

RANCHO CIELO

RULES
AND
REGULATIONS

REVISED AND

ADOPTED

MARCH 1995

Rancho Cielo Homeowners Association

Re: Rules and Regulations

Dear Homeowners and Residents:

This handbook is being issued so that all residents may share equally in the quiet enjoyment of their property as well as the common areas; protection of the economic value of their property, and pride of ownership.

We suggest that you read this handbook carefully. Your cooperation to abide by the rules and regulations is necessary in order that all may enjoy the maximum benefits of planned community living.

The Rules & Regulations contained here have been generated in accordance with the CC&R's and By-Laws with the authority granted to the Board of Directors for the Rancho Cielo Homeowners Association to enforce them. **New or revised Rules are identified with an *.**

Homeowners are responsible for the actions of their tenants and guests. If you would like a copy of this document sent to your tenant, please contact the Management company.

Complaints regarding violations should be submitted in writing to the Management company. After investigating the complaint, the Management company will then issue a warning letter in reference to the stated violation to the offending homeowner.

If the violation pertains to a neighbor, the Board of Directors urges the homeowner to discuss the "violation" with your neighbor in person, before filing a complaint.

Should the infraction continue after the prescribed time set forth in the warning letter, the Management company will issue a second letter outlining the proposed penalty assessment.

The Board may request the homeowner to appear at a hearing and/or impose a penalty.

The offending homeowner may request a hearing before the Board, at any time.

Any penalty assessment is due and payable immediately. Unpaid assessments may be subject to small claims court action or foreclosure proceedings.

Violation penalties are established as follows:

1st violation - \$100.00

2nd violation - \$200.00

Residents who report a violation by telephone to the Management company must identify themselves by name and address to file a valid report, and then submit their report in writing.

The first offense against an Association Rule will be considered a "Warning Violation" without a penalty assessed, except in matters pertaining to damage to community property or danger to the safety and welfare of the residents.

Upon the second offense of the same violation, the owner is given the opportunity to respond to the violation at a scheduled hearing before the Board.

Based upon the facts presented at his/her hearing, the Board may:

1. Dismiss the violation.
2. Levy a penalty assessment in accordance with the schedule of assessments.
3. Grant an extension of time to correct the violation. The Board will also determine the action to be taken if the violation is not corrected within the given time period.

An owner may petition for one postponement of his hearing, depending upon the circumstances involved. Any owner who fails to appear, however, will be considered "In Fault", and the appropriate penalty assessment will be levied.

The cited owner will be notified in writing of the Board's decision after his/her hearing.

Payment of Penalty Assessments:

Any penalty assessment levied will appear on the owners next monthly dues. Statements will be due and payable within thirty (30) days of posted date.

If no repeat offense or infraction of the same cited violation occurs within the next twelve (12) month period, the Owner's record will be "cleared" of that violation, provided his monthly dues statement is paid in full and is current.

1. General Rules
 - a. Homeowners shall be responsible for action of their tenants or guests.
 - b. Maximum speed throughout the community is 25 MPH.
 - c. Garage sales are not permitted.
 - d. Excessive disturbing noises are against the rules .. (loud cars, motorcycles, stereos. Refer to CC&R's).
 - * e. Homeowners/residents are limited to six (6) guests at pool side. More than two must be accompanied by a **titled** resident.

- f. All appointed and mandated committees of the Homeowners Association function in an advisory capacity to the Board of Directors. Decisions and recommendations require affirmation by a majority vote of the Board of Directors prior to their implementation.
- * g. No basketball backboards or other fixed sports apparatus may be maintained without prior approval.
Portable basketball backboards and other sports equipment must not be stored on common property which includes but is not limited to, the streets and sidewalks. Portable basketball backboards and other sports equipment are permitted within the community but, when not in use, or after 10:00 P.M., must be stored in side yards behind the fence, back yards or garages and must not be stored in front yards.
- h. No tent, shack, shed or other temporary building may be maintained on the property.
- * i. No radio stations or short wave operators may operate from any antenna unless approved, and no exterior radio, CB, or T.V. antenna may be maintained on the property. Includes satellite dishes.
- j. No sign, poster, display or other advertising device may be displayed to public view without prior consent of the Board of Directors, except one sign for each lot, not to be larger than 18 X 30 inches, advertising the lot for sale or for rent.
- k. Parking violations subject to fines are to be assessed by the Board of Directors, per the CC&R's.
- * l. All California Vehicle Codes are strictly enforced by the Rancho Cielo Homeowners Association.

PARKING RULES

1. A vehicle is not considered parked if:
 - a. the engine is operating
 - b. the vehicle is being attended to by a resident
 - c. the vehicle is being used in delivery or service for a resident.
2. No vehicle shall be parked on any street overnight within Rancho Cielo, without prior approval from the management company. Vehicles belonging to guests shall be the responsibility of the resident they are visiting.
3. Vehicles parked in driveways must not extend into the street.

- 4.* Boats, campers, trailers, RV's, trucks with carrying capacity greater than 3/4 ton, inoperative vehicles, and commercial vehicles shall not be parked anywhere within Rancho Cielo except inside a closed garage. RV's are permitted entry to load and unload only by special permit.
5. Vehicles subject to immediate towing are as follows:
 - a. any vehicle parked in the street overnight
 - b. any vehicle parked in an unpaved common area
6. Vandalism to vehicles shall not be the responsibility of the Association.
7. Garage door must be closed when not in use.
8. Major auto repairs must be confined to garage area. In addition, any auto repair which, by virtue of the noise or odors involved, interferes with the peace of other residents shall be prohibited.
9. Homeowners are responsible to keep driveways clean and free of rust, oil, etc. (no drip pans allowed).
10. Oil, or other substances spilled on common area due to auto repair must be cleaned by resident. Failure to do so will result in the Board having it cleaned and charging the resident for cost incurred.
- 11.* The use of go-carts, dune buggies, and similar vehicles is prohibited anywhere within the Rancho Cielo Community. As per California Vehicle Code mopeds are only permitted by licensed drivers and all stop signs and speed limits must be observed.

COMMON AREA

Each homeowner has a vested interest in the Common Area. Please give these areas the same pride of ownership and care that you and your family give to your own home. The Common Area is defined as: pool area, tennis court, basketball court, volleyball court, tot lot, park, nature trail etc.

- 1.* Skateboards and bicycle riding are prohibited on the lawn, landscaped area or any common area.
- 2.* Climbing on or over fences, walls, roofs, slopes or trees in common areas is prohibited. Homeowner will be held responsible for any damage caused by them, their children or their guest(s).
- 3.* Each owner shall be accountable for any damage or vandalism to the common area or

property of another owner incurred by a family member, visitors or persons residing in their home. All repair expenses for such damage is the responsibility of the owner and if not paid, will be added to their monthly assessment account..

- 4.* Only two guests are permitted in any of the common areas unless accompanied by a titled homeowner.

SWIMMING POOL AREA RULES

1. Children under the age of 14 must be accompanied or supervised by an adult over the age of 18.
2. Swimming pool and jacuzzi hours are from Thursday - Sunday 6:00am to 11:00pm and Friday and Saturday from 6:00am to 12:00am. The park and nature trail areas are open from dawn to dark unless a special permit has been issued by the Social Committee
3. Personal items (towels, chairs, etc.) are not to be left in the pool area overnight.
4. Hairpins or metal clips are not allowed in the pool. these will clog the drains and filters. For the same reason, hair longer than shoulder length must be tied back with a rubber band or a swimming cap used.
5. Playing with the safety equipment is in violation of the Department of Health and will not be allowed.
6. No pets of any kind will be allowed in the pool area.
7. No bicycles, skateboards, roller skates, frisbees, boogie boards etc. are not allowed in the pool area.
8. Food or drinks are to be kept at least 3 feet from the pool or spa.
9. No glass or other breakable objects are allowed in the pool area.
10. The pool area is for the sole use of Rancho Cielo Homeowners and their guests.
11. Guests must be accompanied by the resident.
- 12.* Pump room area is off-limits.
- 13.* The pool gate and rest room doors must remain locked at all times. They are never to be propped open.
14. When leaving the pool area, trash must be placed in the containers, furniture put back

where it belongs, tables cleaned off, and be certain the gates and rest rooms are securely locked behind you.

15. Horseplay, such as pushing, running, dunking, excessive splashing are unsafe and will not be allowed. Diving and cannon-balling are also prohibited.
16. Smoking is not allowed within the pool area.
17. To keep dirt and suntan oil to a minimum, please shower before entering the pool.
18. Please do not take toddlers with disposable diapers into the pool or spa.
- 19.* At no time should you attempt to alter the temperature of the pool or spa. If you feel the temperature is in need of adjusting contact the management company. Spa emergency switch is for emergency use only.

Most of these rules are just common sense. A pool can be fun, it can also be very dangerous and expensive. Your good judgement and consideration of others will make the pool area an enjoyable place for everyone.

TENNIS COURT, BASKETBALL & VOLLEYBALL AREA RULES:

- 1.* Tennis court, basketball and volleyball court hours are from 7:00am to 10:00pm. They are to be used solely for their intended purpose. Skates, skateboards etc. are not permitted.
2. White soled tennis shoes must be worn on the tennis court. No black sole shoes will be allowed.
3. Single and doubles play is limited to 1 1/2 hours if other players are waiting.
4. All guests must be accompanied by the resident.
5. In consideration of homeowners living near the courts, please avoid loud and boisterous behavior.

PETS

1. Dogs, cats, or usual household pets may be kept in any dwelling unit upon a lot. Barnyard animals are not permitted, these include but are not limited to horses, chickens, ducks, goats, etc.
2. No more than (2) dogs or (4) animals are allowed per household, except fish and birds.
3. No animal shall be kept or maintained for commercial purposes.

- 4.* All local laws, including leash laws and registration of animals pertaining to pets, will be enforced to include impounding of pets. Residents walking dogs must keep them on a leash and necessary equipment must be carried to clean up after them. Pets must be under control when on leash by a person capable to control them..

TRASH RULES

1. No trash, garbage or rubbish shall be placed in any part of the common area by any person or their guest, except for temporary placement by employees of the official landscape company hired by the Association.
2. Any trash, rubbish or garbage causing unpleasant odors shall be removed from Rancho Cielo immediately.
3. Trash collection is normally conducted on Mondays, Trash set out for pick-up must be kept in closed containers or bags, and must not be set out for pick-up earlier than dusk the preceding day. Empty containers must be removed on the day of pick-up.

BUSINESS OR COMMERCIAL ACTIVITY

1. A dwelling may not be used for any business, commercial, manufacturing, mercantile, storage, vending or other non-residential purposes.

NUISANCES

1. The Board of Directors shall have the right to determine whether any noise, odor or activity constitutes a nuisance.
2. No owners shall permit or cause anything to be done on, or kept on, the premise which may increase the rate, or cause cancellation of insurance on the properties.
3. The following shall be considered, but not limited to, being a nuisance:
 - a) Obnoxious or offensive activities
 - b) Horns, whistles or other sound devices may not be placed or used on the premises, with the exception of reasonable noise security alarm;
 - c) Noisy or smoking vehicles, large power equipment and large power tools;
 - d) Off-road motor vehicles or items which may interfere unreasonably with television or radio reception.

SECURITY

- 1.* In order to gain entry into the Association, and to control unauthorized entry, residents must display a Rancho Cielo identification decal in the lower, left-hand corner of the windshield of their vehicles. If you change vehicles, please contact the management company with year, make, model and license number for a new decal.
- 2.* Residents are not to give the gate code to delivery personnel or other non-recurring services. Please instruct these visitors to use the Sentex phone at arrival.
- 3.* Residents are requested to maintain an updated entry register and "No Call List" (guests or recurring services permitted entry without calling the homeowner) with the guard house.
- 4.* To avoid congestion at the entry gates, residents having a large party should submit a typewritten list (preferably alphabetized) of invited guests 24 hours in advance.
- 5.* Guests must stop at the gate for a "Day Pass". Residents must notify the guard in advance of the arrival of a guest or service that is not on the "No Call" list. Passes must be visibly displayed at all times.