

RULES AND REGULATIONS

RANCHO EL MIRADOR HOMEOWNERS' ASSOCIATION

IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RANCHO EL MIRADOR
RULES AND REGULATIONS

The Board of Directors of the Homeowners' Association has adopted the following rules and regulations pursuant to the CC&Rs to preserve the integrity, enjoyment and property value(s) of the owners, their guests, and tenants. It is mandatory that all tenants and guests be given a copy of these rules and regulations to help avoid any misunderstanding. It is suggested that a copy of these rules and regulations be posted in your unit. The Board of Directors and the resident manager shall enforce these rules and regulations and provisions of the CC&Rs and may, at their discretion, impose fines for violations. Adherence to these rules enhances the living conditions for us all.

Homeowners are responsible for the violation of any of these rules and provisions of the CC&Rs by themselves, their guests, their tenants and their tenant's guests.

Pool and Jacuzzi Rules

1. Pool and Jacuzzi hours are from 7 A.M. to Midnight.
2. Pool, Jacuzzi, and pool area are for owners, tenants, and invited guests only.
3. Condo owners and tenants assume full responsibility for self and guests and will be held responsible for any damage or injury caused by themselves or their guests.
4. Children under 14 must be accompanied and supervised by an adult (over 18) at all times while in the pool area.
5. Children under 14 (with required adult supervision), cardiac patients, and high blood pressure patients use the Jacuzzi at their own risk.
6. Pool areas or balcony rails shall not be used for drying towels or clothing.
7. All personal items and litter shall be removed when leaving the pool area.
8. The following are not allowed in the pool area and pool:
 - a. Glass bottles or glassware including ashtrays
 - b. Food
 - c. Inappropriate swimwear or nudity
 - d. Roller skates, skateboards, bikes, motorized vehicles, etc.
 - e. Pets
 - f. Running, jumping, diving, or loud conduct
 - g. Smoking
9. The following are not allowed in the pool or Jacuzzi:
 - a. Children wearing diapers
 - b. Persons with skin disease, sores, inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease
10. Volume on all electronic devices shall be kept at a decibel level so as not to disturb other

people. The use of earphones is recommended.

11. Pool furniture shall not be removed from the pool area.
12. Towels should be used on chairs and lounges if you are wearing oil or lotion.
13. The Association and Board of Directors will not be held responsible for any accident or injury involving residents and/or their guests, or for any lost, stolen, or broken personal property.

The Rules posted at the pool area are hereby incorporated by this reference.

Tennis Court Rules

14. Court hours are from 7:00 am to 8:00 pm.
15. Players use the tennis court at their own risk.
16. Court use is limited to one hour per unit while other players are waiting.
17. No more than four players on the court at any one time.
18. Only tennis shoes shall be worn on the court as others damage the surface.
19. No food, glassware, gum or smoking is permitted in the area.
20. Do not abuse the playing surface, walls, or net.
21. No animals allowed on the court at any time.
22. Children under 12 must be supervised by an adult.
23. Use of the court for any reason other than tennis playing and pickle ball is strictly prohibited; no profit-making activities (e.g., tennis lessons) are to be conducted by anyone.

The Rules posted at the tennis court are hereby incorporated by this reference.

Parking

24. Covered parking spaces are to be used only by the owner of the unit indicated on the space or their tenant or guest or others with written consent of the owner.
25. Vehicles must be parked in their designated covered parking space. (Unauthorized vehicles will be towed at the owner's expense.)
26. Only one vehicle is allowed per space.
27. All uncovered spaces can be used on a "first come, first served" basis. Owners and tenants have priority over guests and all others.
28. No repairs of vehicles are to be made on common property except in emergency situations.
29. The gardener cleans the parking area weekly (generally on Fridays) with a blower. Owners are requested to move their vehicles if they wish to avoid the dust.
30. All vehicles must be kept clean and in roadworthy condition with current registration and license plates.

31. All non-functional vehicles must be removed within 30 days by either the responsible party or by the Association. All costs to the Association shall be billed to the responsible party and/or the owner of the unit associated with the non-functional vehicle.
32. Trailers and recreational vehicles may be parked in non-covered spaces on a temporary basis (4 days maximum). Board approval is required for longer periods.
33. The south parking lot (adjacent to the hospital) is reserved for tenants only. Guest parking is in front of the complex (along Mel Ave.) in spaces marked "Reserved".

Condos and the Common Area

34. Smoking, including the use of electronic smoking devices, is not allowed in any of the outdoor areas of the complex including balconies, patios, and the parking areas.
35. Only unobtrusive, presentable furniture in good repair is to be kept in view of the interior court.
36. Hanging plants are allowed if they are kept presentable and, in the case of artificial plants, kept clean.
37. Barbeques are to be stored out of sight.
38. Patios/balconies (and particularly the unwallied patios open to public view) are not to be used as storage areas. No storage of mops/brooms, etc. on the interior balconies/patios. All patios/balconies are to be kept clean.
39. No drying or hanging of any article is permitted on balcony/patio railings or on those of the stairwells.
40. No trash to be put on patios or outside front doors. Please keep these bags inside your condo until properly disposed.
41. When one trash container is full, please deposit refuse in another dumpster or can elsewhere in the complex.
42. For recyclables, please use the recycle bin located at the north-east corner of the complex.
43. The homeowner or tenant shall not alter, construct, modify or place upon their patios or balconies any awnings, screens, doors, shutters, cabinets or other structures, excepting upon the prior written consent of the Board.
44. The homeowner or tenant shall not alter or replace the surface tiles on their patios or balconies without prior written consent of the Board.
45. Homeowners and tenants are not allowed to alter the common area in any way without permission from the Board.
46. No window covering of any kind shall be hung on any windows except white or beige curtains, draperies, vertical blinds, or shutters without written permission of the Board. All window coverings and sunshades shall be maintained in a good state of repair.
47. Balcony and patio sunshades shall be consistent with the building color (e.g., beige, or tan). Additional balcony or patio decorations shall be unobtrusive and shall be subject to the approval of the Board. Holiday

decorations are acceptable as long as they are removed within 10 days following the holiday.

48. Except as provided in Rule 49 below, no satellite dishes, television antennae, radio poles or clotheslines are to be affixed to the common property.
49. Homeowners and tenants must obtain approval of the Board of Directors to install an antenna or satellite dish. All such antennas/satellite dishes must be placed so as to be as inconspicuous as possible. Installation requires oversight by the site manager. The responsible party will pay a \$250 deposit to the HOA for installing a dish antenna on the roof. This will cover possible damage to the common property as well as removal of the antenna if needed.
50. No vehicles or wheeled items, i.e., skateboards, bicycles, skates, mopeds, etc., will be used within the confines of the complex with the exception of vehicles for the handicapped. They must be pushed or carried to and from the individual units to the nearest exit gate and must be stored within the unit. Bicycles may be stored in the racks provided by the Association at the risk of the owner. The Association assumes no liability for loss, damage, or theft. Nothing is to be stored or parked in the entrances to units, in the stairwells or on the interior balconies/patios where they would be visible.
51. All owners are responsible for the removal of ivy, bougainvillea, and similar plants from the stucco and roof within their patio/balcony area(s). After a warning, the owner will be held responsible for the gardening fee entailed in said removal.
52. All unit numbers must be uniform and shall not be changed without the approval of the Board of Directors.
53. No for rent, sale, or lease signs are allowed on the units. A display case at the entrance has been provided for this purpose. The resident manager will post all information for you. (Please notify manager of any change in status of unit.) For sale signs may be placed on the corner of Mel and Indian Canyon with the approval of the resident manager.
54. No water misters shall be used in the patio or balcony areas.
55. All dogs are required to be on a leash within the common areas. Owners and residents are responsible for cleaning up after their pets whenever the occasion arises. Dogs shall be taken off Rancho El Mirador property to relieve themselves.
56. Only one domestic pet is allowed per unit.
57. Pets involved in excessive noise or threatening behavior will not be allowed in the complex.
58. Excessive noise or offensive language in the use of the common area or any dwelling will not be permitted.
59. Fireplaces and charcoal or wood burning barbeques/grills are prohibited from use anywhere on the premises. Only electric or propane barbeques may be used on the premises.
60. Wanton and willful destruction of common property will result in criminal prosecution.
61. The main complex entrance door and/or all other entrance gates shall not be propped open longer than necessary to transport items in and out of the complex. Residents and their guests are responsible for helping ensure that these entrances to the complex remain closed and locked when not in use.
62. No owner shall lease or let his/her condominium for a period of less than twenty-eight (28) days

and no owner shall engage in the use of his/her condominium on a time-share basis. All lease or rental agreements must be in writing and require the tenant to follow Rancho El Mirador rules and regulations. A copy of the current rules and regulations must be provided to the tenant. (Owners holding title to a unit on 12/18/22 will be grandfathered with respect to a seven (7) day minimum rental period until that unit is sold).

63. Individual homeowners' responsibilities include maintaining interior piping, electrical, fixtures and appliances including, but not limited to:
- a. All piping penetrating into the interior of the unit through the walls, floor, or ceiling. Examples: hot water heater and adjacent flexible connectors, temperature/pressure relief valves and shut-off valve, heating and air conditioning unit on roof, stop valves, flexible supply lines, drainage fittings and plumbing fixtures (such as shower stall, bath tub, sinks and connections of these).
 - b. All electrical outlets, switches, and fixtures. Also electrical connections to heating/air conditioning unit, hot water heater, fan over cooking unit, cooking unit, refrigerator, clothes washer-dryer and dishwasher.

64. Flooring Policy for Second Floor Units:

This rule is effective beginning 4/11/2022. Installations prior to this date are grandfathered until replaced. Unit 283 is exempt as it has no unit below. Homeowners of second floor units are encouraged to use carpet with pad in all areas of their unit, except entry, kitchen and bathrooms. However, if Hard Surface Flooring (defined for the purposes of this rule, as any flooring product that is not carpet with pad) is installed in any area of a second floor unit, homeowners are required to install a sound reducing underlayment with a minimum Delta Impact Insulation Class ("Delta IIC") rating of 20. This rating is usually listed in the product information. Prior to installation, the homeowner must submit documentation that their underlayment product meets this requirement. Documentation should be submitted to the Manager. Confirmation of receipt will be provided within 15 business days. Homeowners should keep a copy of the documentation, the Manager's confirmation receipt and purchase/installation invoices so they can prove compliance. Failure to meet these requirements may result in fines and/or corrective action being required at the sole expense of the homeowner. (Underlayment is not required for installation of Hard Surface Flooring in first floor units.)

65. Occupants vacating upstairs units should turn off water supply valves (including washing machine and toilets) if the unit will be unoccupied for more than one week.
66. Service and trade persons shall not enter rooftops without the permission of the resident manager and will do so only if in possession of proper insurance and workers' compensation.
67. Homeowners, tenants, and guests shall not enter rooftops unless under extreme emergency situations involving potential loss of property or personal injury, or with the explicit approval of the resident manager. In any such case, they do so at their own risk.
68. Large items (e.g., clothes washers/dryers, mattresses, furniture, etc.) shall not be placed in the trash removal area without arrangements for immediate pick-up. Owners and tenants are responsible for

obtaining pick-up service and paying the associated fee. The manager must be advised of the pick-up schedule.

69. Lewd, offensive, unhealthful, or illegal conduct in the common area is not permitted.
70. Homeowners, tenants, and guests must comply with all signs posted by the board/management in the complex including the pool/Jacuzzi area.
71. Report all trouble, violation of these rules and regulations, and/or damage to common property to the resident manager as soon as possible.
72. The Association and the Board of Directors will not be held responsible for any accident or injury involving residents and/or their guests, or for any lost, stolen, or broken personal property.

Fines for Violations of these Rules and Regulations or any
Infractions of the Rancho El Mirador CC&Rs

Homeowners are responsible for the violation of any of these rules and regulations or the CC&Rs by themselves, their guests, their tenants, and their tenant's guests.

1. For any violation of the above rules or the CC&Rs, the Board of Directors may do any of the following:
 - a) Give the perpetrator and/or homeowner a warning
 - b) Impose a fine of \$25 for the first violation
 - c) Impose at fine of \$100 each for continuing violations
2. In the event the perpetrator is a tenant, a guest of a tenant, or a guest of an owner, such owner will be responsible to pay any such fine imposed.
3. A homeowner may request a hearing before the Board within five (5) days of receiving a warning or violation notice. If a hearing is requested, the hearing will usually be held at the next Board meeting and a decision regarding fines will be made at or after the hearing.
4. The cost of any damage to common property will be added to the fines levied.