

## 2.0 ARCHITECTURAL STANDARDS (Cont.)

**2.9 Roof Access.** Owners and Tenants are not authorized access to Common Area roofs. Owners with sun decks shall not permit animals access to roofs via sun decks (source: CC&Rs, Section(s) 2.6, 17.1).

**2.9.1 Exclusive Use Equipment.** Satellite dish installation, repair, and/or service, air conditioning and heating installation, repair, and/or service is provided through the management company via approval of the service provider; all charges shall be assessed to the account of the Owner (source: CC&Rs, Section(s) 2.6, 4.3.2.1, 4.3.2.2, 17.1).

**2.9.2. Placing or Installing Items on Roof Prohibited.** Nothing should be placed on the roofs, even temporarily. The only exception would be satellite dishes after architectural approval. (source: CC&Rs, Section(s) 2.6, 3.15, 3.16, 17.1 ).

**2.10 Interior Repairs.** The Association shall have the right to enter any unit to perform its obligations of maintenance under the CC&Rs. The right shall be immediate in case of an emergency whether or not the owner is present. (source: CC&Rs, Section(s) 2.3.1, 2.3.2, 2.3.3, 2.3.4).

**2.10.1 Temporary Shut Down of Water.** Notice of any disruption of water service shall be provided in advance to all Owners affected, and water shall be discontinued at a time convenient to all the Owners being affected, except that in case of an emergency such right of entry shall be immediate (source: CC&Rs, Section(s) 2.3.1, 2.3.2, 2.3.3, 2.3.4).

**2.11 Front Doors.** The front door areas shall be free of debris. Potted plants and any other items that may be deemed to cause a safety hazard, damage the stair landing or appear unsightly are not permitted. (source: CC&Rs, 3.4, 3.6, 3.13, 3.14, 3.15).

**2.11.1 Front Door Locksets.** Front door locksets must be a brushed nickel finish and preferably the Schlage lock set with a deadbolt so that the backing plate can be installed without having to modify the door. (source: CC&Rs, 3.4, 3.6, 3.13, 3.14, 3.15, 17.1).

**2.11.2 Front Door Decoration.** Only one decoration on the front door is allowed per unit. (source: CC&Rs, 3.4, 3.6, 3.13, 3.14, 3.15, 17.1).

## 3.0 POOL RULES

**3.1 Responsibilities.** Owners shall be liable for any personal injury or Property damage to the Common Area, for any reason, whether caused by the Owner, Tenants, or *guests/invitees* of either Owner or Tenant. Use of Association pools is a Common Area privilege for on-site owners or tenants only and as such, can be suspended by the Board for violations of the Association Rules (source: CC&Rs, Section(s) 2.2.4, 3.18, 3.21, 4.3.1.2, 4.3.1.4).

**3.2 Pool Restrictions.** No glass containers, breakable objects, or fuel or electrical devices are permitted in the fenced pool area. No diving, running, pushing or rough behavior is permitted within the fenced pool area (source: CC&Rs, Section(s) 3.6, 3.17, 3.18).

**3.2.1 Animals.** No animals are permitted within the fenced pool area (source: CC&Rs, Section(s) 3.6, 3.17, 3.18).

### 3.0 POOL RULES (Cont.)

**3.2.2 Accountabilities.** The maintenance of order and discipline within the fenced pool area is the responsibility of the individual Owner (source: CC&Rs, Section(s) 3.6, 3.17, 3.18).

**3.3 Lifeguards.** There is no lifeguard on duty, users of pools and spas swim and use the spas, at their own risk (source: CC&Rs, Section(s) 3.17, 3.18).

**3.4 Children.** Children under the age of 16 years must be accompanied by an adult over 18 years of age at all times while within the fenced pool area (source: CC&Rs, Section(s) 3.21, 4.3.1.4).

**3.4.1 Diapers.** Individuals not yet toilet trained or incontinent persons must be fully diapered with accompanying protective wear. All diapers must be disposed of properly. Should a homeowner or their guest contaminate the pool, he/she will be assessed the costs incurred for decontaminating the pool.

**3.5 Guests.** All guests must be accompanied by a resident while within the fenced pool area. Guests shall be limited to a reasonable number (source: CC&Rs, Section(s) 3.21, 4.3.1.4).

**3.6 Excessive Noise.** No excessive noise is permitted within fenced pool area (source: CC&Rs, Section(s) 3.6, 3.21, 18.4).

**3.7 Pool Gates.** Residents are responsible for locking pool gates behind them when entering or leaving the fenced pool area. Gates shall not to be propped open. There is to be no climbing over the gates or fence at any time. (source: CC&Rs, Section(s) 3.17, 3.18).

**3.8 Swim Suits.** Swimsuits must be worn at all times by people in the pools and spas. Cutoff shorts are not permitted in the pools and spas (source: CC&Rs, Section(s) 4.3.1.4, 4.3.2.1).

**3.9 Polluting Pool Water.** No liquids, soaps or any foreign materials shall be introduced or added to the pool and spa waters (source: CC&Rs, Section(s) 3.17, 3.18, 4.3.1.4, 4.3.2.1).

**3.10 Water Temperature.** During the summer months, all pools will be heated at the discretion of the Board of Directors. During the winter months, one pool will be heated at the discretion of the Board of Directors. Each winter the designated winter pool will alternate between phases 1, 2, & 3.

**3.11 Pool Quiet Time.** 10 p.m. to 8 a.m. is designated pool quiet time. No Noise is permitted during this period. Any talking, laughter, and jumping into the pools and spas interferes with the quiet enjoyment of the occupants in Units and is considered an annoyance and nuisance (source: CC&Rs, Section(s) 3.6, 4.3.1.2, 4.3.1.4, 18.4).

**3.11.1 Disturbing the Peace.** The Sheriffs Department and/or the Patrol Service will respond to any violation of Rule 3.11. Each agency will then report the complaints to your Board of Directors.

**3.12 Pool Equipment.** Equipment not designed for commercial pool use will not be allowed in the pool area. This includes, but is not limited to, scuba gear, surfboards, skateboards, Frisbees, inner tubes, large rafts and boats, etc.

**3.13 Pets.** Pets are not allowed within the pool gates.

**3.14 Glassware.** Glassware is not allowed in the pool area. This includes, but is not limited to, wine bottles, beer bottles, and glass containers.