

**San Joaquin Hills Community Association
Community Guidelines
March 2007**

Conditions Not Defined:

Any condition or material not defined within these Guidelines will become a matter of judgment on the part of the Board of Directors unless described in the CC&R's. See the CC&R's for general use restrictions. In the event of a conflict between these Standards and the CC&R's, the CC&R's shall prevail.

Antennae:

No exterior radio antenna, television antenna, "C.B." antenna, "satellite dish", microwave transmitting or receiving antenna or other antenna, transmitting or receiving device of any type shall be erected or maintained on any Lot or Common Area in the Residential Area unless it is (a) completely screened from view from any public or private street and from anywhere outside of the Lot or Common Area in which it is located and (b) approved in writing by the Architectural Committee.

Architectural Review Committee Decision

Pursuant to Article VIII, Section 8.9 of the CC&R's, the Board hereby adopts the following policies and procedures should an Owner seek to appeal a decision made by the Association's Architectural Review Committee:

"In the event that the Architectural Review Committee denies and/or conditionally disapproves plans and specifications submitted to the Architectural Review Committee and the submission is in compliance with the procedural requirements of the Association's governing documents, the Owner making such submission may request reconsideration, in writing, to the Board of Directors. The Board of Directors must receive the written request for reconsideration not more than fifteen (15) days following the date the final decision of the Architectural Review Committee is mailed, via first-class mail, to the Owner.

The appeal must contain a written description of the reason(s) for which the Owner is seeking the appeal, as well as a complete copy of all documents previously submitted to the Architectural Review Committee. Only the Owner submitting the plans and specifications to the Architectural Review Committee can appeal to the Board of Directors. The Board can choose to submit such request for appeal to the Architectural Review Committee for its review and written recommendations.

Within forty-five (45) days following receipt of a timely and complete request for appeal, the Board of Directors shall render its written decision. The failure, of the Board of Directors, to render a decision within forty-five (45) days after the date the Board of Directors receives all required materials shall be deemed a decision in favor of the decision made by the Architectural Review Committee."

Construction Pass/Entry Procedures:

1. Resident service personnel are allowed into the community Monday through Friday from 7:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m. There is to be NO construction admittance on Sundays and Holidays. ALL DEVELOPER (S&S) construction traffic must enter through the REAR GATE.
2. Work is NOT allowed on Sundays and Holidays.
3. The following holidays are NO work days:

New Year's Day
Labor Day
Memorial Day

Independence Day
Thanksgiving Day
Christmas Day

4. Service passes will be issued to all contractors retained to perform work in the community (outside the construction site). Construction passes must be visible when entering the gates, and at all times while in the community.
5. Contractors reported to be abusing their privileges while in the community are to be reported on an Incident Report to Accell Property Management, Inc.

Day Care Facilities Rules

For purposes of these rules, a "family day care home" is defined as a home that regularly provides care, protection and supervision for fourteen (14) or fewer children in the provider's home for periods of less than twenty-four (24) hours per day while the parents or guardians are away.

1. Operators of a family day care home must maintain in force either a liability insurance policy covering injury to clients and guests, in the amount of at least One Hundred Thousand Dollars (\$100,000) per occurrence and Three Hundred Thousand Dollars (\$300,000) in total annual aggregate coverage sustained on account of the negligence of the licensee or its employees or a bond in the aggregate amount of Three Hundred Thousand Dollars (\$300,000) or an affidavit in compliance with California law.

Or, in the alternative, the facility may provide an affidavit stating that each child's parent has been informed that the liability insurance, if any, may not provide for coverage for losses arising out of or in connection with, the operation of the family day care home, except to the extent that the losses arise out of or result from an act or omission for which the owner of the premises or the Homeowners Association would otherwise be liable under the law.

The liability insurance or bond must name the Homeowners Association as an additional insured unless adding the Association will cause cancellation or non-renewability of the policy. If any additional premium must be paid for the addition of the Association as an additional insured, the Association upon written request and evidence supporting the increased premium will pay the extra premium;

2. All patrons of the family day care center must abide by the Association's parking restrictions and shall not block traffic or drive at unreasonable speeds;
3. The family day care operator must abide by all rules concerning playground equipment, pool areas and streets;
4. The family day care operator is responsible for guest and invitee actions, including damage to Common Areas;
5. The family day care center shall not be operated in a manner, which constitutes a nuisance, and the family day care operator shall take steps to prevent unreasonable noise;
6. The family day care operator shall, at all times, provide adequate supervision of children; and
7. The family day care operator shall, at all times, be compliant with local and state laws, including licensing laws.

Drainage:

There shall be no interference with the rain gutters, downspouts, or drainage system originally installed by the Developer, or any other interference with the established drainage pattern over any Lot or Common Area within the Residential Area, unless an adequate alternative provision previously approved in writing by the Architectural Committee is made for proper drainage. For the purpose hereof, "established" drainage is defined as the drainage pattern and drainage improvements which exist at the time the Lot or Common Area, as the case may be, is conveyed to an Owner by the Developer or later grading or drainage improvement changes which are shown on plans approved by the Architectural

Committee. There shall be no violation of the drainage requirements of the City, notwithstanding any approval of the Architectural Committee.

Consult your "COMMUNITY ASSOCIATION GENERAL GUIDELINES FOR EXTERIOR IMPROVEMENTS" prior to the design and installation of any exterior improvements.

Homeowner Parties and Special Events:

Homeowners hosting parties or other special events that require more than five (5) vehicles to access the community through the gate are required to submit a guest list to the gate no fewer than five (5) days prior to the event.

Parties and special events will not be permitted in unoccupied homes.

If the guest list exceeds 25 guest vehicles, the homeowner will be required to hire additional gate attendants according to the following guidelines:

1 – 25 vehicles	No additional attendant required
26 – 50 vehicles	One additional attendant required
51 – Over vehicles	Two additional attendants required

The gate attendants must be hired through the security company under contract with San Joaquin Hills Community Association.

The gate attendants must remain on duty for the anticipated duration of guest arrivals. The homeowner must pay the cost of the additional security five (5) days in advance of the function.

Individuals must show either picture ID or password to prove residency. Residents must come to the gatehouse and supply a guest list for the party. No other guests will be allowed for the party.

Landscaping:

1. Formal Architectural Committee approval is necessary for general landscaping, as well as other improvements. Such improvements must be compatible with the aesthetic plan and design of the community and must be completed within ninety (90) days from the close of escrow.
2. All landscaping work, plantings and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community.
3. Trees, hedges and shrubs which restrict sight lines for vehicular traffic or which unreasonably obstruct the view from neighboring lots shall be cut back or removed.
4. Planters will be permitted consistent with the Developer's guidelines regarding drainage and modifications of your lot. Materials used shall conform to type, quality, character and detailing established in existing dwellings.
5. No grading, excavation or landscape modification shall be commenced until the plans showing the nature, kind, shape, height and location of the same shall have been approved by the Architectural Committee.
6. All non-slope areas must be irrigated by underground sprinkler systems.
7. Paved areas shall be made of any of the following materials: wood decking (rear and side yards only), masonry, to conform to existing dwelling, textured concrete, exposed aggregate, brick pavers.
8. No planter walls shall be attached to the existing dwelling. Planter walls must be built at least one-half inch (1/2") away from the existing dwelling.

9. Consult your "COMMUNITY ASSOCIATION GENERAL GUIDELINES FOR EXTERIOR IMPROVEMENTS" prior to the design and installation of any landscaping improvements.

Miscellaneous:

1. Rooftop Appliances: Rooftop appliances will not be permitted except for solar panels as approved. Solar panels may be approved if they are mounted directly on the roof and are of a color, size and shape consistent with the roof line. Color should be as unobtrusive as possible. Solar systems must meet the requirements of the applicable governmental agencies and its design must be approved in writing by the Architectural Committee.
2. Exposed Equipment: No water softeners, air conditioners and other such equipment shall be exposed to public view.
3. House Numbers: House numbers shall be uniform. House numbers other than those originally installed or those approved for the Association by the Architectural Committee will not be permitted. House numbers must also comply with any City/County regulations pertaining to visibility and safety.
4. Lighting: Yard lighting must be low voltage. Higher voltage lighting may be approved if it is not directed, or if it is placed so that it does not create any annoyance to the neighbors, as determined by the Architectural Committee.
5. Painting: Any improvements may be repainted without Architectural Committee approval, so long as the improvement is repainted with the original color and quality which it was last painted.
6. Playground Equipment: Swings, playhouse and other playground equipment shall remain unobtrusive.
7. Basketball Standards and Sports Apparatus: Only acrylic (clear) basketball backboards attached to the home are permitted. All metal/wood supports must be painted to match/blend with the adjacent surface color at the point of attachment. Manufacturer's logos, decals or advertising on the backboard will not be allowed. Safety disclaimers posted on the backboard by the manufacturer are acceptable. Basketball backboard netting must be white, and no chain netting is allowed. The basketball backboard and netting must be maintained at all times in a first-class condition and in accordance with the applicable Architectural Rules. Architectural approval must be obtained prior to installation. NO PORTABLE OR ROLL AWAY Basketball standards are permitted.
8. Tetherball: All tetherball apparatuses must be stored out of sight when not in use.
9. Mailboxes: Are the responsibility of the individual homeowner. Mailboxes are to be maintained in an aesthetically pleasing manner. If replaced, mailboxes should be replaced with a like style.
10. Bounce Houses: Are only allowed on the homeowner's property. They are not permitted on any common area.

Park Rules:

1. Hours of use are from 9:00 a.m. to 8:00 p.m. daily.
2. No animals allowed.
3. No one under the age of ten (10) is allowed at the park unless supervised by an adult.
4. Guest must be accompanied by an adult resident at all times. At no time should an adult have more than four (4) minors in addition to their own children.

5. No glass is permitted in the park. All trash, litter and cigarette butts must be picked up and properly disposed of.
6. No barbecues, hibachis or cooking devices are to be brought into the park area.
7. The park may not be reserved for private parties.
8. Loud music is prohibited. Radios must be turned off if requested.
9. All personal affects are to be removed when leaving the park.
10. Park gates are to be kept closed at all times.
11. No drugs or alcohol are permitted.
12. Bounce Houses are not allowed.

Parking:

1. The following vehicles (collectively "Prohibited Vehicles") may not be parked, stored or kept on any street (public or private) within the Properties: any commercial type vehicle (including, but not limited to any dump truck, cement mixer truck, oil or gas truck or delivery truck); any recreation vehicle (including, but not limited to, any camper unit, house / car or motor home); any limousine, bus, trailer, trailer coach, camp trailer, boat, aircraft or mobile home; any vehicle not in operating condition or any other similar vehicle; any vehicle with a width in excess of eighty-four inches (84), non-operating vehicles; or any vehicle or equipment, mobile or otherwise deemed to be a nuisance by the Board.

Recreational Vehicles are allowed on the premises for the purpose of loading and unloading for a maximum of twenty-four hours.

2. No Prohibited Vehicle may be parked, stored or kept on any Lot, Common Area or Association Property except wholly within an enclosed garage, and then only if the garage door is capable of being fully closed.
3. Prohibited Vehicles are not allowed in any driveway or other exposed areas, or any street (public or private) within the Properties, except for the purpose of loading, unloading, making deliveries or emergency repairs.
4. Vehicles owned, operated or within the control of an Owner, or a resident of such Owner's Lot or Condominium, must be parked in the garage or other assigned parking space to the extent of the maximum designed capacity of such garage or parking space.
5. Garages or other parking areas must be used only for parking authorized vehicles, and may not be used for storage, living, recreational, business or other purposes.
6. Driveways may not be used for parking purposes if the Owner's garage is not being utilized to the maximum designed capacity for the parking of authorized vehicles, or if to do so obstruct free traffic flow, constitutes a nuisance, or otherwise creates a safety hazard.
7. Garage doors shall be kept closed at all times, except as reasonably required for ingress to and egress from the interiors of the garages.
8. No repairs or restorations of any motor vehicle, boat trailer, aircraft or other vehicle or equipment may be conducted upon any street (public or private), any portion of any Association Property, Common Area, Lot or Condominium or elsewhere within the Properties, except wholly within an enclosed garage; provided, however, that such activity within an enclosed garage may not be

undertaken as a business, and provided further that such activity may be prohibited entirely if it is determined by the Board to be a nuisance.

9. All City vehicle codes are in effect and will be enforced. (No parking in the fire lanes, parallel parking, etcetera.)
10. Resident vehicles are prohibited from parking overnight in the street in the community. "Overnight" is from 12:00 a.m. to 2:00 a.m.
11. Guest Parking- A guest is defined as a non-resident. Non-resident parking is allowed overnight (2:00 am to 6:00 am) on the street for a period not to exceed seven (7) days in a thirty (30) day period. Any exceptions to this rule must be approved by the Board of Directors.
12. Illegally parked vehicles are subject to immediate towing and/or fines
13. Vehicles may not be parked on the street and marked "For Sale".
14. The Security Company, as well as residents, may report violation to the Board of Directors in care of Accell Property Management, Inc.
15. Violations of the above rules are subject to the Association's enforcement procedures and/or towing.
16. Authorized Vehicles: The following vehicles are Authorized Vehicles: standard passenger vehicles, including automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles and pick-up trucks having a rating or payload capacity of one (1) ton or less.
 - All Authorized Vehicles must be parked in the assigned garage of the owner to the extent of the space available; provided that the owner shall ensure that any such garage accommodates at least the number of Authorized Vehicles for which it was originally constructed by the Developer.
 - No repair, maintenance or restoration of any vehicle may be conducted on the Property except within an enclosed garage when the garage door is closed, provided such activity is not undertaken as a business. Such activity may be prohibited entirely by the Board of Directors if determined that it constitutes a nuisance.

Towing Policy:

Pursuant to Article VIII, Section 8.9 of the CC&R's, the Board hereby adopts the following policies with regard to towing of vehicles within the community:

If a vehicle is found to be in non-compliance with the parking or community rules, the following will occur.

- First violation will receive a ticket or letter.
- Second violation will receive a second ticket or warning.
- Third violation will be towed at the owner's expense.
- Vehicles parked in fire lanes, in front of fire hydrants and unauthorized driveways will be towed immediately.

Patio Structures, Covers, Sunshades, Trellises, Awnings, Gazebos and Sundecks:

1. Such structures shall be designed to (a) continue and/or compliment architectural features of the dwelling and (b) to the extent possible, not create visual impact to the adjacent properties. Heights may be varied subject to the control and approval of the Architectural Committee.
2. Structures shall be of wood construction with exception of vertical supports, which must be encased in wood.

*San Joaquin Hills Community Association
Community Guidelines*

3. Horizontal covers shall be constructed of wood or match the roof of existing dwelling. Covers to be attached to the dwelling below the roof line except where the patio is less than nine feet (9') in height.
4. Exposed surfaces shall match one of the existing exterior colors and materials of the main dwelling.
5. Unacceptable construction materials for patio and awning structures shall be but may not be limited to:
 - A. Metal structures
 - B. Corrugated plastic
 - C. Fiberglass
 - D. Plastic webbing
 - E. Feed or straw-like materials
6. Patio construction must meet City specifications.
7. Fabric awnings not consistent with the overall architectural elevations or colors will not be permitted. All awnings must be well maintained at all times. Submit color for approval.
8. Sundecks are not permitted on or over any portion of a two-story roof and heights of sundecks will be limited to the lowest adjacent fascia line of the dwelling.

Pets:

1. No animals, fowls, reptiles, poultry, fish or insects of any kind shall be raised, bred or kept on any Lot, condominium or common areas within the residential area, except that a reasonable number of birds, fish, dogs, cats or other customary household pets may be kept on a Lot; provided that they are not kept, bred or maintained for any commercial purpose, nor in unreasonable quantities nor in violation of any applicable local ordinance or any other provision of the restrictions. Unreasonable quantities shall ordinarily mean more than two (2) household pets per residence; provided, however, that the Board of Directors may determine that a reasonable number in any instance may be more or less depending on the type of pet and its size.
2. The Board may prohibit maintenance of any animal, which constitutes, in the opinion of the Board, a nuisance or threat to any other owner.
3. Excessive dog barking or other animal noise will be deemed a nuisance.
4. Animals belonging to Owners, occupants, their tenants or guests within the Residential Area must be kept within an enclosure or an enclosed yard or on a leash or other restraint being held by a person capable of controlling the animal.
5. Each Residential Area Owner shall be liable to each and all remaining Owners, their families, guests or tenants, for any unreasonable noise or damage to person or property caused by animals brought or kept upon the Properties by a Residential Area Owner or by members of his/her family, his/her tenants or his/her guests. Damage includes defecation and urine damage to lawns and/or common areas.
6. It shall be the absolute duty and responsibility of each Owner to clean up after their animals, which have used any portion of the Properties.

Real Estate:

Agents are not permitted to solicit San Joaquin Hills residents for listing. This includes the practice of "farming" and the distribution of brochures or other marketing items in the community.

Broker Previews:

1. Only one (1) broker preview per home in a thirty (30) day period.
2. Preview hours are between 9:00 a.m. and 2:00 p.m.
3. Brokers/agents attending the preview must present business card and identification to gate attendant. Gate attendant to issue a Realtor Pass.
4. The gate attendant shall keep a list of names of the brokers, their license plate numbers and what address they will be previewing on the daily log sheet.
5. All signs must conform to the homeowner association rules. One (1) sign provided by the guards on the main entrance grass. Other signs within the community must be the authorized San Joaquin Hills signs (can be purchased from RESS Signs, Laguna Hills, at (949) 855-1355). No flags or balloons.
6. All costs involved with the preview are the responsibility of the agent/homeowner.

Open House:

1. Open houses may be held on Saturday and Sunday from 10:00 a.m. to 5:00 p.m.
2. Agents to provide map/flyers for guards to hand out.
3. Individuals arriving at the gate facility indicating they will be attending the open house must specify the address of the open house in order to be issued a one-day real estate pass, expiring at 5:00 p.m. The gate attendant will inform the individual that they may only visit the authorized home. Real estate agents other than the authorized listing agent must also provide a specific address prior to access.
4. One (1) "Open House" sign can be placed on the main entry grass area. Signs must conform to the HOA design purchased at RESS Signs in Laguna Hills. Security officers to remove any non-conforming signs. NO flags or balloons permitted.

Signs:

1. No signs, except for the purpose of selling a home, are allowed. All signs for the purpose of selling a home must be the approved "San Joaquin Hills" sign. Signs shall be of the acceptable standard "Real Estate" size and shall NOT exceed eighteen inches (18") by thirty inches (30") and shall not be placed on any common areas. All signs must conform with the requirements of the City/County. The number of signs on any residential unit will not exceed one sign.
2. This restriction does not apply to the Developer, who may use any portion of the properties for a model site, display and sales office. The Developer may post signs and other advertising devices within the project during the construction and sales period for the project, however long that may be.

Remodels and Additions:

All alterations and additions shall be in keeping with the overall aesthetic nature of the community. Exteriors shall be constructed with materials that conform to type, quality, character and detailing established in the existing dwelling.

1. Roof Plan

- A. Show plan of all existing and new roofs with pitches and overhangs noted.
 - B. Show materials of all existing and new roofs.
2. Floor Plan
- A. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.
 - B. Indicate exterior landscape or other details affected.
3. Elevations
- A. Indicate all exterior elevations of all buildings existing and with all members drawn to scale.
4. Drawings shall, in any case, show the nature, kind, shape, dimensions, materials, exterior colors and location of proposed improvements.

Swimming Pool and Spa Rules:

1. Definition of Pool and Spa area includes all fenced in area and parking lot.
HOURS: 7:00 a.m. to 10:00 p.m. daily.
2. The Association does not provide a lifeguard. Residents and their guests use the pool and spa area at their own risk.
3. Those using the pool or spa must wear appropriate swimwear at all times.
4. No one under the age of fourteen (14) is allowed in the pool area unless accompanied and supervised by a mature and responsible individual who is physically able to provide for that minor's safety, well-being and conduct.
5. No one under the age of fourteen (14) is allowed in the spa unless properly supervised by an adult, which adult must also be within arm's reach of that child at all times.
6. At no time should a supervising individual have more than three (3) children under fourteen (14) years old, in addition to their own children (if any), under their supervision.
7. Use of the pool and spa facilities is the exclusive privilege of Association members and their guests. Guests must be accompanied by a resident fourteen (14) years or older at all times. Limit of four (4) guests per household.
8. No smoking or consumption of alcohol/ drugs is allowed in the pool and spa area.
9. All residents should inform their guest(s) using the pool and spa area of the Rules and Regulations, as each resident is responsible for any action or violations committed by their guests.
10. No glass is permitted in the pool and spa area. All trash and litter must be picked up and properly disposed. No food or drink is permitted in the water.
11. No barbecues, hibachis or other cooking devices are allowed around the pool and spa area.
12. No animals are permitted in the pool and spa area.
13. No running or horseplay is permitted in the pool and spa area.

14. The pool and/or spa area may not be reserved for private parties.
15. Children not yet toilet trained must wear appropriate swim diapers and/or protective waterproof rubber pants when using the pool and must be within the strict supervision of an adult at all times. All diapers must be disposed of properly. The homeowner will be responsible for the costs incurred to decontaminate the pool should a child defecate in the pool. Additionally, the owner will be assessed \$300.00 per occurrence.
16. No boogie boards, surfboards, skateboards, roller skates or bicycles are allowed within the pool and spa area.
17. Amplified music and unreasonable or excessive noise is prohibited. Use of profanity or obscene language is prohibited.
18. All personal effects are to be removed when leaving the pool and spa area.
19. Pool gates are to be kept closed and locked at all times.
20. No private, individual or group swimming lessons are permitted except with the prior written consent of the Association. Instruction of immediate family members, by family members, is permitted.
21. No diving is allowed.
22. Keys to the pool and spa area may not be duplicated.
23. No overnight parking in recreation area parking lot.
24. No pool furniture or Association property may be removed from the pool and spa area nor placed in the pool or spa.
25. The pool and spa area shall be used only for the purpose intended. Any other activity is prohibited.

Temporary Buildings:

No outbuilding, tent, shack or other temporary building may be placed on the Property, either temporarily or permanently.

Transponder Distribution and Fees:

Transponders will now be issued only on **Tuesdays and Fridays**, at the offices of Accell Property Management. **Please do not show-up unannounced any day of the week, as you may not be issued a Transponder.**

There is a \$50.00 Fee for all Transponders. This is for new Transponders or replacement Transponders.

If you have a non-operating Transponder, please do not remove it from your windshield. Please contact Accell Property Management to schedule an appointment with IEM. IEM is the Association's Transponder vendor.

Accell Property Management, Inc.
Phone: (949) 581-4988 Fax: (949) 581-9785

Integrated Electronic Management (IEM)
Phone: (949) 768-3674 Fax: (949) 768-3675

Trash:

All trash must be kept in trash containers located in appropriate areas screened from view. Trash containers are to be left out no longer than twelve (12) hours before and after scheduled trash collection hours.

View Obstructions:

Each owner, by accepting title to a Lot hereby acknowledges that (a) there are not protected views within the properties, and no Lot is assured the existence or unobstructed continuation of any particular view, and (b) any construction, landscaping or other installation of improvements by Developer or other owners may impair the view from any Lot and the Owners hereby consent to such view impairment.

Walls:

In order to maintain the aesthetic appearance of the San Joaquin Hills Community, the Architectural Committee has established specific wall requirements.

In addition to the architectural approval submittal requirements outlined in these guidelines, homeowners shall conform to the wall requirements as indicated below:

1. Acceptable materials for boundary walls will be:
 - A. Slumpstone with matching cap
 - B. Wrought iron, acceptable color
2. Unacceptable materials for fencing include but may not be limited to:
 - A. Aluminum or sheet metal
 - B. Chicken wire
 - C. Metal or plastic chain link
 - D. Plastic or fiberglass panels
 - E. Plastic webbing, reed or straw-like materials
 - F. Wood grapestake
3. No wood panels for sound walls.
4. No double walls will be approved. All walls are to be constructed contiguous to the lot line.
5. Perimeter walls or wrought iron over six feet (6') shall require various approval by the Architectural Committee and City. On side and rear yards, wrought iron colors shall be consistent with the perimeter fencing. All other wrought iron shall be consistent with the house colors.
6. All wall additions must be approved by the Architectural Committee before work begins, and shall be designed to minimize any encroachment or unreasonable view blockage or other homeowners.
7. Consult your "COMMUNITY ASSOCIATION GENERAL GUIDELINES FOR EXTERIOR IMPROVEMENTS" prior to the design and installation of any walls or wall additions.
8. Wall construction must meet City specifications.
9. No modifications (i.e., stucco) shall be made to any of the existing walls. If any modifications are made they must be removed at the owner's expense.

Any inconsistencies exist between these Community Guidelines and the CC&R's; the CC&R's shall prevail.

Violation and Architectural Enforcement Procedures

Please report violations of the CC&R's and Community Guidelines in writing to the Board of Directors in care of the Management Company.

The Board has the right to impose a fine following *the* procedures below:

<i>First Infraction</i>	A first notice of warning is mailed
<i>Second Infraction Non-compliance</i>	Hearing and subject to a \$100.00 fine and/or towing of vehicles where applicable
<i>Third Infraction Non-compliance</i>	Fine subject to double (\$100.00 + \$200.00 = \$300.00)
<i>Fourth Infraction Non-compliance</i>	The fine will double after each infraction or continued non-compliance of the CC&R's, Community Guidelines or Architectural Guidelines (\$100.00 + \$200.00 + \$400.00 = \$700.00)