

SEVILLE & VALENCIA COMMUNITY ASSOCIATION

RULES AND REGULATIONS

FOR

SEVILLE & VALENCIA COMMUNITY ASSOCIATION

Adopted by the Board of Directors
Date: _____

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**SEVILLE & VALENCIA COMMUNITY ASSOCIATION
A PLANNED COMMUNITY**

MEMBERSHIP INFORMATION

Seville & Valencia Community Association offers many advantages to the buyer. In order to protect and preserve these benefits, however, certain limitations and restrictions are placed on Owners within the Association.

Seville & Valencia Community Association is a California non-profit corporation consisting of those Owners of homes within the ultimate boundaries of Seville & Valencia Community Association.

The purpose of Seville & Valencia Community Association is to ensure that the common area will be maintained in an attractive manner and will be available for the enjoyment of all residents. Your automatic membership in the Association provides a membership base to share in the future costs of maintaining the community.

The attached rules, regulations and policies have been developed with consideration given to providing each resident with the greatest enjoyment of the facilities without infringing on other residents and their rights to quiet enjoyment of their homes and community. These revised Rules and Regulations shall have an effective date of _____ and have retroactive application.

Although these rules and regulations support the Covenants, Conditions and Restrictions (CC&Rs), they do not cover the entirety of the document. Please be sure to read the CC&Rs carefully.

Directors whom serve on the Board are people who volunteer their time, their skills and their energy toward maintaining and enhancing the value of your investment and to make Seville & Valencia a pleasant environment in which to live.

BOARD OF DIRECTORS

The Board is empowered under Article 6 of the CC&Rs to adopt Rules and Regulations that are not inconsistent with the provisions of the CC&Rs and that are subject to California Civil Code Sections 1357.110 regarding “operating rules”. The Rules and Regulations shall include, but not limited to, the use of Common Area and of the Community.

ADDITIONAL INFORMATION

All capitalized terms herein have the same meaning as in the CC&Rs unless expressly stated otherwise.

Amendments and exceptions to these rules may be made by the Board of Directors in its sole discretion.

OWNERS, TENANT AND GUEST VIOLATIONS

Owners, tenants, and guests are bound by the CC&Rs, Architectural Guidelines and the Rules and Regulations of this Association. Owners are held responsible and liable at all times for the actions and conduct of their families, guests, and tenants while within Seville & Valencia.

All Owner, tenant and guest violations of the Seville & Valencia CC&Rs and Rules and Regulations, will be cited against the Owner of the Lot from which the violation originates. The Owner will be held liable for payment of any penalty assessment levied for the tenant or guest's violations, as well as costs or fees incurred by the Association for the repair or replacement of any damage caused to Community Common Area. Owners are not precluded from collecting reimbursement from their tenant. It is the responsibility of every Owner to advise their guests or tenants of the Association Rules and Regulations.

USE RESTRICTIONS OF COMMON PROPERTY

Each Owner has a vested interest in the Community Common Areas and should therefore treat these areas with the same pride of Ownership and care as that given to his/her Lot. The rules must be observed to protect your investment.

COMMON AREA RULES

Owner Liability:

1. Owners are responsible at all times for their own conduct and actions, Owner's families and guests, their tenants', tenants families and guests and other occupants of the Owners' Lot.
2. Owners will be held liable for all enforcement assessments resulting from violations of the Seville & Valencia Community Association Rules or Regulations by said Owner, Owner's families and guests, their tenants, tenants' families and guests and any other occupant of the Owners' Lot.
3. The Owner will also be held liable for all costs incurred by the Seville & Valencia Community Association for the repair and replacement of damaged common property due to negligent or willful damage or the removal of said common property by any of the above said occupants of the Owners Lot.
4. In addition to the recovery of repair and replacement costs, enforcement penalty assessments may be levied against the Owner which may include attorneys' fees, litigation costs, interest and other charges related thereto.
5. Owners are prohibited from destroying, removing or altering the landscaping in the common area, in any manner, regardless of the condition of the plantings.
6. Littering of the common area is not permitted, including but not limited to the disposal of dirt, trimmings, or other materials. The cost of cleanup or removal shall be that of the

Owner who's Lot the material came from, and/or who disposed of the material.

7. All rubbish, trash and garbage shall be regularly removed from the Community, and shall not be allowed to accumulate thereon. All clotheslines refuse containers, wood-piles, storage areas, machinery and/or equipment shall be prohibited within the Community unless obscured from the view of adjoining Lots and street. Refuse containers shall be exposed to the view of neighboring Lots only when set out for a reasonable period of time (not to exceed **twelve (12) hours** before and after scheduled trash collection hours).
8. Street hockey equipment, basketball equipment and any other portable recreation/athletic equipment must be placed out of view from common areas when not in use. They may not be placed in street or common areas.

LEASING OF LOTS

Please refer Article IX Section 19 of the CC&Rs.

PARKING RULES

1. Vehicles owned, operated, or within the control of any resident shall be parked in the assigned garage of such residence to the extent of the space available; each resident shall ensure that any such garage accommodates at least two (2) authorized vehicles having four or more wheels.
2. No resident may park a vehicle in a manner which either restricts the passage of pedestrians or vehicles over garage areas, driveways, streets or sidewalks in the Community or extends beyond the limits of the space where a vehicle is parked. No automobile, boat or other motor vehicle repair shall be permitted within the Community except entirely within a garage.
3. No trailer, camper, boat, recreational vehicle, or similar equipment shall be permitted to remain upon the Community without prior written approval by the Association. If approved above referenced vehicles/equipment must be placed and maintained entirely within the front, side and rear setbacks of a Lot and obscured from public view and the view of adjoining Lots and streets.
4. Commercial type vehicles, buses or vans designed to accommodate more than ten (10) people, vehicles having more than two (2) axles, trailers, inoperable vehicles or parts of vehicles, aircraft, and any other vehicles not classified as authorized vehicles per the CC&Rs may not be parked, stored or kept within the Community. Loading and unloading of such prohibited vehicles shall take place only in designated parking areas for such vehicles located outside of the Community.
5. Recreational vehicles, boats and trailers may be parked temporarily (not to exceed 48 hours in any given 168-hour period of time) for the purpose of loading and unloading.
6. Road side parking should only be used for temporary parking and short-term guests.

7. No alley parking.
8. Please refer to Exhibit A for more restrictions to road side parking.

PET RULES

Please refer to Article IX Section 6 of the CC&Rs.

SIGN RULES

1. No commercial signs or billboard of any kind shall be displayed by an Owner or resident on any portion of the Community or Lot, except one sign of reasonable size, advertising that the particular Lot is for sale or rent. Noncommercial signs, posters, flags or banners shall be permitted only so long as they are in good presentable condition.
2. Any signs placed in Common Areas will be removed by the Association.

WINDOW COVERINGS

1. The use of aluminum foil, newspaper, paint, reflective tint as window coverings, or any other material deemed unattractive by the Association is prohibited.

NUISANCES

1. No noxious or offensive activity shall be carried on any Lot or any part of the Community.

HOLIDAY DECORATIONS

1. Outdoor holiday decorations, or indoor decorations that are visible from outside, shall be limited to **thirty (30) days** before such holiday and must be removed within **fourteen (14) days** after such holiday.

ENFORCEMENT PROCEDURE

Discovery of Violation

A. Any violation that is an alleged violation of the governing documents for the Association will be processed according to the procedures outlined herein. Any Owner in the Seville & Valencia Community Association may report a non-nuisance violation or infraction, in writing to the Management Company.

B. In the event one or more Owners of the Association files a Violation Report that is confirmed, or an inspection by the Association or its authorized agent reveals a potential violation, the Board may act as follows:

1. Management will first send a “Friendly Reminder” letter to the Owner. If the violation is not corrected, Management will then send a second “Notice of Violation” letter to the Owner stating the alleged violation and date by which such violation must be cured.

2. Upon expiration of the cure date, if the violation still exists, a third letter will be sent stating the failure to abide by the Association Rules and Regulations, CC&Rs or Architectural Guidelines and the Owner will be asked to attend a hearing with the Board of Directors or its appointed Hearing Committee. This letter will inform the Owners of the penalties which may be imposed at the hearing.

3. Within **seven (7) days** following the hearing, the Owner will be notified as to the decision rendered by the Board of Directors or Hearing Committee as a result of the hearing. If the Owner is found to be in violation of the Association documents, the Board will either a) seek remedy by use of the legal system; b) apply monetary fines to the Owners; c) suspend voting privileges, or rights to use the Community Common Area Facilities; d) correct (or caused to be corrected) the violation and assess the Owner for costs; e) issue an extension for violation to be cured; or f) any combination of the above.

4. If the decision is to pursue a monetary fine system, the Seville & Valencia Fine Schedule detailed below will apply.

NOTE: A violation is defined as an act in conflict with the CC&Rs, Bylaws, Rules and Regulations and/or Architectural Guidelines of the Association. The Board reserves the right to modify or waive any of provisions of these Rules and Regulations if it determines to do so would be in the best interest of the Association.

FINE SCHEDULE

Penalties (fines) for violations of the Association’s governing documents may also be assessed, after Notice and a Hearing, in accordance with the CC&Rs and Rules and Regulations as they may be from time to time amended.

The fine schedule is as follows:

First Offense	\$ 50.00
Second Offense	\$100.00
Subsequent Offenses	\$150.00

Offenses for separate infractions will each start at the First Offense stage. However, recurring fines are permissible on a monthly basis until compliance is achieved at the above rates.

In addition, the Board may suspend member privileges as provided for in the Association’s Governing Documents.