

**EAST LAKE VILLAGE SHORES
COMMUNITY ASSOCIATION
RULES & REGULATIONS**

EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION RULES and REGULATION

Dear East Lake Shores Members:

The Board of Directors invites you to review this summary packet and should you have any questions, please feel free to contact our Management Company, StoneKastle Community Management, Inc. at (714) 395-5245.

As we are all aware, membership in a Master Planned Community offers many privileges as well as imposing certain restrictions. This packet of information has been created to enhance the enjoyment of those of you belonging to East Lake Village Shores Community Association. By knowing the rules ahead of time, we all can work together to make this an enjoyable place to live and each of us should be considerate and understanding of our neighbors. If, after taking into consideration the circumstances of your neighbor, you note a violation of the guidelines in this packet, please contact StoneKastle Community Management, Inc. at (714) 395-5245.

Please be aware this packet containing this summary and the rules has been adopted by the Board of Directors of East Lake Village Shores Community Association. However, from time to time, the Board will be reviewing the needs of the community and may be amending them. If you have any thoughts or recommendations regarding this packet of information, the CC&R's or the Rules and Regulations, please feel free to mail your ideas to:

**EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION
STONEKASTLE COMMUNITY MANAGEMENT, INC
181 SOUTH OLD SPRINGS ROAD
ANAHEIM HILLS, CA 92808**

Thank you in advance for your cooperation and enjoy our community.

Sincerely,

East Lake Village Shores Community Association
Board of Directors

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MISCELLANEOUS RULES COMMON AREA RULES

1. Homeowners and/or their contractors are prohibited from destroying, removing or altering the landscaping in the common area (outside front gates or community greenbelt areas), regardless of the condition of the plantings. Please report plantings in need of repair to StoneKastle Community Management, Inc. (714) 395-5245.
2. No unsightly articles (such as refuse, garbage, trash, construction waste) shall be left visible on your lot or common area longer than 24 hours.
3. No resident shall expose trash containers to view of neighboring lots for a period of more than 12 hours before and after scheduled trash collection hours.
4. No clothing or household fabrics shall be hung, dried or aired in such a way in the project so as to be visible to other property in the project.
5. Littering of the common area is not permitted.
6. Skateboards, bicycles, tricycles, motorcycles and any other form of wheeled toy or vehicle are prohibited on any of the landscape areas or private property of other owners.
7. No amplified music and noise shall be permitted which would disturb other residents.

FLAG RULES

1. Two American Flags per dwelling, one in the front and one in the back of the unit of a size no greater than 3' x 5' may be displayed without ARC approval.
2. No free standing flagpoles on any lot may be installed, either temporarily or permanently, without the prior approval of the ARC.

SIGNAGE RULES

General

1. No sign, billboard, advertising device or other visual message shall be displayed on the properties without approval of the Architectural Review Committee.
2. Noncommercial signs, posters, flags, or banners may be posted or displayed on or in a member's separate interest, except as required for the protection of public health or safety or if the posting or display would violate a local, state, or federal law.

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3. For purposes of this section, a noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the yard, window, door, balcony, or outside wall of the separate interest, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces
4. All signs must conform to CC&R requirements.
5. Signs not in compliance with these rules will be removed from the property.

Real Estate Signs

1. Real Estate "For Sale" or "For Lease" signs may be displayed without approval of the Architectural Review Committee.
2. Such signs shall be no larger than four (4) square feet and must be professionally prepared on weather resistant material.
3. Only one sign is permitted per dwelling unit and must be displayed in the area directly in front of the unit advertised, no more than four (4) feet from the front of the unit.

Political Signs

1. Political signs may be displayed without approval of the Architectural Review Committee,
2. One and only one political sign may be posted or displayed per dwelling unit.
3. Political signs may be displayed no sooner than thirty (30) days before an election and must be removed no later than five (5) days after an election.

PET RULES

1. Dogs or cats are not allowed to be unattended in the common area. All dogs must be maintained on a leash when off the resident's property. Cats and dogs should be restrained so that they do not go into the lake or upon neighbor's property.

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2. Local Municipal ordinances regarding leash laws must be complied with upon the project and will be strictly enforced.
3. Each resident is responsible for removing their dogs', cats' or other animal defecation from the property of the Association, neighbor and their own property.
4. Excessive dog barking or other animal noise will be deemed to be a nuisance.
5. Each homeowner will be held responsible for any damage to the common areas or neighbor's yard due to his/her or their tenants' pet(s), either by financial reimbursement or corrective action to be determined by the Board of Directors.
6. The Association shall have the right to legally enforce violations which it deems to constitute a nuisance.

NOTE: All animal/pets kept upon the project shall be in accordance with the CC&R's, Section 10.7.

RULE CHANGES

This packet contains an overview of the Association's Rules and Regulations, Policies and a summary of some of the CC&R's. The contents of this packet are information only, and are intended solely as a guide. The Association, through its Board of Directors, retains the right to change, modify, suspend, interpret or cancel in whole or in part any of the published Rules and Regulations following Civil Code Section 4360(a) so long as the revisions do not contradict the Governing Documents and a 30-day Rule Change Amendment is mailed to the Membership.

Wherever and whenever there is a conflict between this packet and the Association CC&R's, By-Laws or California Civil Code (the Governing Documents), then the Governing Documents shall prevail.

NON-COMPLIANCE ASSESSMENTS

Fines may be levied by action of the Board of Directors, after Notice of Hearing, in accordance with the schedule below. Such non-compliance assessments shall become an obligation of the owner and shall be billed in the same manner as the monthly assessments.

SPECIAL ASSESSMENT SCHEDULE FOR VIOLATIONS*

FIRST OFFENSE: Warning letter - correct problem within a stated or reasonable period of time.

SECOND OFFENSE: Second letter hearing with \$50.00 or more special assessment.

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THIRD OFFENSE: Letter with special assessment of \$100.00 or more plus legal fees, as applicable.

NOTE: Any special assessments not paid may result in legal action per the Association Legal Documents. The Board of Directors will determine the time frame for curing of offenses for each violator consistent with previously reported similar violations as applicable.

SPECIAL NOTE: Should a violation occur which imposes financial obligation on the Association, then the party responsible for said violation shall reimburse, by way of special assessment, the Association for this financial obligation. (Example-Damage to a fence, tree or other common property, repair and replacement costs will be charged to the party responsible.

*Applies to violations of CC&R' s and Rules and Regulations

EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION FINE SCHEDULE

BASIC POLICY ON PENALTIES, FINES and FEES

1. It is the policy of East Lake Village Shores Community Association to protect the rights and privileges of the members and to enforce the CC&R's and Rules and Regulations of the Association, therefore pursuant to the authority vested in the Board of Directors of said Association by the CC&R's and by the By-Laws, the following system of penalties, fines and fees has been established.
2. This system shall be binding on the members of the Association, and shall not be the exclusive remedy of the Association to deal with the violations of the CC&R's, By-Laws or Rules and Regulations. Members shall be responsible for the acts or omissions of their guests, lessees or invitees.
3. All penalties and fines, pursuant to the Rules and Regulations, shall be imposed by Board action after reasonable notice and Hearing, as set forth hereinafter:

VIOLATION OF CC&R's

Pursuant to the CC&R' s of the Association, the Association has the right to prosecute a proceeding at law against any person or persons who have violated or are attempting to violate the CC&R's , and the losing party shall pay any attorney fees of the prevailing party as may be fixed by the Court.

NON-PAYMENT OF ASSESSMENT

In addition to the right of the Association to (1) assess a monetary fine in accordance with the CC&R's, By-Laws or California Civil Code, and (2) to bring an action at law against the Owner for non-payment of assessments, the By-Laws provide that the

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voting rights and use of the common areas by any member, his guests and delegates, may be suspended by action of the Board of Directors during the period when assessments owed by such member remain unpaid after Hearing and notification.

CONTINUING VIOLATION OF RULES

The By-Laws also provide that the right to use the common areas and facilities may be suspended by the Board of Directors for violation of the Rules and Regulations.