

VICTORIAN OAKS HOMEOWNERS ASSOCIATION

Rules and Regulations
Reissued February 11, 1989

The Board of Directors, in the interest of reaffirming existing rules and regulations designed to enhance the comfort and safety of Association members and their guests, hereby reissues the following clarifications of CC&R policies concerning Parking, Pets, and Business Use of Condominiums. CC&R policies are referenced in parentheses.

Parking (Article VII, Section 17, Parking)

1. Garages are reserved for vehicles belonging to Homeowners. (Article I, Section 15, Parking)
2. Parking is not allowed in any place other than assigned spaces (garages). (Article VII, Section 17, Parking)
3. Per the Condominium Plan, the driveway is designated as an access-way for the Homeowners and emergency vehicles, and should remain clear for this purpose. Parking will be allowed in the driveway only for very brief periods, during which time, the driver must be present and available to move the vehicle, if necessary. Under no circumstances are vehicles to be parked in the front driveway or immediately in front of the wall.
4. The two parking spaces by the dumpster between 26105 and 26107 are intended primarily for the use of guests, and not as additional spaces for vehicles belonging to Homeowners. Homeowners shall not park their vehicles in these spaces, except on rare occasions, and only for short periods of time.

Enforcement

1. All Homeowners are authorized and obligated to report to the Board any infractions of the above described rules.
2. The Board, at its discretion, may issue a written warning for the first violation.
3. The Board, at its discretion, may impose a fine of \$25 for the second offense.
4. The Board, at its discretion, may impose a fine of \$50 for the third and subsequent offense(s).
5. The Board will adjudicate any disputes regarding parking.
6. As the above described rules and enforcements apply equally to Homeowners and guests, Homeowners will be fined for violations by their guests.

Pets (Article VII, Section 7, Pets)

1. Not exceeding one (1) usual and ordinary small pet (exclusive of tropical fish but including birds) may be kept in any unit. Such pet shall not be allowed in the Common Area except as permitted by the rules and regulations adopted by the Board. Each owner shall be absolutely liable to each and all remaining Homeowners, their families, servants, guests, tenants, and invitees for any damage to person or property caused by any pet brought upon or kept upon or in the project by an owner or by members of his family, guests, invitees or tenants. Except as provided by this Section 7, no animals, birds, livestock, poultry or pets of any kind shall be brought within the project or kept in or on any unit.

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2. "Common Area" shall mean and refer to the entire project, except the units. (Article I, Section 6, Common Area)

3. "Restricted Common Area" means a portion of the Common Area set aside and allocated for the restricted use of respective units, as is designated on the Condominium Plan. (Article I, Definitions, Section 14, Restricted Common Area)

4. As shown on the Condominium Plan, two (2) areas are designated "Restricted Common Area" and are set aside for the restricted use by the owner of each respective unit. These areas are the rear "yard" and "patio". (Article V, Rights in the Common Area, Section 5, Restricted Common Areas)

5. The right granted in this Section shall not include the right to ..., nor to violate the provisions herein. (Article V, Rights in the Common Area, Section 5b, Restricted Common Areas)

6. Pursuant to the above:

* Each unit may have one pet, under the condition that the pet or actions of the pet are not deemed offensive to any other Homeowner. This included but is not limited to noise, odors, or behavior.

* Pets are not allowed in the Common Area at any time. This includes but is not limited to the driveway, planters, lawns, and back "yards".

* Homeowners with a pet may not dispose of pet waste material in the Common Area by sweeping, throwing, hosing, or any other means at any time. Waste material includes but is not limited to organic wastes and "litter" materials.

Enforcement

Any and all pets brought on or into the project after August 11, 1986 is subject to the following enforcement policies:

1. All Homeowners are authorized and obligated to report to the Board any infractions of the above described rules.

2. The Board, at it's discretion, may impose a fine of \$25 per day for any offense.

3. The Board will adjudicate any disputes regarding pets.

4. As the above described rules and enforcements apply equally to Homeowners and guests, Homeowners will be fined for violations by their guests.

Business Use of Condominium (Article VII, Use Restrictions, Section 1, Business Usage Prohibited)

None of the Condominiums shall be used except for private single family residential purposes. No part of the project or condominiums therein shall ever be used or caused to be used, or allowed or authorized in any way, directly or indirectly, to be used for a business, commercial, manufacturing, mercantile, vending, or other such non-residential purposes.