

HARBOR HAZARD CONDOMINIUM 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 129.56.1 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 RULES, 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 homeowners.

Do your part to see the rules are followed.

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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 the 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	Notice
Second Offense (Same violation)	\$25.00
Third Offense	\$50.00
Fourth Offense	\$100.00
Thereafter same violation	\$100.00

TENANT VIOLATIONS

Tenant 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 are 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 plantings and/or for restoring to their original condition, any structures, appliances, systems, decorative items or other association properties accidentally or willfully damage 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 the residence shall be responsible for such damages.

No towels, rugs, clothing, etc. are to be draped over patio and deck railing 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. Vehicle parked in fire lanes are subject to immediate tow at vehicle owner's 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 owner's 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 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
RULES AND REGULATIONS

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.

HARBOR HAZARD CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

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 Departments 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 the cost of \$5.00 each.

HARBOR HAZARD CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

PARKING RULES

1. No more than three (3) vehicles will be permitted upon the covered property.
2. A hang tag can be used 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 owner's 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
RULES AND REGULATIONS

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 reproduce 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: _____
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Owner's Signature: _____	Date: _____
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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 1- mph 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 12:00 am to 5:00 am. Any vehicle found violating any of the rules and regulations will be towed at owner's 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 5:30 PM.

CALL TO ORDER

The meeting was called to order 5:52 PM.

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 gurther business brought before the Board of Directors, the meeting was adjourned at 6:35 PM on October 28, 2008.

Signed

Date