

Los Paseos Rules and Regulations

Introduction

The Los Paseos CC&R's and SAMLARC CC&R's contain many important rules concerning the use and enjoyment of our homes and common areas. These Rules & Regulations are intended to carry out the purpose of many of those Los Paseos CC&R provisions, but they are not intended to replace or supersede the provisions of the CC&R's.

The following rules and regulations are intended to enhance everyone's enjoyment of living in the Los Paseos Community. The most important rule is to be kind and considerate of your neighbors.

Parking

As stated in the Los Paseos CC&R's, (Page 30, Section 9.5), your garage must be used for parking your vehicles. Storage of personal items may occur in the garages only to the extent the garage is used primarily for the parking of the maximum number of vehicles for which it was designed. **All uncovered, white striped parking spaces in Los Paseos are used for guest parking only.** Patrol Masters and Tritz Professional Management Services will monitor the community for violations. Guests should park only in designated parking areas. Any guest that stays at your home for an extended time should notify Patrol Masters for a temporary parking permit or contact Tritz Professional Management Services.

Suggestion: Before you purchase a new vehicle, please measure the garage space and the vehicle to make sure that you can park your new vehicle in your garage.

Any vehicle that may impede the ability of any emergency vehicle to enter the property or that represents a safety hazard will be towed at the owner's expense.

How to report a parking problem:

If you notice a violation of any of the above rules, please contact Patrol One. Please provide the date, time and vehicle information of the vehicle you are reporting. South Coast and your association board will be notified of the violation and may act to issue a warning, levy a fine or have the offending vehicle towed at the owner's expense.

Architecture and Landscaping

You are heartily encouraged to enhance and maintain your property to its fullest, however all improvements to your landscaping or architecture must first be approved by the Los Paseos Architectural Review Committee (ARC) and SAMLARC. Please maintain your property, keep your grass cut, trees trimmed, and weeds to a minimum. (Refer to Pages 16-19 of the Los Paseos CC&R's and your ARC Rules).

Animals

Dogs, cats or other usual and ordinary household pets are allowed at Los Paseos. You are encouraged to keep no more than two pets on your property or in your home. By all means, love and enjoy your pets, but keep them from creating a disturbance or nuisance for your neighbors.

While in the common area, pets are to be kept on a leash held by a person capable of controlling the animal. Pet droppings in the common area are to be picked up by the owner immediately and disposed of properly. **Pets are not allowed in the confines of the pool area at any time.** Damage to the common area resulting from the conduct of a pet will be the responsibility of the owner.

Trash

Keep our neighborhood beautiful. Please don't let trash accumulate on your property. Remove rubbish, trash, debris and unsightly items from your property in a regular and timely manner. Trash and recycling containers should not be placed out prior to noon on the day preceding pickup. Empty trash containers must be removed from view by 10:00 am of the day following pickup. Any debris remaining on the ground after trash pickup is to be removed by the owner. Trash and recycling containers must be stored either behind gates/fences or in the garage area. They may not be stored in the association maintained landscape area.

Pool and Spa Area

Have a great time using our pool and spa, while remaining courteous to other users and nearby residents. Most of the rules for our Pool and Spa area are the same as SAMLARC.

1. The Association does not assume responsibility for accidents and/or injuries. Persons using the facility do so at their own risk. There is no lifeguard on duty at the pool and spa area.
2. An adult resident must accompany children under the age of 14 years when using the pool.
3. Children under four (4) must wear Rubber pants when using the pool.
4. Children under the age of 14 are prohibited from using the Spa.
5. No diving is permitted.
6. No glass objects are allowed in the pool/spa area.
7. No running, pushing, jumping or other unsafe conduct is permitted.
8. Keep pool area gates closed and latched at all times. Restroom doors are to be kept closed and locked at all times.
9. Only Coast Guard approved life preservers are to be used in the pool. No surfboards, floats, rafts, toys, swim fins, are permitted.
10. All swimmers must shower before entering the pool and appropriate swimming attire is required at all times. Cut-offs are not allowed, as the fibers are hazardous to the pool/spa filtering systems.
11. No alcoholic beverages are permitted.
12. No smoking permitted.
13. Use of pool and spa facilities & common area is a privilege, which is enjoyed by all owners or occupants, however, consideration of others concerning noise is also important.

14. Conduct by an owner or occupant who deprives any other owner or occupant use of the pool, Spa or common area shall not be allowed.
15. If an owner elects to rent or lease his/her home and gives rights of access to lessee, then the owner relinquishes his/her access rights, but is responsible for the conduct of his/her tenant.
16. No Soap/Bath oils/etc. is allowed in the pool/spa.
17. No bicycles, tricycles, skates and skate boarding or other wheeled vehicle is permitted.
18. Radio/stereo units must be kept at low levels so as not to inconvenience other people using the recreation facilities or living in the surrounding homes.
19. Guests must be accompanied by a homeowner or tenant.
20. No pets (dogs, cats, etc.) are allowed in the pool/spa area.
21. All trash, litter and other debris shall be picked up by the responsible party and disposed of properly and the barbecues are to be cleaned after usage.
22. If an accident of any sort occurs, including biological contamination, call TPMS immediately.
23. Pool/Spa hours: Everyday – 8:00 A.M. – 10:00 P.M.
24. Replacement pools fob will cost \$100.00 and replacement restroom keys will cost \$5.00.

Satellite Dish Policy

The Federal Communications Commission ("FCC") adopted a rule concerning the ability of homeowners associations to control the installation of small (less than 39" in diameter) television satellite dishes (such as the small Sony, RCA, Primestar and similar dishes).

The new FCC rule permits the Association to establish preferred locations for satellite dish installations on the homes. One of the purposes of the Association is to maintain and enhance property values, and therefore the Association may control the location of the antenna, and the Association may require reasonable screening or concealment of the dish, such as painting the antenna, as long as the conditions will not unreasonably increase the cost of the system, or render reception of a signal impossible or substantially degraded.

Therefore, a dish should be installed below the fence line if it will receive the required signal in that location. If a dish must be located towards the front of the home to receive a signal, the dish must be installed at the roof line adjacent to the chimney so that the dish is reasonably concealed, or the dish must be installed under an eave so that it is reasonably concealed. Depending upon the location of the dish, the Association may also require the dish to be painted, or screening by vegetation. You may contact the Landscape and Architectural Committees for suggestions prior to installing the dish.

Dishes larger than one meter in diameter are not permitted within Los Paseos under any circumstances.

Failure to follow these requirements may result in the owner incurring the costs to relocate or remove the dish.

Signs

All signs for real estate sales, landscape, garage sale, parties, etc. should be no larger than 18 inches by 24 inches.

In order to maintain consistency and a neat appearance, curbs are not to be painted with street numbers in the front or back of your house. Front house numbers can be individualized subject to approval of the Architectural Committee.

Leasing

Please see Page 32, Section 9.15 of the Los Paseos CC&R's concerning leases. Tenants are required to abide by the rules of the Association, a copy of which should be provided to them by the owner.

- All leases are subject to the provisions of the Los Paseos Covenants, Conditions and Restrictions (CC&R's), bylaws and Association rules.
- Failure to comply with the above documents will cause a default of the lease.
- All leases need to be in writing.
- Leases must be filed with the Association, care of the property Management Company.
- Owner relinquishes all rights and privileges of the common areas and the pool and spa during the term of the rental/lease.
- The tenants must sign a rules packet and separate parking agreement to be kept on file with Tritz Professional Management Services.

If you have any questions regarding the rental/lease of your property, Please call Tritz Professional Management Services at 714-557-5900.

Common Areas

Every resident and guest have the right to fully enjoy our common areas and facilities. With that right comes the obligation to use those areas responsibly, safely and courteously.

The common areas include - but are not limited to - the entry area, sidewalks, streets, planters, grass areas, pool/spa area, roads, and parking spaces.

- Please refrain from any activity that creates an annoyance, nuisance, or danger to your neighbors. Avoid any activity, which creates excessive noise, odor or debris.
- Please clean up when leaving a common area.
- Portable, freestanding basketball backboards are permitted for use only on owner's property between 10:00am and 8:00pm but must be stored in garage or side yard each night.
- All persons using the common area must be able to demonstrate they have the right, as a resident or guest, to do so.
- Minors and guests are the responsibility of their parent and host, respectively.
- Speed limit throughout our community is 15 m.p.h. Watch for children at play. Reckless driving should be reported to Tritz Professional Management Services at 714-557-5900.

Neighbor Disputes

Try to resolve problems in a friendly, neighbor-to-neighbor manner. If that's not possible, turn to the Association for help.

The Association encourages neighbors to make a reasonable, good faith effort to resolve noise, pet, vehicle, landscaping and general nuisance problems among themselves. Often, merely knocking on the door and discussing the problem with your neighbor will bring a speedy result, without the need for further action.

If neighbors are not willing or able to resolve the matter following a good faith effort to do so, the complaining homeowner may submit a written complaint to the property Management Company. The written complaint should describe, in detail; all efforts made to resolve the dispute and should explain the reasons why the matter can't be privately resolved.

The board of directors will review the complaining owner's written complaint and will determine on a case-by-case basis, whether the condition described constitutes a violation.

If the board concludes that a violation exists, the board will determine whether all or any of the Association's enforcement options will be pursued. If the board determines that no violation exists, the Association will take no further action. In either case, the complaining owner will be notified of the board's decision.

Violation Policy

LOS PASEOS MAINTENANCE CORPORATION

REVISED VIOLATION POLICY

Adopted 11/11/03

If an owner fails or otherwise refuses to correct a violation following receipt of a courtesy notice, the Board may, in accordance with Article 10 of the Association's Bylaws, impose a Penalty Assessment (fine), impose a Reimbursement Assessment (to cover the Association's costs of correcting a violation), and/or suspend the voting and other membership rights as appropriate.

A. FIRST LETTER - Courtesy Letter & IDR Invite.

B. SECOND LETTER - Warning Letter.

C. THIRD LETTER - Hearing Notice. A fine of \$50.00 plus legal fees, as applicable, may follow a scheduled hearing.

NOTE:

Fines will increase as follows: (30) thirty days after initial fine, continuance of violation, will result in a **\$100.00 2nd fine** and (60) sixty days after the initial fine, continuance of violation, will result in a **\$200.00 3rd fine**.

*** (15) fifteen days after the (3rd) third fine is assessed, the violation will be directly forwarded to the Association attorney for legal redress or ("ADR") Alternative Dispute Resolution.

Should a violation occur which imposes financial obligation of the Association, then the party responsible for said violation shall reimburse, by way of special assessment, the Association for this financial obligation. **EXAMPLE:** If there is damage to a fence, tree or any other common property, repair and replacement costs will be charged to the violating party.

PENALTIES MAY INCLUDE ANY OR ALL OF THE FOLLOWING:

1. Fine.
2. Legal redress through the judicial system.
3. Reimbursement for repairs made by the Association.
4. Suspension of voting privileges.

Reference

Tritz Professional Management Services 714-557-5900

Sheriff's Department 949-770-6011

Animal Control 949-249-5160

ADOPTED BY THE BOARD OF DIRECTORS – November 10, 1999

REVISED BY THE BOARD OF DIRECTORS – November 11, 2003