

CASA DEL REY HOMEOWNERS ASSOCIATION
RULES, REGULATIONS, AND GENERAL INFORMATION

As quoted from the CC&Rs, the responsibilities of the Board (are) ...

ARTICLE XII.02 (d). To adopt reasonable rules not inconsistent with the Declaration relating to the use of the Common Area and all facilities thereon, and the conduct of owners and their tenants and guests with respect to the property and other owners.

ARTICLE XII.02 (f). To impose fines or take disciplinary action against any owner for violation of the project documents.

These Rules are based on the philosophy that common sense, good neighborliness, and an esprit de corps exist among the Casa Del Rey community. Any questions should be directed to the Board of Directors through the management firm.

The following Rules and Regulations are applicable to all owners and residents of Casa Del Rey and their visitors. All non-resident owners are responsible for the proper conduct of their unit occupants and for the distribution of these Rules and Regulations to them. These Rules and Regulations are in compliance and in addition to the CC&Rs. They are, however, not meant to be all inclusive.

GENERAL RULES AND COURTESIES

1. Damage to Association property is chargeable to the responsible owner.
2. NOISE – Please respect those that live around you. Some noises may be irritating to neighbors. If an annoyance occurs, please try to work out the differences with your neighbors. Our CC&Rs are clear that nothing "shall be done which may be or may become an annoyance or a nuisance to or which in any way interfere with the quiet enjoyment of each of the owners of his respective lot."
3. Please consider the common area as your personal property and give it due respect. As a responsible homeowner, please be willing to pick up paper, cans, etc. thrown carelessly on the grounds.
4. At no time shall combustibles (i.e., gasoline), toxic or hazardous chemicals be stored on the premises.
5. No clothes, sheets, blankets, towels, laundry of any kind or other articles shall be hung out or exposed on any part of the Common Area or any balconies or porches constituting a part of any unit.
6. Please do not litter or permit your guests to do so. Keep paper, beverage containers, cigarette butts, etc. out of the common areas. Your cooperation will help maintain lower homeowners dues.

PETS

1. The City of Santa Clara has a strong leash law applicable to Casa Del Rey. Animals (both dogs and cats) are not allowed to run loose and must be on a leash in the common grounds.
2. If a pet, owned by a Casa Del Rey resident defecates anywhere on the common grounds or roads, the owner of said pet is responsible for immediately cleaning up and disposing of feces in a proper garbage receptacle.
3. No pets are allowed in the pool area at any time.
4. The unit owner or resident will be required to remove from the complex any pet declared to be a nuisance by the Association. This includes any pet found to annoy, molest or inconvenience any other owner or resident.

VEHICLES AND PARKING

1. No boats, trailers, campers, motorcycles, or pickup trucks larger than ½ ton may be parked, stored, or maintained within the Common Area.
2. No parking is allowed on our streets (on the asphalt). Any vehicle parked on the street is subject to immediate tow away without warning and/or a monetary fine may be imposed.

3. For both safety and courtesy to your neighbors, vehicles parked on individual cement parking areas must NOT extend beyond the cement onto the asphalt.
4. GUEST PARKING is for guests ONLY. Resident vehicles left in Guest Parking are subject to tow away and/or a monetary fine may be imposed.
5. Oil or grease drippings from vehicles parked on individual unit cement parking areas are the responsibility of the unit resident and/or owner. Any spillage or drippings must be cleaned up immediately.
6. NO parking in any FIRE LANE. Any vehicle parked in a fire lane is subject to immediate tow away and/or a monetary fine may be imposed.
7. No vehicle may be parked in the common area, or restricted use common area (the cement area in front of your unit) which is inoperable. This includes any vehicle which does not have a current license. Any vehicle which is not operable or is not currently licensed must be removed from any common area.

POOL RULES

1. All who use the pool do so at their own risk.
2. The pool is for private use only.
3. Running and unnecessary noise is not permitted.
4. Glassware is not permitted in the pool area.
5. Food or drink is not permitted in the pool (water).
6. Pets are not allowed in the pool area.
7. Swim suits only. To protect the pool filters, other clothing, such as "cut-offs" or "T-shirts" are not allowed.
8. When wet, towels must be used before entering the clubhouse or bathrooms.
9. Children under 14 are not permitted without an adult.
10. Gate must be kept closed. Climbing over the gate and/or fence is prohibited. If you see anyone climbing over the fence assume they are trespassers and call the Santa Clara police at 911 and report them as such.
11. Visitors (except house guests and relatives) must be accompanied by an adult resident.
12. No children under age 2, or in diapers, allowed in pool.
13. Leave the pool area as clean or cleaner than you found it.
14. The Management reserves the right to deny use of the pool for improper behavior to anyone at any time.

The lights will turn off automatically each night at 10:00 PM

We hope that each of you will enjoy the pool and respect the rights of the other residents.

TRASH

1. **All trash must be placed *inside* the dumpsters. The disposal company will not pick up items outside the dumpsters.** Always close the dumpster lids.
2. ***All boxes must be broken down and flattened before being placed in the dumpsters.***
3. All large items or excessive amounts of trash must be taken directly to the City Dump.
4. All vendors supplying services to individual residences shall not use the Association trash dumpsters, but shall remove the trash from the Association property. The individual resident or owner acquiring the service is responsible to notify the vendor of this rule and additionally responsible to see it is enforced. (Examples – carpet layers, movers, plumbers, carpenters, painters, etc.)

ARCHITECTURAL CONTROL

1. No unit owner or resident may paint, decorate, or modify the outside of their unit, including balconies and patios, without prior written consent of the Association.

RENTAL PROPERTY

1. Unit owners are required to submit the names and telephone numbers in writing to the Association immediately upon rental or other non-owner occupancy. It is also the owner's responsibility to furnish a

copy of these Rules to the tenant/occupant, and furthermore that the tenant/occupant will abide by these Rules. Notification of names and telephone numbers should be sent to the Management Company.

ENFORCEMENT

1. Complaints and notices of violations must be reported in writing to the Board of Directors.
2. If the Board determines that the offense(s) is/are valid the offender must cease the offense immediately.
3. The Board of Directors will give written notice to the owner, and to the tenant if there is one, charged with the violation. The notice shall state
 - (a) the nature of the alleged violation and
 - (b) a date and time for a hearing of the charges.
4. The Board is authorized to
 - (a) impose fines up to \$100.00 for each violation or up to \$100.00 per day for a continuing violation, and
 - (b) suspend the membership rights of the owner in the Association so long as the violations continue, and
 - (c) suspend any fine or penalty, or delay payment up to 30 days, if it finds that the owner is making a good faith effort to correct the situation.
5. All charges under these rules shall become a part of the assessments against the lot or unit involved, subject to lien and foreclosure as described in the CC&Rs. All fines collected under these rules shall be placed in the general fund of the Association.

Adopted February 26, 1990

Revised September 26, 1990