

FROM: PARK MEDITERRANIA HOMEOWNERS ASSOCIATION

TO: Members and Tenants

1. Attached, is a partial list of the Park Mediterrania Homeowners Association Rules and Regulations.
2. Please read them carefully.
3. Owners are responsible for the actions of their tenants; therefore, please pass these Rules and Regulations on to your tenants.
4. Also read in your CC&R's: Article VIII Section 8.03 "Offensive Conduct" and Section 8.04 "Parking Restrictions"
5. Parking rules will become effective as soon as curbs are painted and parking spaces are marked off.

June, 1981

PARK MEDITERRANIA HOMEOWNERS ASSOCIATION  
GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS

1. No screen doors on the front door.
2. Uniform color on trim and all wood doors - DARK BROWN
3. Rain gutters: OK, if painted DARK BROWN
4. Window boxes: Must be wood and painted DARK BROWN. Measurements are as follows: 34"-38" x 8"-10" sq.
5. Only window boxes allowed on 1st story.
6. Only hanging plants are allowed on balconies.
7. Trellis OK if painted DARK BROWN and does not extend past 8' in height.
8. No exterior wiring of any kind allowed on exterior of units unless approved by Board.
9. No Christmas lights, etc...on exterior of building.
10. Lattices: Pillars must conform with current pillar measurements. Measurements are as follows: 4" x 4", 2" x 6".

No plastic or fiberglass materials. Wood only in the DARK BROWN color. Must be constructed to within 6" of the property line. Must be horizontal to the ground.

Individual differences to these guidelines for the patio covers will be considered RULES AND REGULATIONS on an individual basis by the Architectural Committee.

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1. Each member of the Association must sign a waiver releasing the Association from maintenance responsibility for the altered exterior portion of the building. Assign responsibility to proposed buyers.
2. Each member must obtain City building permits where required after the Board has approved the plan.
3. Each member must submit plans for alteration to the Architectural Committee for review and recommendation to the Board of Directors. Plans for the existing alteration (effective April 25, 1981) must be submitted to the Architectural Committee.
4. All adaptation to the exterior must be maintained in good repair.

## COMMON AREA RULES AND REGULATIONS

1. Exterior alterations or additions of any type are not permitted without the written consent of the Board of Directors. Submit your written request plus a sketch to the Architectural Control Committee.
2. Rule #2 does not prohibit the installation of "peep holes" or dead bolts on the outside front door of units. However, all installations of such devices must be of first class workmanship and any damage to the door which is considered detrimental to the overall appearance of our community by the Architectural Committee must be repaired by the homeowner to the satisfaction of the Architectural Committee at the expense of the homeowner.
3. Your Board of Directors has the exclusive right over the decoration of balconies. All hanging objects on balconies must be approved by the Architectural Committee. A diagram of the balcony describing any decorating you wish to do must be submitted for approval by the Committee before any decorating is done.
4. The restricted common area patios on the first floor come under the same provision of the CC&R's covering balconies and any personal property placed in these areas must be approved by the Board of Directors after submitted plans to the Architectural Committee.
5. No personal property will be allowed in the common area without prior approval of the Board of Directors.
6. No article shall be hung from doors, window, or balconies protruding to the outside or any common area. Flower pots or other objects cannot be set on balcony ledges because of the contingent liability to the Association if they would fall, causing personal injury or property damage.
7. Signs in windows visible to the exterior are prohibited. Aluminum foil or other similar material should not be put on the inside of the windows.
8. ALL garbage and refuse from the units shall be deposited with care in the trash dumpsters provided.
9. State and local ordinances must be observed as explosives or flammable fluids are brought into the units. They shall not be brought onto the common area.
10. Owners and guests shall not cause any obstruction in the garage area.
11. Owners or guests are not permitted to borrow or remove any equipment or property from the common area without prior approval of the Board of Directors.
12. No owner shall change, modify or replace any landscaping in the common area without the approval of the Architectural Committee. The maintenance of all landscaping within the common area shall be the responsibility of the Association with all costs and expenses incurred in connection with such maintenance to be a common expense.

(Common area Rules and Regulations, cont'd)

13. Garage doors are to remain closed except in entering/exiting or maintaining the garage.

14. No dogs are to be in the common area unless they are on a leash. Pets are not to defecate on the common area. DO NO "walk the dog" in the common area. The use of "pooper scoopers" or other excrement clean-up devices are permitted provided that the clean-up occurs immediately. This will make life here more pleasant for all.

PARKING RULES AND REGULATIONS

1. \*\* ALL vehicles parked in non-designated parking areas will be cited and subject to tow-away.

2. \*\* ALL vehicles parked so as to hinder the access/egress of emergency equipment to/from any unit or fire hydrant will be fined and towed away.

3. There will be NO PARKING in Park Mediterrania common areas except in the designated parking spaces.

4. If a resident has two (2) vehicles, thirty days after move-in, the two vehicles must be parked in the garage.

5. Households having more than two vehicles must park the extra vehicle in a designated area.

6. No motorhomes, recreational vehicles, trailers, boats, trucks, buses or similar vehicles are to be parked in the common areas or driveways.

7. Residents are responsible for their guests' parking. Guests must use your garage or designated area, if available. If there is no available guest parking places within the complex, guests must park outside the complex. This also applies to residents.

8. NO parking in mailbox areas.

9. NO parking in front of the trash dumpsters on Wednesday and Saturday, before the trash has been picked up.

10. NO parking on lawns.

The purpose of the rules is to establish order, insure safety and preserve the enjoyment of the common area for all residents and their guests. These facilities are part of your capital investment and the cost of maintaining these facilities is paid by you through your monthly assessments. Therefore, it is important to protect the facilities and care for them as with your own unit.

ANY VIOLATION TO THE RULES AND REGULATIONS ARE SUBJECT TO A FINE AND/OR 30 DAY SUSPENSION OF POOL PRIVILEGES.

ALL OWNERS ARE RESPONSIBLE FOR THE ACTION OF THEIR TENANTS, SO PLEASE MAKE SURE YOU PASS THESE RULES ON TO YOUR TENANTS.

*REVISED 11/2001* POOL RULES AND REGULATIONS

1. The pool area is locked. Keys have been distributed to all owners. Any owner who does not have a key should contact a member of the Board of Directors of the Management Company and request a key.
2. All gates will be latched closed at all times. Special care should be taken to assure compliance to this rule as it is for the safety of small children.
3. The only permissible way to enter the pool area is by using a key to unlock the gate. Climbing over the gate or fence is prohibited.
4. There is no lifeguard on duty. Swim at your own risk.
5. The "buddy system" is recommended to be used by all swimmers at all times. This simply means that for safety, no one should swim alone.
6. People using suntan oils or lotions must shower before using the pool.
7. NO soap in the spa. (Oil or soap coat the filter grids rendering them useless, resulting in dirty water.)
8. NO GLASS is allowed in the pool area at any time. Beverages may be consumed from plastic or other non-breakable containers.
9. No roof allowed in the pool area.
10. No boisterous play, running, or roughhousing is permitted in the pool area.
11. Loud music is prohibited.
12. No bicycles, skates, skateboards, or pets are allowed in the pool area.
13. Children under the age of fifteen (15) and guests must have an adult resident present. Parents are encouraged to discuss pool etiquette with their children so that all ages can enjoy the pool area together.

(Pool Rules and Regulations, cont'd)

14. NO surfmats, surfboards, or other large objects of this nature are permitted in the pool area.
15. Throwing rocks, debris, or trash of any kind into the pool or spa is prohibited.
16. Damage to facilities in the pool area shall result in a corrective assessment being levied against the unit where the offending party lives.
17. Discretion should be used by residents in inviting guests to use the pool. (Four guests, maximum.)
18. No occupant, other than persons properly designated by the Board, shall interfere in any manner with any portion of water heating, lighting apparatus, plumbing, sewer treatment, watering facilities, pool filter, and the like, in or about the recreational premises.

TENNIS COURT RULES AND REGULATIONS

1. The courts are for tennis playing only; all other use is prohibited.
2. Everyone on the courts must wear tennis shoes.
3. On Saturdays and Sundays between 10:00am and 4:00pm, and weekdays after 4:00pm, children must vacate the courts if adults wish to play.
4. Residents must accompany guests when using the tennis courts.
5. The courts may be reserved for Homeowners Association sponsored lessons or events.
6. No group may tie up the courts for more than one hour if others are waiting. The courts must be vacated on the even hour.
7. Climbing the fence, swinging on the gate or practicing against the fence is prohibited.
8. Practicing alone is limited to fifteen minutes when others are waiting.
9. Pets are not allowed inside the fence.
10. Littering is prohibited.

PARK MEDITERRANIA  
RULES AND REGULATIONS

Enforcement

Contact the Management Company (in writing).

PARK MEDITERRANIA  
~~c/o LORDON MANAGEMENT COMPANY~~  
~~1275 Center Court Dr.~~  
~~Covina, CA 91724~~

Briefly state the facts: who, what, when, where.

Properly identify the party involved (names and complete address).

Sign the complaint and give your complete address.

A witness must also sign the complaint.

(ALL COMPLAINTS ARE HELD IN STRICT CONFIDENTIALITY)

Fines and Penalties

\$25.00 First Offense

\$50.00 Second Offense

Thirty day suspension of privileges

Corrective assessment to repair damages