tow without notice.

1. All streets and alleys are fire lanes as well as common means of entry and exit, with specific "no parking" areas marked.
2. No vehicle shall be parked so that it blocks or obstructs any roadway, fire hydrant, trash container, multiple unassigned parking spaces, access to another resident's backyard, another resident's assigned parking space, or another resident's vehicle.
3. One carport space is provided for each residential unit for vehicle parking. The first vehicle must be completely parked into the carport or enclosed carport (no overhang). A second vehicle may be parked immediately behind each carport space, provided that it is parked three (3) feet from the face of the building to allow walking space between the vehicles.
4. Residents cannot park in carport/parking spaces assigned to another residential unit, without the written permission of the Owner of the unit.
5. Unassigned parking spaces are those spaces that are not designated to any one resident. These spaces are available on a first-come, first served basis. A resident cannot reserve or designate any of these spaces as their own. A resident may not park their vehicles in an unassigned space for more than 72 consecutive hours.
6. No part of any vehicle (including but not limited to motorcycles, motor driven scooters and boards) shall be parked on planted areas, lawns, or sidewalks within the complex.
7. No vehicle over twenty (20) feet in length (including commercial trucks, motor homes, trailers, etc.) shall be parked anywhere on the property, except as specified below. (Moving vans are allowed when residents are moving in or out, but may not be left overnight.) In some areas, due to the limited amount of space for emergency vehicles, parking of residents' vehicles may be

limited to LESS THAN TWENTY (20) FEET. Such areas will be clearly marked.

8. Parking of motor homes, campers, boats, and trailers (freight, travel boat, etc.) anywhere on the property is not permitted, other than for loading and unloading purposes. NO OVERNIGHT PARKING IS ALLOWED.
9. Using common area electricity for RV hook-up is not permitted.
10. All vehicles parked on the property must be currently registered as a street legal, operational vehicle. Proof of current registration must be displayed on the vehicle or the vehicle is subject to being towed without notice.
11. All motor vehicles parked on the property must be able to operate under their own power for a minimum of 100 feet at all times. Request for proof of compliance may be made to the vehicle owner at any reasonable time without warning. The association manager or a member of the Board of Directors will obtain proof of compliance of this regulation.
12. A resident may not store a vehicle that he or she does not own on Carefree East property. The Board of Directors may request proof of ownership at any time.

SECTION 5 PROPERTY DESTRUCTION

Destruction of common area, exclusive use areas, buildings, fixtures, streets or alleys is strictly prohibited.

- A. Individuals responsible or damage to property must fully reimburse the association for cost to repair damaged common area items.
- B. Owners shall be held reasonable accountable for the actions of their tenants, guests and pets.
- C. Owner will be charged actual cost to repair any common area damage.

SECTION 6 SWIMMING POOL REGULATIONS

Pool hours are 8 a.m. to 10 p.m., seven (7) days a week.

WARNING: All persons using the pool do so at their own risk. The Carefree East Homeowner's Association assumes no liability for damage for injury.

THE ASSOCIATION DOES NOT PROVIDE LIFEGUARD OR SUPERVISORY SERVICE AT THE POOL.

Use of the pool is restricted to Owners, residents and guests. Anyone found to be handing out pool access cards to persons not residents of Carefree East may lose their pool privileges pending a hearing with the Board of Directors.

Residents must accompany their minor or adult guests at all times when in the pool area. Residents or minor guests under the age of 14 must be accompanied by a parent or legal guardian, or designated responsible adult 18 years or older. (This means those individual between the ages of 15 and 17 cannot supervise persons under the age of 14.) Residents are reasonably accountable for the behavior/action of their guests.

The maximum number of underage persons to be supervised by one adult is four (4). Association approval is required before residents may have more than five (5) guests at the pool at one time.

Usual and customary swimming attire is required at all times while using the pool. Cut-off blue jeans, or other non-swimwear attire is prohibited. Hairpins, hairclips, or other similar objects should not be worn in the pool. The Board of Directors reserves the right to suspend any resident's pool privileges, after a violation hearing.

1. No person shall use the pool while carrying an infectious disease. Individuals with open cuts, wounds, or sores are not permitted in the pool at any time. Bandages and/or other coverings do not constitute a remedy sufficient to allow use.
2. No pets are allowed in the pool area or in the pool itself. This is a public health ordinance and violations may result in permanent closing of the pool. Any resident observing violations of this regulation/ordinance should note the identity of the offending pet's owner and report the violation to the Board of Directors and the County Board of Health.
3. Dangerous, destructive or unusually noisy behavior is not permitted. Any persons engaging in this activity will be asked to leave the pool area.
4. Rocks, dirt, marbles, water balloons and other objects shall not be thrown or taken into the pool.
5. Diapers are not allowed. "Little Swimmers" or another type of garment capable of and designed to prevent the release of possible contaminants into the pool should be worn in place of diapers.
6. "Noodles" and small float toys are allowed in the pool. No large raft type floats.
7. NO LOITERING IS ALLOWED IN THE RESTROOMS. Restrooms are to be used for their intended purpose.
8. Glass containers are not allowed in the pool area.
9. No person shall use the pool while intoxicated. Alcohol is prohibited at all times.
10. No smoking in the pool or pool area.
11. Profane language is not permitted.

12. Only battery-operated devices are permitted in the pool area. Running of extension cords from residential units or use of common area electrical outlets in the pool area is not permitted.
13. The Board reserves the right to close the pool while it is being cleaned or during board meetings.
14. The pool or pool area may not be reserved by any group or individual for exclusive use.
15. No BBQ's of any kind are allowed in the pool area.
16. No bicycles, skateboards, razors, or scooters are allowed in the fenced pool area.

VIOLATORS OF THE ABOVE RULES WILL BE ASKED TO LEAVE THE POOL AND ARE SUBJECT TO A HEARING BEFORE THE BOARD AND ARE SUBJECT TO FINES AND LOSS OF POOL PRIVILEGES.

SECTION 7 LAUNDRY FACILITIES

- A. Laundry facilities are to be used only from 8:00 a.m. to 10:00 p.m.
- B. Smoking is not allowed in the laundry rooms.
- C. Cleanliness of the laundry facilities is the responsibility of the individual user.
- D. Do not deposit household trash or any other trash or animal waste in the laundry room trash containers. Be a good neighbor and please leave the laundry room cleaner than you found it.
- E. Clothes must be removed promptly from washer and dryer in consideration of others.
- F. Carefree East Homeowners Association cannot and does not assume any liability for any loss and/or damage to clothing or other personal items incurred from use of the laundry machines provided.
- G. Residents having issues with the operation of the equipment should contact Multi-wash Systems (formally Web Service) directly to report out of order machines and request any reimbursement for loss of monies due to machine malfunction. The number is posted in the laundry room. Please note the machine number when reporting the problem.

SECTION 8

COMMON AREA ACTIVITIES

All areas exterior to individual units, with the exception of backyards and balconies are shared by all members of the association. The following regulations pertain to activities within these areas (including the park areas, sidewalks, front porches, entryways, lawns, planted areas, streets, alleys, carports and swimming pool, etc.)

- A. Football games, baseball games, batting practice, or any other sporting activity shall be confined to our park areas. These activities are not permitted in the areas next to or in front of residential units, on walkways, in driveways and alleys, in carports or in the pool area.
- B. No golf activities are permitted within the property.
- C. For safety reasons, play activities, sport activities, skateboarding-related games, rollerblading-related games and other activities are not permitted in driveways, alleys, parking areas, pool areas and carports.
- D. Picnics, barbeques, and related activities are permitted in backyards, balconies, and park areas. Picnic and barbeques, may be held in common areas directly in front of or near resident's units. Such activities must be completed, including cleanup of the area no later than 10:00 p.m.
- E. Overnight camping in common area is not permitted.
- F. Noisy or destructive activities infringing on the rights of others is not permitted. Noise levels should be kept to a minimum and not infringe on normal living or enjoyment of other residents. Loud noise, television, stereos, musical instruments, yelling, etc., will not be permitted at any time. Be considerate and shut your doors and windows if you think the noise level may be disturbing to others.
- G. Individual garage or yard sales are not permitted.
- H. Profanity is not permitted.
- I. Common area or carport electrical outlets cannot be used for any purpose except for occasional operation of light duty electrical appliances (vacuums, drills, overhead garage door openers, etc.)
- J. Loitering in carports or any other common areas of the property is not permitted.
- K. Minors must observe the City of Santee's curfew law. During the summer months, (June 1 through August 31) curfew is 11:00 p.m. During the school year curfew is 10:00 p.m. These curfew times must be observed on all days of the week.
- L. Removal of any item from the trash dumpsters within Carefree East property is not permitted. (Santee City Ordinance 13.36.040 and 13.36.090.)
- M. Trash is never allowed to sit outside of a unit. It must go directly to the dumpster. Please utilize the recycle bins for your recyclables. All boxes should be broken down before placing in the recycle bins.



EFFECTIVE IMMEDIATELY:

ADDEMDUM TO THE RULES, SECTION 8, COMMON AREA ACTIVITIES.

8.N

No Smoking or Vaping will be allowed in any common area of Carefree East Homeowners Association by any resident or guest including any contractor or worker hired by the owner or resident. This includes but may not be limited to all Walkways, Driveways, Carports, and Pool area. Smoking will also NOT be allowed on the exclusive use balcony or patio areas or back yard as it interferes with or otherwise hinders the enjoyment of other residents. Smoking or vaping at Carefree is confined to inside your Unit. While smoking in your Unit, please keep windows and doors closed so as not to cause smoke to enter other units or common or exclusive use areas.

SECTION 9

FIRE AND SAFETY

Any Hazardous or unsafe activity or storage is not permitted. Anyone witnessing any of the following violations is requested to notify the Board of Directors, Property Manager, or any employee.

- A. No storage of flammable or explosive material in carports, carport storage cabinets or other areas of the property.
- B. **“Bar-be-cues, fire-pits and other open flame cooking devices are not allowed on balconies or patios unless an automatic sprinkler system is installed. Please note: Written architectural approval must be obtained from the Board of Directors prior to sprinklers being installed. Electric bar-be-cues, LP-gas burners having a LP-gas container with a water capacity not greater than 2.5 pounds will be allowed. (Revised July 1, 2015)**
- C. Hazardous waste, such as paints, gasoline, oils (all types) or any materials considered to be hazardous waste by the Environmental Protection Agency (EPA) must be disposed of in accordance with the EPA guidelines. Improper disposal of such materials is strictly prohibited. Contact the Santee Landfill (Sycamore Landfill) at 619-562-0530 or Waste Management at 619-596-5100 for locations to dispose of hazardous materials.
- D. Discharging of gray water (used water such as from dishwashers or washing machines), in common areas is strictly prohibited. Violators may be subject to fines from the City of Santee for violations of code compliance.
- E. Fires of any kind are prohibited! This includes fire pits; portable fireplace purchased at home stores, campfires or fires in tree stumps.

SECTION 10

AUTHORIZED STORAGE

Failure to remove unauthorized items after receiving written notice may result in removal of the items and/or a fine for failure to remove. The Association may recover removal cost from the Owner.

- A. No person shall store personal items in any common area except as specified below. This includes underneath stairways.
- B. The Following items are authorized storage:
 - 1. **Carports** – Bicycles, tricycles, licensed, currently registered street legal, operational vehicles only. No other items. A resident may not store any item in another resident's carport space without written permission of the owner of the unit.
 - 2. **Back Yards** – Shade structures must be of a neutral color. Portable sunshades, pop-ups or umbrellas are permitted. Nothing covering the inside of the fence may project above the fence line. Permanent structures can be constructed provided permits and Board approval is obtained prior to

beginning construction. It is the responsibility of the Owner to maintain these structures in good repair.

3. **Balconies** – Patio furniture, barbecues, plants, umbrellas of a neutral color and bicycles are permitted on balconies. Drip Saucers must be used under all pots in order to prevent water from seeping into the wood or dripping from the balcony.
4. **Front Porches, Entryways, and Stairways** – Plants and patio furniture are considered exterior modifications and require Board approval.
5. All items must be stored in a neat and orderly manner.

SECTION 11 TRASH REGULATIONS

Report any non-resident refuse dumping (along with pertinent information) to the Santee Sheriff Department and the management company.

- A. Residents are responsible for picking up their own trash left on common areas and disposing of it in the proper containers. Items not placed in trash bins will not be removed by the trash disposal company.
- B. All trash should be placed in a closed/tied bag before placing into the dumpster. Trash collectors will not pick up trash that is left outside the dumpster.
- C. Do not overload the dumpster. Take your trash to another dumpster when yours is full. The HOA (this means you) is charged a fee for picking up an overloaded dumpster or a return call to pick up the dumpster if it is too full.
- D. Recycling bins are located throughout the complex. Dispose of plastic bottles, glass containers, cardboard boxes, and paper in the recycle bins. All cartons should be broken down before placing in the recycle bin.
- E. A fine will be assessed if any large, heavy or hazardous items (i.e., furniture, mattresses, auto parts cement pieces, dirt, paint, varnish thinner, building materials, etc.) are placed in the dumpsters. Dispose of them properly at a junk yard or approved land fill area or call a trash hauler. If you do not know how to dispose of something properly, contact Waste Management at 619-596-5100 for guidance.
- F. Removal of any item from the trash dumpsters within Carefree East property is not permitted. (Santee City Ordinance 13.36.040 and 13.36.090.)
- G. Trash is never allowed to sit outside of a unit. It must go directly to the dumpster. Please utilize the recycle bins for your recyclables. All boxes should be broken down before placing in the recycle bins.

NOTE: WASTE MANAGEMENT WILL PICK UP LARGE ITEMS FOR A FEE OR YOU MAY CALL AMVETS, THE SALVATION ARMY OR OTHER CHARITABLE ORGANIZATION. MOST WILL PICK UP USEABLE ITEMS AT NO COST.

SECTION 12

EXTERIOR APPEARANCE

Owners have certain responsibilities for maintaining the exterior appearance of the property.

- A. Littering is not permitted. This includes leaving shopping carts, appliances, furniture, mattresses, trash of any kind, cigarette butts, etc., in any common area.
- B. Disposal of waste in areas other than trash containers is not permitted.
- C. Disposal of carpeting, Christmas trees, appliances, furniture, mattresses and any other large, bulky items anywhere on the property, including inside the dumpsters, is not permitted.
- D. Hanging of items such as garments, rugs, bicycles, planters, plants, etc., from porch railings, balcony railing, windows, fences, trees or shrubbery is not permitted.
- E. Balconies and front porches must be kept clean at all times.
- F. Removal of animal litter from any exclusive use area is required immediately.
- G. Owners are responsible for the appearance and maintenance of windows, window screens, curtains, shades, blinds, screen doors and other items that can be seen from outside of the individual residential units. Screens in good repair are required on all windows designed to accept them.
- H. No window air conditioning units or window fans are permitted in the windows.
- I. Carports must be kept clean, including removal of dirt and oil deposits.
- J. No resident or Owner shall post or allow to be posted any advertisements or posters of any kind in or on the property except as authorized by the Board of Directors.
- K. "For Rent," "For Lease," or "For Sale" signs (not to exceed two (2) signs) are allowed to be placed in a unit window.
- L. Small Firefighter Alert decals, Medical Equipment Decals, and Alarm Permit Decals not to exceed 6"x6" are permitted.

ARTICLE IV

EXTERIOR ADDITIONS AND MODIFICATIONS

SECTION 1

GENERAL

Additions or modifications to exterior building structures or general building appearances are strictly prohibited except as authorized below.

- A. Request for additions or modifications must be in writing including materials list and plans when appropriate. An Architectural Change Request Form is available from the property management company.

- B. Unauthorized additions or modifications are subject to removal and restoration to original conditions at the Owner's expense.
- C. All approved exterior modifications must be completed per the submitted approved plans. Any deviation from the approved plans could result in the Owner having to remove the modification.
- D. It is the responsibility of the Owner to obtain all necessary permits and inspections require for approved additions/modifications.
- E. In all cases, the Owner shall ensure that the authorized modification conforms to the general appearance of the building including wood type, fixture design and paint color.
- F. The quality of any additional or modification shall be equal to or better than original construction.
- G. Owners shall assume all liability for damages or injuries caused by the installation or operation of any exterior addition or modification.
- H. It is the Owner's responsibility to maintain the appearance and integrity of any additions or modifications.

SECTION 2 SCREEN DOORS

Installation of steel security screen doors is authorized. They must be black in color.

SECTION 3 BALCONY ENCLOSURES

- A. Balcony enclosures must be pre-approved by the Board of Directors and must meet Santee City Code Requirements.
- B. Solid sheets of plywood or netting may no longer be used. Once these formerly installed sheets of plywood are in need of repair or replacement, they must be removed.
- C. Mesh "shade cloth" or equivalent in a neutral color is allowed.

SECTION 4 CARPORT CABINETS

Cabinets shall be maintained by Owner and locked at all times even if empty.

SECTION 5 WINDOWS

- A. **Draperies/Window Coverings** – Any drapery/blinds/window coverings seen from the common area must be neutral in color and maintained in good condition.
- B. The use of blankets, bed sheets, tarps, and aluminum foil as window coverings is not permitted.
- C. **UV Protective Film** – UV protective film shall be installed in a professional manner on the inside of the glass and be free of wrinkles, bubbles, tears, etc. A smoke gray or black color is required.

SECTION 6

CARPORT DOORS

The installation of carport doors is authorized as follows.

- A. Architectural approval from the Board of Directors must be obtained prior to the installation of any garage door.
- B. The architectural form **MUST** be signed and approved by the Owner of the unit **ABOVE** the carport getting the new door due to possible noise problem of door opening.
- C. The cost of any permits, the installation and maintenance of the door, hardware opener etc., including the painting of the door is at the Owner's expense.
- D. The trim must be stained to match the rest of the building.
- E. Roll-up doors may be installed provided they have no windows and nylon rollers are used.

SECTION 7

SATELLITE DISH INSTALLATIONS

- A. Request for installation must be in writing,
- B. Installation guidelines provided by the Carefree East Homeowners Association must be strictly followed.
- C. Dish mount installation and cabling installation must not penetrate the roof membrane.
- D. The Carefree East Homeowners Association will not be responsible for clearing any obstacle in the "Line of Sight" of any installation. Permission will not be granted to clear any of these obstacles whether they are building or natural obstacles.

Thank you for your cooperation in keeping our community a safe and pleasant place to live.

CAREFREE EAST RULES VIOLATION FINE POLICY

The Association and/or any Owner have the right to enforce the Association's Rules and Regulations. The right includes requesting the violator to cease the offending action, taking legal action against the violator and making a complaint to the Board of Directors. Once a resident gives the Board of Directors a written complaint that a rule has been violated, the Board of Directors will investigate the allegation and may take action against the offending resident, including but not limited to fining or specially assessing, if appropriate, or instituting legal action.

However, nothing in this section obligates or requires the Board of Directors or authorized committee to take any action against an individual resident. The Board of Directors, in making the decision, will determine the cost and benefits of taking such action. It is not the Association's policy to increase revenue by levying fines, however after a written warning is given, it is sometimes necessary to fine in order to gain cooperation.

The Board of Directors reserves the right to fine without warning if they deem that the severity of the circumstances warrant it.

A. DUE PROCESS:

1. Prior to the imposition of any fine, individual reimbursement assessment or suspension of rights, the Owner shall be given notice and an opportunity to appear in person or in writing before the Board of Directors or appropriate committee.

B. ENFORCEMENT GUIDELINES:

1. Generally, though not necessarily, the Board of Directors will adhere to the following schedule of fines for failure to comply with the Rules and Regulations.
2. The fine will double each time the Owners receives a fine for breaking the same rule.
3. An individual will be considered a chronic rule violator if he/she is assessed more than two fines for any reason within a one-year period.

FINE AND ENFORCEMENT POLICY

First Offense: Warning Letter

Second Offense: \$100.00 Fine

Third Offense: \$200.00 Fine

Fourth Offense: \$500.00 Fine

4. Fines and legal action, as deemed appropriate by the Board of Directors may be taken at any time after the Owner is given an opportunity for a hearing.
5. **EXCEPTIONS:** Violations of Parking Rules may result in the immediate towing of a vehicle, at the vehicle owner's expense, without notice. Actions of Owners and/or non-Owner resident(s) and guest(s) which create cost for the Homeowners Association, may be billed for all cost incurred and the possibility of fines levied.

APPENDIX A

DEFINITIONS

DEFINITIONS

These definitions are listed to assist residents when using the Rules and Regulations Manual.

1. **ASSOCIATION:** Carefree East Homeowners Association a California nonprofit corporation established to manage and operate the Condominiums and Common Area.
2. **BOARD:** The Board of Directors of the Association who are elected by the Owners of the Condominiums.
3. **BYLAWS:** The Bylaws of the Association are the legal procedures adopted for the government of its Members and regulation of its affairs.
4. **COMMON AREA:** All portions of the Project not located within a Condominium including the land, the structure and all walls, floors, mechanical, plumbing and other devices that are not within the defined airspace of a Condominium.
5. **CONDOMINIUM:** An Ownership interest in the Project which consist of a separate interest (as defined in section 1351 (f) of the California Civil Code) in a Condominium together with an undivided fractional interest as a tenant in common in the Common Area.
6. **EXCLUSIVE USE AREA:** Those portions of the Common Area designated on the Condominium Plan or the Project as the Exclusive Use Areas. Each Condominium shall have the exclusive right to use those Exclusive Use Areas bearing the same number as that Condominium.
7. **OWNER:** The Owner of record of any condominium which is part of the project.
8. **PROXY:** Owners may assign their right to vote to someone else by proxy. Proxies must comply with California law to be valid.
9. **RULES AND REGULATIONS:** The Rules and Regulations adopted by the Board of Directors which govern the use of the common areas, exclusive use areas and condominiums.