

HARBOR HAZARD HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

If this document contains any restrictions based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

HARBOR HAZARD CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

ENFORCEMENT OF RUBS, REGULATIONS & C.C.&R'S

The Board of Directors is empowered by the legal documents of the Association to enforce the Association's Rules, Regulations and C.C.&R's. The need for enforcement arises when owners and residents or their guests are inattentive in their responsibility to the Community in such matters as:

- A. Damaging community property**
- B. Infraction of Rules or conduct affecting the safety, security and right to quiet enjoyment of others in their use of community property.**
- C. Construction of improvements and alterations affecting the architectural integrity of the community, without first submitting plans and obtaining Board approval.**
- D. And, as needed other items outlined in the Articles of Incorporation, By-Laws and C.C.&R's.**

The Board can levy a monetary penalty against an owner for recovery of costs incurred by the Association as a result of damage caused to community property by a resident of his unit or guest.

The Board can levy fines for violations of Rules of Conduct or may obtain court injunctions to restrain continuing violations.

The Board can deal with architectural violations by means of legal injunctions and by Hearing proceedings.

Legal actions on behalf of the Association are expensive but necessary to protect the best interest of all homeowners. Individuals who act contrary to the controls, which we have all agreed to abide by, create a financial burden on each and every homeowner.

Do your part to see that the rules are followed.

**HARBOR HAZARD CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS**

NOTICE OF VIOLATION

A notice of violation will be issued for each observed violation of the Rules and Regulations listed in this manual and your C.C.&R's.

A notice of violation may be issued by:

- A. A member of the Board of Directors
- B. An official member of the Rules and Regulations Committee, co-signed by the Chairman of the Committee or a Member of the Board.

Failure to correct the reason for the notice of violation within the prescribed time will result in further action being taken by the Board pursuant to the provisions of the California Corporation's Code Section 7341 and C.C.&R's Article II, Section 3.

The notice of violation will state the date, time and place when the matter will be considered by the Board.

BOARD ACTION ON VIOLATIONS

The person cited will be given the opportunity to contest the matter at the scheduled meeting of the Board. Any witnesses to the violation and the person(s) issuing the notice of violation will be required to attend the meeting.

Based on the facts presented and representations made by the person cited, the Board may at its discretion:

- A. Levy a fine assessment in accordance with the schedule below or initiate legal action, depending on the nature of the violation.
- B. Grant an extension of time to correct the violation, in which case the Board will also determine the action to be taken in the event it is not so corrected.
- C. Dismiss the action for lack of substantive evidence.

The person cited will be given written notice of the Board action. Fine assessments will be payable within 30 days of the date of such notice.

HARBOR HAZARD CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

SCHEDULE OF FINE ASSESSMENTS

First Offense	\$10.00 - \$25.00
Second Offense (Same violation)	\$25.00
Third Offense	\$50.00
Fourth Offense	\$100.00
Thereafter same violation	\$100.00

TENANT VIOLATIONS

Tenants are bound by the Rules, Regulations and C.C.&R's and are subject to the enforcement of same by the Board of Directors. In the event fine assessments are not paid by a tenant, the Homeowner will be held responsible. The homeowner will also be liable for payment of special assessments resulting from damages caused to common area by tenants and their guests in the event the tenant does not reimburse the Association.

COMMON AREAS

The common areas refer to all areas other than the inside of individual residences (units).

This specifically includes courtyards, pool area, all streets, planted or landscaped areas under control of the Association, and all other properties or areas owned in common by the membership of the Association.

The common areas are not playgrounds - any games that involve risk of running into or otherwise damaging any structures or prohibited.

Any action or modification to the common area must be presented in writing to the Architectural Committee and Landscaping Committee for consideration of approval in meeting the standards and architectural integrity of our community. Personal planting is strictly forbidden.

Residents are responsible for the cost of replacing any trees, shrubs or other plantings and/or for restoring to their original condition, any structures, appliances, systems, decorative items or other association properties accidentally or willfully damaged or destroyed by themselves, guests or agents. If a renter/lessee or other resident fails to make proper restitution to the Association, the owner of that residence shall be responsible for such damages.

No towels, rugs, clothing, etc. are to be draped over patio and deck railings or any other part of the structure or common area.

Garage doors are to be kept closed at all times when not in use. This prevents vandalism and promotes a good general appearance.

HARBOR HAZARD CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

In the interest of safety and emergencies {fire, police, ambulance} streets must never be blocked or congested by vehicles of any type. Vehicles parked in fire lanes are subject to immediate tow at vehicle owners' expense.

There is no parking permitted where the street signs designate 'No Parking'. Additionally, no parking is allowed within 15 feet of any fire hydrant. Violations are subject to immediate tow at vehicle owners' expense.

Storing of vehicles is not allowed within the Community. The definition of a stored vehicle is one that is parked and has not moved within 72 hours. In order to be considered moved, the vehicle must have been driven a minimum of 2 miles

No trailer, camper, boat or similar equipment shall be permitted to remain upon the Covered Property unless placed or maintained within an enclosed garage. Vehicles are not permitted to be parked on any street within the Covered Property except to load or unload within a reasonable time. Temporary parking shall mean parking of vehicles belonging to guests of Owners, delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of services to the Association or the Owners and parking of vehicles belonging to or being used by Owners for immediate loading and unloading purposes.

No noxious or offensive trade or activity shall be permitted in any condominium, or any part of the covered property nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the owners of his or her respective condominium.

All units shall be used exclusively for single-family residential purposes.

No part of the covered property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes.

No sign or billboard of any kind shall be displayed to the public view on any portion of the project except such sign as may be used in the sale of the condominium; provided further, that such sign shall comply with Civil Code Section 712 and 713. "For Sale" signs posted in the Common Area requires approval of the Board before placement.

There is a minimum of street parking available, most of which is intended for guest parking even though the spaces are not so marked. Please park two (2) cars in your garage so our guests will find available space near our units.

The area where you park your car is not a storage area for surplus household items - you are creating a fire hazard subject to fine by your Association and the Santa Ana Fire Department.

HARBOR HAZARD CONDOMINIUM ASSOCIATION
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SWIMMING POOL

- 1. All persons using the pool do so at their own risk.**
- 2. Use of the pool is permitted only between 7 AM to 11 PM.**
- 3. The use of the pool is expressly limited to homeowners, tenants and their invited guests (discretion must be used as to the number of guests).**
- 4. No dogs or other pets are permitted in the pool or pool area.**
- 5. All gates will be latched closed at all times (This is a safety measure to protect small children and it is the Law).**
- 6. Children under 14 years of age are not allowed in the pool area without a qualified, responsible adult in attendance.**
- 7. No lifeguards are on duty or provided by your Association. No food or beverages in glass containers are permitted. No soap or plastic objects are permitted in the pool.**
- 8. Please shower before entering the pool, especially if using oil or lotion on your body.**
- 9. Please consider your neighbors living around the pool area and keep noise to a minimum.**
- 10. Nudity in areas accessible to both sexes shall not be permitted. Please put trash and cigarette butts in the receptacles.**

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PETS

C.C.&R's Article V, Section 4: Not exceeding two (2) usual and ordinary household pets (exclusive of caged birds) may be kept in any living unit, assigned garage and assigned patio without the prior written consent of the Board.

Dogs must be kept on a leash or otherwise restrained when outside the owner's unit.

Dogs may not run loose in courtyards or buildings, in the garage or anywhere that is designated common area of Harbor Hazard Condominium Association.

Pet owners shall be responsible for cleaning up any mess left by their pets on the common area property.

Barking, howling or whining dogs cannot be permitted under any conditions for obvious reasons.

Pets are not permitted in the pool area - County Health Department orders and Association Rules.

KEYS

Each unit is entitled to one (1) key, which opens pedestrian gates, within the community, (1) key, which opens the pool and one (1) key, which opens the restrooms. Please report all lost or stolen keys to management

Replacements for lost or stolen keys can be obtained from the management company at a cost of ~~\$5.00 each.~~

\$25.00 each.

**HARBOR HAZARD CONDOMINIUM ASSOCIATION
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PARKING RULES

- 1. No more than three (3) vehicles will be permitted upon the covered property.**
- 2. A hangtag can be issued to those owners that submit a valid copy of Registration & Drivers Licenses' for all vehicles.**
- 3. Two (2) vehicles will be required to be parked in owners garage before a sticker will be issued. Exception may be given by the Board of Directors if the vehicle is too large to fit within the garage.**
- 4. Three 3) warnings will be issued before towing. (California Vehicle Code #22658-A)**

**HARBOR HAZARD CONDOMINIUM ASSOCIATION
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LEASING OR RENTING A HOME UNIT

If you plan to lease or rent a home unit in Harbor Hazard Association contact the management company before you complete your negotiations with a prospective tenant.

In order to protect your interests and those of the Association, it is essential that you obtain a signed-declaration from your tenant. This is reproduced below. Copies of the form and the Harbor Hazard Condominium Association Booklet containing the Rules and Regulations of the Association are available on request.

LEASE/RENTAL DECLARATION

Unit #: _____	Address: _____
Owner: _____	Tenant: _____
Mailing Address: _____	_____
_____	# of Occupants: _____
	# of Vehicles: _____

TENANT'S DECLARATION

I acknowledge receiving a copy of the Harbor Hazard Condominium Association Manual containing the Rules and Regulations of the Association.

I agree to abide by these Rules and Regulations and accept the responsibility of informing and requiring all persons resident in this unit during the terms of my occupancy, and guests, to likewise abide by them.

I-acknowledge receipt of and take full responsibility for the security of the following:

A. Keys to Community Facilities \$5.00 each

Upon vacating the premises I undertake to return the above to the owner and relinquish all rights to the use of community facilities.

Tenant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

**HARBOR HAZARD CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS**

**HARBOR-HAZARD
VEHICLE RULES & REGULATIONS**

Violators of any of the following rules are subject to fines and/or immediate towing.

- Any residence with more than one vehicle must park two (2) operating vehicles inside their garage.
- All vehicles on the covered property are to be parked in either a Guest or Reserved parking space.
- No vehicle is permitted to park in a Reserved Space without displaying the appropriate Reserved tag for that space.
- The storage of boats, trailers, campers, recreational vehicles and other similar vehicles parked within the Common Area is prohibited.
- No commercial vehicles are permitted to park within the Common Area, except for vehicles being used to furnish a service to the Association.
- There is no parking permitted where the street sign designates "No Parking."
- There is no parking within 15' of any fire hydrant.
- There is no parking where designated a "Fire Zone."
- There is no parking permitted at any curbed corners.
- Any vehicle parked over 72 hours, without having been moved during that period, will be considered "dead storage" and is subject to immediate tow.
- No "stacked" parking is allowed (2 cars per 1 parking space).
- Cars are not to exceed 10mph throughout the complex.
- Car radios are to be turned down when entering the complex.
- Patrol One Security will make random sweeps of the complex Sunday through Saturday, from 12:00am to 5:00am. Any vehicle found violating any of the rules and regulations will be towed at owners' expense.

HARBOR HAZARD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS SUMMATION OF MEETING MINUTES

NOTICE OF MEETING

Upon due notice given and received, a general meeting of Harbor Hazard Homeowners Association was held on October 28, 2008 at 5:30PM.

CALL TO ORDER

The meeting was called to order 5:52PM

DIRECTORS PRESENT

Ana Alvarez, Gabriel Alvarez, Miguel Linzaga, Salvador Leal, Mell Livingston (property manager)

DIRECTORS ABSENT

Monica Cordonero

1. The Association Members are to be notified at the annual meeting that there is a possible name change for the Association to Birchwood.
2. Amendments to Bylaws that were done by Pamela Moore are to be provided to the Board of Directors.
3. Management to provide a current Aging Report to the Board of Directors.
4. Management to mail per-forma budget to Ana Alvarez.
5. Board of Directors would like to meet attorney Larry Rothman so they may review his service.
6. Management is to terminate the light service of Mr. Martinez effective Nov. 1st.
7. Management is to procure 3 bids for new lighting service.

ADJOURNMENT

There being no further business brought before the Board of Directors, the meeting was adjourned at 6:35PM on October 28, 2008.

Signed

Date

BYLAWS,

OF

HARBOR-HAZARD CONDOMINIUM ASSOCIATION

ARTICLE I

Office

The office of this corporation shall be located in the County of Orange, State of California.

ARTICLE II

Definitions

Section 1. "Association" shall mean and refer to HARBOR-HAZARD CONDOMINIUM ASSOCIATION, a California non-profit, mutual benefit corporation, its successors and assigns.

Section 2. "Condominium Property" shall mean and refer to that certain real property located in ORANGE County, California, described as such in the Declaration recorded in the Office of the County Recorder of ORANGE County, California, owners of Condominiums in which are required to be members of the Association, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Owner" shall mean and refer to the record owner, whether one (1) or more persons or entities, of any Condominium, including contract sellers and purchasers but excluding those having such interest merely as security for the performance of an obligation.

Section 4. "Declaration" shall mean and refer to the Declaration or Declarations of Restrictions recorded with the Office of the County Recorder of ORANGE County, California, covering the Condominium Property, including such amendments thereto as may from time to time be recorded.

Section 5. "Condominium Plan" shall mean and refer to the Condominium Plan or Condominium Plans recorded pursuant to California Civil Code Section 1351 covering all or any part of the Condominium Property, including such amendments thereto as may from time to time be recorded.

Section 6. "Condominium" shall mean and refer to a fee simple estate in the Condominium Property, or portions thereof, as defined in California Civil Code Section 783 and shall consist of a fee interest in a Living Unit and an undivided fractional interest as tenant in common in the Common Area.

Section 7. "Living Unit" shall mean and refer to those portions of the Condominium Property shown and described as such on the Condominium Plan and as defined in the Declaration.

Section 8. "Garage" shall mean and refer to those portions of the Common Area shown and described as such on the Condominium Plan and as defined in the Declaration, which an Owner has the exclusive right to use.

Section 9. "Common Area" shall mean and refer to all portions of the Condominium Property not located within a Living Unit.

Section 10. "Exclusive Use Area" shall mean and refer to those portions of the Common Area which an Owner has the exclusive right to use.

Section 11. "Declarant" shall also mean and refer to its successors and assigns.

Section 12. "Mortgage" shall mean and refer to a deed of trust as well as a mortgage encumbering any Condominium.

Section 13. "Mortgagee" shall mean and refer to the beneficiary of a deed of trust, its successors and assigns as well as a mortgagee of a mortgage encumbering a Condominium.

Section 14. "Board" shall mean and refer to the Board of Directors of the Association.

ARTICLE III

Members

This Association shall have two (2) classes of voting membership:

CLASS A. Class A Members shall originally be all Owners of a Condominium and shall be entitled to one (1) vote for each Condominium owned. When more than one person holds an interest in any Condominium, all such persons shall be Members. The vote for such Condominium shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Condominium.

CLASS B. The Class B Member(s) shall be the Declarant and shall be entitled to three (3) votes for each Condominium owned. The Class "B" membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier: *developer*

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) Two years following the date of original issuance by the California Department of Real Estate of the Final Subdivision Public Report for development of the Real Property.
- (c) June 1, 1982.

Except with respect to action to enforce the obligations of Declarant or action to amend these Bylaws which voting rights are described in Article X, membership approval of action to be taken by the Association shall require the vote or written consent of each class of membership during the time there are two classes of membership, and Declarant shall only be excluded from any action by or in the name of the Association if there has been a conversion of Class "B" to "A" Members and only for so long as Declarant holds or directly controls twenty-five percent (25%) or more of the voting power of the Association.

ARTICLE IV

Membership Assessments and Lien Rights

Section 1. REGULAR ASSESSMENTS. The Board shall fix and determine from time to time regular assessments to be paid by each Owner for the purpose of operating, maintaining and repairing the Common Area, paying the necessary expenditures of the Association as provided in these Bylaws and the Declaration, and establishing an operating reserve fund and reserve for replacement all as set forth in the Declaration.

Section 2. SPECIAL ASSESSMENTS. In addition to the regular assessments authorized above, the Board may levy special assessments for the purpose of defraying, in whole or in part, the cost of any capital improvement or reconstruction to the Common Area or such other purpose as may be determined by the Board all as set forth in the Declaration.

Section 3. LIEN RIGHTS. As provided in the Declaration, the Association shall have a lien against the interest of each Owner in the Condominium Property to secure the full and prompt payment of all assessments levied by the Association in compliance with these Bylaws, and in the event of default by any Owner, said interest of such Owner may be foreclosed by the Association in the same manner as a realty mortgage or may be enforced by sale pursuant to Sections 2932, 2924(a), 2924(b), 2924(c), and 1356 of the California Civil Code, and to that end a power of sale is hereby conferred upon the Association, and any redemption thereafter shall be subject to the lien hereby created as to other or future events of default; provided, however, that the lien hereby created shall, at all times, be subordinate and inferior to the lien of any first Mortgage placed on the Condominium Property or any part thereof.

Any assessments which are not paid when due shall be delinquent. If the assessments are not paid within thirty (30) days after the due date, the assessments shall bear interest from the due date at the rate of six percent (6%) per annum, and the Association may bring an action at law against the member personally obligated to pay the same and, in addition thereto or in lieu thereof, may foreclose the lien above provided, and interest, costs and reasonable attorney's fees incurred in any such action shall be added to the amount of such assessments. No member may waive or otherwise escape liability for the assessments provided for hereby by nonuse of the Common Area or abandonment of his Living Unit.

Section 4. PAYMENT OF ASSESSMENTS BY DECLARANT. The Declarant shall pay all assessments levied by the Association against any Condominium owned by it at the same time, in the same manner and in the same amounts as any other Owner.

Section 5. COMMENCEMENT OF REGULAR ASSESSMENTS. The regular assessments shall commence as to all Condominiums on the first day of the calendar month following the close of the first sale of a Condominium by Declarant.

ARTICLE V

Membership Rights and Privileges

No member shall have the right without the prior approval of the Board to exercise any of the powers or to perform any of the acts by these Bylaws delegated to the Board as in Article VII of these Bylaws more fully provided. Unless otherwise provided in the Declaration and subject to the rules and regulations adopted by the Board, each Member of the Association, his immediate family, guests and tenants shall have the right to use and enjoy the Common Area, other than those portions thereof the exclusive right to use of which has been granted to others.

The membership rights and privileges, together with the voting rights of any member of the Association, may be suspended by the Board for any period of time during which the assessment on his Condominium remains unpaid, and for a period not to exceed thirty (30) days for any infraction of the Association's published rules and regulations after appropriate written notice and an opportunity for a hearing before the Board (pursuant to California Corporation Code 7341). Reasonable monetary penalties may be adopted by the Association provided the adoption of such penalties is approved by seventy-five percent (75%) of the Owners, excluding Declarant.

ARTICLE VI

Meetings of Members

Section 1. PLACE OF MEETING. All meetings of members shall be held at the Condominium Property or at such other location in ORANGE County, California, in reasonable proximity to the Condominium Property, as may be designated in the notice of meeting.

Section 2. ANNUAL MEETINGS OF MEMBERS. The first annual meeting of members shall be held within six (6) months after the close of escrow for the sale of the first Condominium by Declarant, or within forty-five (45) days after close of escrow for the sale by Declarant of fifty-one percent (51%) of the Condominiums, whichever shall first occur. Subsequent annual meetings of members shall be held on the annual anniversary of the first annual meeting of members. Should any annual meeting day fall upon a legal holiday, then such annual meeting of members shall be held at the same time and place on the next day thereafter ensuing which is not a legal holiday.

Written notice of each such annual meeting shall be given to each member and, upon written request therefor, to all first Mortgagees either personally or by sending a copy of the notice through the mail or by telegraph, charges repaid, to his address appearing on the books of the Association or supplied by him to the Association for the purpose of notice. If no address is supplied, notice shall be deemed to have been given him if mailed to the address of the Condominium owned by such member or encumbered by the first Mortgagee, or published at least once in some newspaper of general circulation in the county of said principal office. All such notices shall be sent not less than ten (10) days (except in emergency situations in which case as much advance notice shall be given as is reasonably possible) and not more than ninety(90) days before each annual meeting, and shall specify the place, day and hour of such meeting.

Section 3. SPECIAL MEETING. Special meetings of members, for any purpose or purposes whatsoever, may be called at any time by a majority of a quorum of the Board, and shall be called by the Board of Directors upon a written request for a special meeting signed by members representing at least five (5%) per cent of the total voting power of the Association. Written notice of such special meetings shall be given in the same manner as for annual meetings of members. All such notices shall be sent not less than ten (10) days and not more than ninety (90) days before such special meeting. Notices of any special meeting shall specify, in addition to the place, day and hour of such meeting, the general nature of the business to be transacted. 4/1/04

Section 4. ADJOURNED MEETINGS AND NOTICE THEREOF. Any membership meeting, annual or special, whether or not a quorum is present, may be adjourned from time to time by the vote of a majority of the voting power present in person or represented by proxy, but in the absence of quorum no other business may be transacted at any such meeting.

If a time and place for the adjourned meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for the adjourned meeting after adjournment, nature of the time and place of the adjourned meeting shall be given to members in the manner prescribed for regular meetings.

The requirements for a quorum are stated in Section 7 of this Article VI.

Section 5. MORTGAGEE REPRESENTATION. First Mortgagees shall have the right to attend all membership meetings through a representative designated in writing and delivered to the Board.

Section 6. VOTING. Voting of the members shall be by secret written ballot. Elections for directors shall be by secret written ballot. A Member shall be entitled to cumulate his votes for one or more candidates at any election for directors if the candidate's name has been placed in nomination prior to voting and if the member has given notice at the meeting prior to the voting of his intention to cumulate votes. The candidates receiving the highest number of votes up to the number of directors to be elected shall be elected. Unless the entire Board is removed from office by the vote of the members, no individual

director shall be removed prior to the expiration of his term of office if the number of votes cast against his removal would be sufficient to elect the director if voted cumulatively at an election at which these same total number of votes were cast and the entire number of directors authorized at the time of the most recent election of the Board of Directors were then being elected. Any director elected to office solely by the votes of members other than Declarant as provided below may be removed from office prior to the expiration of his term only upon the vote of a simple majority of the voting power of Members other than Declarant. At all times, not less than 20% of the incumbents on the Board of Directors shall have been elected solely by the votes of the Members other than Declarant. In the event the election of directors is held at any meeting of members, each member shall have the right to nominate from the floor candidates for the office of director.

} Section 7. QUORUM. The presence in person or by proxy of a majority of the voting power entitled to vote at any meeting shall constitute a quorum for the transaction of business. The members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment. In the event any meeting of members cannot be held because a quorum is not present, the members present, either in person or by proxy, may adjourn the meeting to a time not less than five (5) days nor more than thirty (30) days from the time the original meeting was called, at which meeting the quorum requirement shall be twenty-five percent (25%) of the voting power of the membership of the Association.

Section 8. CONSENT OF ABSENTEES. The transactions of any meeting of members, either annual or special, however called and noticed, shall be as valid as though had at a meeting duly held after regular call and notice if a quorum be present either in person or by proxy and if, either before or after the meeting, each of the members entitled to vote, not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting. 20%
18.5

✓ Section 9. ACTION WITHOUT MEETING. Any action which may be taken by the vote of Members at a regular or special meeting, except the election of Directors where cumulative voting is a requirement, may be taken without a meeting if done in compliance with the provisions of California Corporation Code 7513.

Section 10. PROXIES. Every person entitled to vote or execute consents shall have the right to do so either in person or by a written proxy executed by such person and filed with the secretary of the Association. All proxies shall be revocable and shall automatically terminate upon transfer of title of a Condominium Unit by the Owner.

ARTICLE VII

Directors

Section 1. POWERS AND DUTIES. The Directors shall have the powers and duties set forth in the Declaration.

Section 2. NUMBER AND QUALIFICATIONS OF DIRECTORS. The Board shall consist of five (5) directors until changed by amendment to this section of the Bylaws. Directors need not be members of the Association.

Section 3. ELECTION AND TERM OF OFFICE. At the first annual meeting of members, three (3) Directors shall be elected for a term of one (1) year and two (2) Directors for a term of two (2) years. Thereafter, Directors shall be elected at each annual meeting of members to fill the vacancies of those Directors whose term then expires and the term of each such Director so elected shall be two (2) years. If any annual meeting is not held or the Directors are not elected thereat, the Directors may be elected at any special meeting of members held for that purpose. All Directors shall hold office until their successors are elected. The election of Directors may be conducted by mail in such manner as the Board may determine.

Section 4. VACANCIES. Vacancies in the Board may be filled by a majority of the remaining Directors, though less than a quorum, and each Director so elected shall hold office until his successor is elected at an annual meeting of members or at a special meeting called for that purpose. A vacancy or vacancies shall be deemed to exist in case of the death, resignation or removal of any Director, or if the members shall increase the authorized number of Directors but shall fail at the meeting at which such increase is authorized, or at any adjournment thereof, to elect the additional directors so provided for, or in case the members fail at any time to elect the full number of authorized Directors.

The members may at any time elect directors to fill any vacancy not filled by the directors, and may elect the additional directors at the meeting at which an amendment to the Bylaws is voted authorizing an increase in the number of directors.

If any Director tenders his resignation to the Board, the Board shall have power to elect a successor to take office at such time as the resignation shall become effective. No reduction of the number of Directors shall have the effect of removing any Director prior to the expiration of his term of office.

A vacant Director's position caused by removal may only be filled by a majority vote of the Members of the Association other than Declarant. Any Director elected solely by the votes of the Members other than Declarant may be removed only by the vote of a single majority of the Members other than Declarant.

Section 5. PLACE OF MEETING. All meetings of the Board shall be held within the Condominium Property.

Section 6. ORGANIZATION MEETING. Immediately following each annual meeting of members, the Board shall hold a regular meeting for the purpose of organization, election of officers and the transaction of other business. Notice of the annual meeting of Members shall be given pursuant to Section 2 of Article VI of these Bylaws.

Section 7. REGULAR MEETINGS. Regular meetings of the Board shall be held monthly at a time and place within the condominium subdivision fixed by the Board from time to time.

Notice of the time and place of a regular meeting of the Board shall be posted at a prominent place or places within the Common Area and shall be communicated to each Board member not less than four days prior to the meeting, provided, however, that notice of a meeting need not be given to any Board member who has signed a waiver of notice or a written consent to holding of the meeting.

Section 8. SPECIAL MEETINGS. Special meetings of the Board may be called by written notice signed by the President of the Association or by any two (2) directors other than the President.

Written notice of the time and place of special meetings and the nature of any special business to be considered shall be delivered personally to the directors or sent to each director by letter or by telegram, charges prepaid, not less than seventy-two (72) hours prior to the scheduled time of the meeting, provided, however, that notice of the meeting need not be given to any Board member who has signed a waiver of notice or a written consent to the holding of the meeting. Notice of the special meeting shall also be posted in a manner prescribed for notice of regular meetings. *post w/ video*

Section 9. NOTICE OF ADJOURNMENT. Notice of adjournment of any directors' meeting, either regular or special, need not be given to absent directors if the time and place are fixed at the meeting adjourned.

Section 10. ENTRY OF NOTICE. Whenever any director has been absent from any special meeting of the Board, an entry in the minutes to the effect that notice has been duly given shall be conclusive and incontrovertible evidence that due notice of such special meeting was given to such director as required by law and these Bylaws.

Section 11. WAIVER OF NOTICE. The transactions of any meeting of the Board, however called and noticed or wherever held, shall be as valid as though had at meeting duly held after regular call and notice if a quorum be present and if, either before or after the meeting, each of the directors not present signs a written waiver of notice or a consent to holding such meeting or an approval of the minutes thereof. All such waivers, consents and approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 12. QUORUM. A majority of the directors shall be necessary to constitute a quorum for the transaction of business, except to adjourn as hereinafter provided. Every act or decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present shall be regarded as an act of the Board.

Section 13. ADJOURNMENT. A quorum of the directors may adjourn any directors' meeting to meet again at a stated day and hour; provided, however, that in the absence of a quorum, a majority of the directors present at the directors' meeting, either regular or special, may adjourn from time to time until the time fixed for the next regular meeting of the Board.

Section 14. COMPENSATION AND FEES. Neither the directors nor the officers of the Association shall receive any monetary compensation for their services performed in the conduct of the business of the Association, except upon the vote or written consent of a majority of the voting power of the Association other than Declarant. Nothing herein contained shall be construed or preclude any director or officer from serving the Association in any other capacity as an agent, employee or otherwise and receiving compensation therefor. Directors and officers of the Association may be reimbursed for expenses incurred in carrying on the business of the Association.

Section 15. ACTION OF BOARD WITHOUT MEETING. Any action required or permitted to be taken by the Board in emergency situations may be taken without a meeting if all members of the Board consent in writing to the action to be taken. An explanation of the action taken shall be posted at a prominent place or places within the Common Area within three (3) days after the unanimous written consent of the Board members have been obtained.

Section 16. ATTENDANCE AT MEETINGS AND EXECUTIVE SESSIONS. Regular and special meetings of the Board shall be open to all members of the Association; provided, however, that members who are not on the Board may not participate in any deliberation or discussion unless expressly so authorized by the vote of a majority of a quorum of the Board. The Board may, upon the vote of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved and other matters of business of a similar nature. Only members of the Board shall be entitled to attend executive sessions. The nature of any and all business to be considered in executive session shall first be announced in open session.

Section 17. EXECUTIVE COMMITTEE. The Board shall have the power to appoint an Executive Committee and to delegate to such Committee any of the powers and authorities of the Board in the management of the business and affairs of the Association, except the power to adopt, amend or repeal Bylaws. The Executive Committee shall be composed of three (3) or more directors, one of whom shall also be the president.

ARTICLE VIII

Officers

Section 1. OFFICERS. The officers of the Association shall be a president, a vice-president, a secretary and a treasurer. The Association may also have, at the discretion of the Board, one (1) or more assistant secretaries, one (1) or more assistant treasurers and such other officers as may be appointed in accordance with the provisions of Section 3 of this Article. Officers other than the president need not be directors. One (1) person may hold two (2) or more offices, except those of president and secretary.

Section 2. ELECTION. The officers of the Association except such officers as may be appointed in accordance with the provisions of Section 3 or Section 5 of this Article VIII, shall be chosen annually by the Board, and each shall hold his office until he shall resign, or shall be removed or otherwise disqualified to serve, or his successor shall be elected and qualified.

Section 3. SUBORDINATE OFFICERS. The Board may appoint such other officers as the business of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in the Bylaws or as the Board may from time to time determine.

Section 4. REMOVAL AND RESIGNATION. Any officer may be removed, either with or without cause, by a majority of the directors at the time in office, at any regular or special meeting of the Board or, except in case of an officer chosen by the Board, by any officer upon whom such power of removal may be conferred by the Board.

Any officer may resign at any time by giving written notice to the Board or the president, or to the secretary of the Association. Any such resignation shall take effect at the date of the receipt of such notice or at any later time specified therein; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 5. VACANCIES. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled in the manner prescribed in the Bylaws for regular appointments to such office.

Section 6. PRESIDENT. The president shall be the chief executive officer of the Association and shall, subject to the control of the Board, have general supervision, direction and control of the business and officers of the Association. He shall preside at all meetings of the members and at all meetings of the Board. He shall be ex-officio a member of all standing committees, including the Executive Committee, if any, and shall have the general powers and duties of management usually vested in the office of president of a corporation, and shall have such other powers and duties as may be prescribed by the Board or by the Bylaws. The president shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes of the Association.

Section 7. VICE-PRESIDENT. In the absence or disability of the president, the vice-president shall perform all the duties of the president, and when so acting shall have all powers of and be subject to all the restrictions upon the president. The vice-president shall have such other powers and perform such other duties as from time to time may be prescribed for him by the Board or by the Bylaws.

Section 8. SECRETARY. The secretary shall keep, or cause to be kept, a book of minutes, at the principal office or such other place as the Board may order, of all meetings of directors and members, with the time and place of holding, whether regular or special and if special, how authorized, the notice thereof given, the names of those present at the directors' meetings, the number of memberships present or represented at members' meetings and the proceedings thereof.

The secretary shall give, or cause to be given, notice of all the meetings of the members and of the Board required by the Bylaws or by law to be given, and he shall keep other powers and perform such other duties as may be prescribed by the Board or the Bylaws.

Section 9. TREASURER. The treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Association, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital and surplus. The books of account shall at all times be open to inspection by any director.

The treasurer shall co-sign all checks and promissory notes of the Association and shall deposit all moneys and other valuables in the name and to the credit of the Association with such depositories as may be designated by the Board. He shall disburse the funds of the Association as may be ordered by the Board, shall render to the president and directors, whenever they request it, an account of all of his transactions as treasurer and of the financial condition of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Board or the Bylaws.

ARTICLE IX

Miscellaneous

Section 1. CHECKS, DRAFTS, ETC. All checks, drafts or other orders for payment of money, notes or other evidence of indebtedness, issued in the name of or payable to the Association, shall be signed or endorsed by the president and treasurer of the Association.

Section 2. CONTRACTS, ETC. HOW EXECUTED. The Board, except as in the Bylaws otherwise provided, may authorize any officer or officers or agent or agents to enter into any contract or execute any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances; and unless so authorized by the Board, no officer, agent or employee shall have any power or authority to bind the Association to any contract or engagement or to pledge its credit or to render it liable for any purpose or for any amount.

Section 3. INSPECTION OF BOOKS AND RECORDS. The Association shall keep in its principal office for the transaction of business or at such other place within the Condominium Property as the Board shall prescribe, the original or a copy of the Bylaws as amended or otherwise altered to date, certified by the Secretary, a membership register, books of account and copies of minutes of all Membership, Board and Committee meetings, all of which shall be made available for inspection and copying by any member of the Association, or by any member's duly appointed representative and by all first Mortgagees, at any reasonable time and for a purpose reasonably related to his interest as a member or Mortgagee. The Board shall establish reasonable rules with respect to:

(a) Notice to be given to the custodian of the records by the member or Mortgagee desiring to make the inspection;

- (b) Hours and days of the week when such an inspection may be made;
and
(c) Payment of the costs of reproducing copies of documents requested.

Every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association and the Common Area. The right of inspection by a director shall include the right at his expense to make extracts and copies of documents.

Section 4. FISCAL YEAR. The fiscal year of the Association shall begin on the first day of January and end on the thirty-first (31st) day of December of each year, except that the first fiscal year shall begin on the date of incorporation of the Association. However, the fiscal year of the Association is subject to change from time to time as the Board shall determine.

Section 5. FINANCIAL STATEMENTS. The Board shall cause a financial statement (including a balance sheet and operating statement) of the affairs of the Association to be made and distributed to each member of the Association.

(a) as of the last day of the month closest in time to the date six (6) months following close of escrow for the sale of the first Condominium by Declarant to an Owner. Said financial statement shall reflect the financial condition of the Association as of said date and shall summarize the financial transactions in which the Association was involved during the period between the close of the first sale and the date of the financial statement. The financial statement shall include a schedule of assessments received or receivable itemized by Condominium and shall include the name of the person or entity assessed. A copy of said financial statement shall be distributed personally or by mail to each of the members of the Association and, upon written request, to all first Mortgagees, within sixty (60) days after the date of such financial statement.

(b) as of the last day of each fiscal year of the Association (Annual Report); said financial statement shall reflect the financial condition of the Association as of said date, a statement of changes in financial position for the fiscal year, any information required to be reported under Section 8322 or other Sections of the Corporations Code, and shall summarize the financial transactions in which the Association was involved during the period between the close of the first sale of a Condominium or the last of such financial statements and the date of the current financial statement current financial statement. Said financial statement shall be accompanied by a certificate of an authorized officer of the Association that the statement was prepared without audit from the books and records of the Association. Said financial statement shall include an external audit by an independent public account for each fiscal year in which the gross income of the Association exceeds \$75,000. A copy of the financial statement shall be distributed personally or by mail to each member of the Association and, upon written request, to all first Mortgagees within ninety (90) days following the end of each fiscal year.

Section 6. BUDGET. The Board shall cause a pro forma operating statement (budget) for the Association to be prepared for each fiscal year of the Association, a copy of which shall be distributed personally or by mail to each of the members of the Association not less than sixty (60) days prior to the beginning of the fiscal year to which the budget relates.

Section 7. CONFLICT. If there exists a conflict between the terms of these Bylaws and the recorded Declaration of Restrictions covering the Condominium Project, the recorded Declaration will prevail.

ARTICLE X

Amendments

Except as otherwise provided herein, new Bylaws may be adopted or these Bylaws may be amended or repealed by the vote of the members entitled to exercise fifty-one percent (51%) or more of the voting power of each class of members of the Association or by written assent of such members; provided, however, that so long as there remains a Class B membership of the Association, the Veterans Administration when applicable shall have the right to veto any amendments to these Bylaws.

When the two-class structure is no longer in effect because of conversion of one class to another, then any amendment or revocation may be enacted by fifty-one per cent (51%) of both the voting power of the Association and the voting power of the Class A Members other than Declarant.

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary of HARBOR/HAZARD CONDOMINIUM ASSOCIATION, a California nonprofit corporation;
and

2. That the foregoing Bylaws, comprising thirteen (13) pages, constitute the Bylaws of said corporation duly adopted at the meeting of the Board of Directors thereof duly held on October 1, 1980.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said corporation this 1st day of October 1980.

[Signature]
SECRETARY