VILLA FONTAINE CONDOMINIUM ASSOCIATION

5103-5127 FONTAINE STREET

SAN DIEGO, CALIFORNIA 92120

RULES AND REGULATIONS

Revised September 2025

Dear Homeowners, Residents and Guests:

The Board of Directors, who are all homeowners, has carefully reviewed and adopted the following Rules and Regulations in the best interests of all homeowners. Each homeowner who rents their unit is responsible for supplying their non-owner resident(s) with a copy of the 2006 Amended and Restated Declaration of Restrictions for Villa Fontaine also known as Covenants, Conditions and Restrictions ("CC&Rs") and this set of Rules and Regulations.

All violations of the CC&Rs and/or Rules and Regulations should be reported to the Association's management company in writing. Reports should include the nature of the violation, date, time, location, and person(s) responsible.

Villa Fontaine Condominium Association
c/o Wells Association Management
PO Box 1380 Rocklin, CA 95677
(888) 969-1078
Off-site property manager
customerservice@wells-hoa.com
Mon-Fri 8 a.m. - 4 p.m.
(24-hour emergency service)
(888) 969-1078

THANK YOU

The Board of Directors

FINE AND ENFORCEMENT POLICY

Adopted September 2025
(Updated to Comply with California AB 130)

In order for the Rules and Regulations to be effective, they must have equitable enforcement procedures. Listed below are the procedures which have been adopted by the Board of Directors.

Violations are subject to the following graduated enforcement schedule. Fines and penalties apply only after the member is given notice and an opportunity for hearing, as required by Civil Code §5855.

Unit owners are responsible for violations by their guests, tenants, and invitees. Fines, legal fees, and reimbursable costs will be added to the owner's account and are payable immediately. Unpaid fines and fees may result in further legal action.

Enforcement for Safety Violations

Offense	Consequence
First Offense	Warning Letter
Second Offense	$50 Fine
Third Offense	$100 Fine
Fourth Offense	$100 Fine
Fifth and Subsequent Offenses and Subsequent Offenses	$100 Fine per occurrence

*Note: Higher fines above $100 are allowed for safety-related violations only, with a written finding by the Board in an open meeting as required by AB 130.

Enforcement for Other Violations

Offense	Consequence
First Offense	Warning Letter
Second Offense	$50 Fine
Third Offense	$100 Fine
Fourth and Subsequent Offenses	$100 Fine per occurrence

*Note: Fines for non-safety violations are capped at $100. No fine may be imposed if the violation is cured before the hearing.

Enforcement of Parking Violations & Towing

Violation	Consequence
Fire lane, red zone, or blocked access	Immediate towing at vehicle owner's expense
Other improper parking (e.g., unauthorized space use, inoperable vehicles)	Vehicle may be towed after 96 hours at owner's expense

CONDOMINIUM: COMMON INTEREST DEVELOPMENT

The term "Community" means a common interest development governed by a homeowners' association ("HOA", "The Association"). The name of the HOA is Villa Fontaine Condominium Association. The term "Board" means the Board of Directors of the Association. The term "Common Area" means the entire Community except all Units shown on the Condominium Plan.

ARCHITECTURAL RULES

All modifications, including doors, windows, and installation of camera and/or video surveillance systems, require Board approval. See CC&Rs, Article 7 - Architectural and Design Control for complete guidance on this matter.

VEHICLE AND MOTORBIKES WASHING

Per the CC&Rs, washing vehicles was once allowed (Section 5.3.19).

However, effective January 01, 2010, The Board <u>disallowed</u> car washing in an effort to conserve water and minimize water expenses.

COMMON AREA RESTRICTIONS

All areas outside the front door are considered Common Area. Any items of personal nature are prohibited without express written consent from the Board of Directors. Residents may display potted plants as long as they have a water collection dish underneath, do not impede the walkway, and are kept in good order. Skateboarding, bicycling and riding scooters are prohibited in the Common Areas.

DISPOSAL OF TRASH

Trash must be disposed of immediately in the dumpsters provided. It is NEVER okay to store trash or compost outside a Unit's front door for ANY length of time. Storage of any kind, however short-lived, is not allowed in the Common Area. This includes trash left outside the front door on its way to the trash bins, miscellaneous bags, and articles of clothing. We do not have custodial services on staff, so please do not discard cigarette butts and other refuse around the Common Area. Put all trash and recyclables inside the dumpsters, the refuse company will not pick up any items left on the outside of the containers. To conserve space in the dumpsters, break down all boxes and bulky items.

ELECTRIC VEHICLE CHARGING STATIONS

Owners/residents are not authorized to plug-in and recharge their electric vehicle using Villa Fontaine's existing building electrical system. Villa Fontaine's electrical system does not have the capacity to support the excessive electrical load. Owner/resident must submit an application and follow the procedure in Civil Code Sections 4745. The owner/resident must also pay for any/all expenses of a charging station for their vehicle in their garage or parking space including the infrastructure and meter to connect to the higher-voltage main electrical line on Fontaine Street.

GARAGES

For reasons of security, and appearance, garage doors are to remain closed at all times unless a resident is present in the garage. The storage of gasoline or other volatile fluids is strictly prohibited. Please turn out lights after use of the garage has been completed. Electricity use in the garages is billed to the

Association; therefore, use of computers, refrigerators/freezers, power tools and other appliances that consume excess electricity in garages is prohibited. Excess energy usage in garages, which can be reasonably estimated to cost the Association more than $10.00 per month, will be billed to the owner of the garage as determined by the Board of Directors.

LANDSCAPING

Personal landscaping on Common Property is not permitted. All landscaping in the Common Areas is to be done by our professional landscaper. Establishing or cultivating plant material in the Common Area is not permitted.

Please use the sidewalks and stepping stones for pedestrian traffic. Do not create "short cuts" through the landscape.

LAUNDRY

Towels, rugs, swimsuits, clothing and other items are not allowed to be hung on balcony railings or porches.

MAINTENANCE

Items which serve an individual unit or are considered *exclusive use property* shall be maintained by the unit owner served by that item or area (Civil Code 4775).

The following are individual owner's responsibilities:

- Air Conditioners
- Cable TV lines
- Dryer Vents
- Electrical lines to the unit circuit breaker box
- # Mailbox lock
- Telephone lines
- Water pipes where the pipe(s) join a common line

NOISE

No disturbing noise. Noise and disruptive activities by residents, guests and/or invitees shall not disturb, annoy, endanger, or inconvenience other residents of the building, neighbors, or workers. Nor shall they violate any law, or commit nuisances in or about the premises.

PARKING AND VEHICLES

There is no on-site guest parking at Villa Fontaine. Residents and guests may only use the numbered parking spaces assigned to their respective units. Residents and/or guests violating this rule are subject to having their vehicles towed at the vehicle owner’s expense. If someone has parked in your space, please do not compound the problem by illegally parking in somebody else's space.

Parking spaces are to be used for properly licensed and operable motor vehicles. Trailers, boats, campers, and buses are not allowed. Residents shall park in assigned spaces only. Parking spaces are to be kept clean. Vehicles leaking oil, gas or other fluids shall not be parked on the premises. Mechanical work or storage of inoperable vehicles is not permitted in parking spaces or elsewhere on the premises.

Because of the problems of access, maneuverability, and the potential for severe property damage, large tractor trailer trucks are prohibited, whether for moving or any other purpose.

PATIOS AND BALCONIES AND DOORS

All residents must comply with the CC&Rs regarding patios and balconies. The CC&Rs section 7.3.7 states that owners shall not have the right to paint, decorate, remodel or alter any Exclusive Use Common Area or the Common Area without the prior written consent of The Board. Installation of any child safety net, shutter, screen, blind, curtain, drape or other appurtenance must have the express written consent from The Board. Plants, patio furniture and covered barbecues are considered appropriate furnishings with the following limitations:

- Plants must have a water collection dish underneath so that excess runoff does not rot or corrode flooring
- Patio furniture must be of outdoor type, no indoor furnishings on patios and balconies
- Barbecues must be kept clean and in working order
- Black screen doors on front entrances of units are approved
- Vanity screens for the balcony are allowed. They must be black or fake ivy.

PET RULES (INCLUDES SERVICE AND THERAPY ANIMALS)

Residents must register their pets with the Management Company. All dogs are to be leashed and cats must be under owner control at all times while outside of their unit or in the Common Areas. All pet owners are required to take their pet to the "Designated Pet Area" and pick up after their pet. Pet owners shall never allow their pet to defecate or urinate in any Common Area of the property. The Designated Pet Area is located on the east side of the property. The entrance is adjacent to the lower dumpster. Pet owners shall indemnify the Association and hold it harmless for any loss or liability arising from a pet's presence within the Community. Nuisance to other residents including, but not limited to, excessive barking, defecating, urinating, destruction, debris, or running loose may be grounds for an order to remove the offending pet from the Community.

PLUMBING

Please only deposit toilet paper in the toilet. Feminine products (tampons), baby wipes, and facial tissues clog the plumbing and cause unnecessary and expensive repairs. Likewise, in the kitchen, discard large food waste into the trash instead of the garbage disposal.

PLUMBING ISSUES

For any plumbing issues, call our Management company, Wells Association Management, Inc., at (888) 969-1078, before you call a plumber.

POOL AND SPA RULES

- Hours are 8:00 a.m. to 10:00 p.m.
- Guests must be accompanied by a current resident and are limited to four (4) guests per unit.
- Loud and boisterous conduct is not permitted. No horseplay, running, diving, etc.
- No scuba equipment, surf mats, surf boards, rafts, inner tubes, floatation devices, etc. are permitted in the pool or whirlpool spa. Life jackets for children are permitted.
- Because of easily clogged pool filters, please remove any adhesive bandages such as band aids, before entering the pool or spa.
- Everyone is responsible for cleaning up after themselves. Please leave the pool area in the same

or better condition than when you arrived.

- UNDER NO CIRCUMSTANCES WILL GLASSWARE OF ANY KIND BE ALLOWED IN THE POOL AREA. Please use plastic or paper products.
- Do not use soap or soap products in the pool or spa.
- Patio furniture is not to be removed from the pool area.
- **Rules for operating the spa are posted near the spa and must be followed explicitly.**
- Please do not put any trash in the pool or spa skimmers.
- **PETS ARE NOT ALLOWED IN THE POOL AREA.**
- Violators of the pool rules will subject the owner of the appropriate unit to be fined. Please report rule violations to the management company.
- Group events at the pool must be pre-approved by the Board.
- US Coast Guard approved personal flotation devices are permitted.

QUIET ENJOYMENT

Resident(s) shall not commit nor allow to be committed any nuisance or other act that may disturb the quiet enjoyment of any other resident in the Community. Nuisances include, but are not limited to, excessive noise inside or outside of one's condominium unit or emanating from one's vehicle (ie: loud exhaust or radio). Any complaints from affected residents will be investigated by the Board of Directors and may result in warnings being issued to the offending resident(s), followed by fines for non-compliance.

RENTAL OF UNITS

No lease or rental shall be for a period of less than thirty (30) days, or for hotel, transient, or time-share purposes. The owner of a leased or rented unit shall notify the Management Company of the tenant name*s*, contact information, and vehicle information. A fee will be charged to add or change information and billed to the unit owner. All rules of the Association apply to renter*s*. Unit owners are responsible for violations of their non-owner residents and guests. It is the responsibility of the homeowner to provide their tenants with a copy of the Rules and Regulations.

SAFETY FIRST

Danger areas within our complex include the entry gates, roadways, and stairwells. Recreational activities of any kind in and around these locations should be avoided. Please inform residents and guests to only use these areas for ingress/egress and not for hanging out or for recreational purposes.

SMOKING

Smoking is strictly prohibited in all Common Areas, including the balcony and patio areas.

SOLICITORS

Soliciting is not permitted in the Villa Fontaine complex. This is private property and there are numerous "No Soliciting" signs posted. If solicitors, including political canvassers, knock on your door, inform them that they are trespassing and call the non-emergency police number: 619-531-2000 or 858-484-3154.

SUSPICIOUS ACTIVITY

If you notice any suspicious activity in or around the complex, call the police 619-531-2000 or 858-484-3154. Suspicious activity includes strangers, who do not live here, entering or hanging around the complex with no apparent business here. Remember, you are the eyes and the ears of Villa Fontaine. Dial 911 for immediate danger to life, health, or property.

TERMITE CONTROL

The Association will be responsible for the eradication of termites and the repair of structural damage (but not damage to personal property) caused by termites and other wood destroying pests in separate interest areas, as well as in the Common Area at the time of escrow. The repairs will be made at the discretion of The Board, and other provisions of Civil Code 1364 apply. Owners must pay for routine inspections required by lenders, escrow and purchases.