
THE GALLERY HOMEOWNERS ASSOCIATION

COMMUNITY RULES AND REGULATIONS

In order to enforce the Rules and Regulations contained in the Declaration of Covenants, Conditions, and Restrictions, (CC&R's), the Board of Directors has adopted the following set of Rules and Regulations, which must be followed by all residents and their guests. These Rules and Regulations are designed to enhance harmonious living within the community. If there is any conflict between these Rules and Regulations and the CC&R's, the latter shall govern.

PLEASE NOTE CAREFULLY THAT IF THESE RULES ARE VIOLATED, A CORRECTIVE ASSESSMENT MAY BE LEVIED AGAINST THE UNIT WHERE THESE INFRACTIONS OCCURRED.

The Board of Directors request that all violations be reported in to the management company at the following address and/or phone number:

SO CAL PROPERTY ENTERPRISES, INC.

1855 Sampson Avenue

Corona, CA 92879

Office: (951) 270-3700

Fax: (951) 270-3709

www.socalenterprise.com

CORRECTIVE ASSESSMENTS

THE SYSTEM WORKS AS FOLLOWS

1. A letter from the management company citing the violation will be sent to the resident involved. In case of a rented unit, both the tenant and the homeowner shall receive copies.
2. If the violation is not corrected within the specified time limit, or repeated violations of the same offense, a second letter will be sent requesting the homeowners' presence at a hearing before the Board of Directors at the next regular scheduled meeting.
3. If the violation is not corrected by the hearing date and/or the homeowner fails to attend the hearing, the Board of Directors may levy a corrective assessment per the following schedule:

VIOLATION AND FINE SCHEDULE

First Notice	Warning Letter
Second Notice (same offense)	\$100.00 fine
Third Notice (same offense)	\$200.00 fine
Fourth Notice (same offense)	\$400.00 fine
Fifth Notice (same offense)	\$500.00 fine

4. Waiver of any corrective assessment levied will be considered individually at the discretion of the Board of Directors. All requests to have a fine rescinded must be submitted in writing and submitted to the management company as listed on page 1.
5. Offsite owners are required to supply a copy of the Community Rules and Regulations to their tenants. Management will make extra copies available. **Remember, as the legal owner, "YOU" are responsible for any offenses that your tenant may commit.**

It is not the Board's intention to be overbearing. It is the responsibility of the Board of Directors and **every Homeowner** to keep the community clean, neat, and attractive. By following these Rules and Regulations we will keep our property values at their highest possible level.

Please have pride in your neighborhood and home. Thank you in advance for your help and cooperation.

Sincerely,
The Gallery Homeowners Association Board of Directors

RULES AND REGULATIONS

I. COMMON AREAS

The common areas of the community are part of our capital investment, and we all pay the cost of maintaining these facilities through our monthly assessment. While individual homeowners are not directly responsible for maintaining the common areas, please use common sense.

1. **COMPLIANCE WITH THE LAWS:** Each resident shall at all times, comply with all applicable laws and regulations, including the CC&R's and these rules, with respect to the occupancy to his/her unit.
2. **QUIET ENJOYMENT:** Each resident has the right of quiet enjoyment of his/her own unit. NO resident shall make or permit any loud or disturbing noises within his/her own unit, or in the common areas, by the resident (Homeowner/Tenant) or his family, friends, or guests. Residents are to conduct their activities in a manner so as NOT to interfere with the rights, comfort, or convenience of their neighbors. No noxious or offensive activity shall be carried on, in or upon any Lot or the common area, nor shall anything be done therein which may become an annoyance or nuisance to other owners. NO musical instruments, radios, televisions, or stereos shall be operated in a manner that is disturbing or annoying to other people, nor will loud disturbing noises be tolerated. Residents are responsible at all times for the reasonable conduct of their occupants and guests. Loud, boisterous conduct anywhere on the property that will disturb the comfort of others is prohibited. Residents are encouraged to contact The Corona Police Dept. when disturbances occur between the hours of 10:00 p.m. and 7:00 a.m., and/or on weekends. Residents should also make a formal written complaint to the management company on the next business day. All Residents, including children and guests should refrain from using language that may offend others.
3. **SIDEWALKS:** Sidewalks shall not be used in any manner that will limit entrance to or exit from any unit, or detract from the neat appearance of the décor of the development as a whole. Bicycles, skateboards, and roller blades are not permitted on the concrete sidewalks and walkway, or in the pool area.
4. **CONDUCT AND BEHAVIOR:** Each homeowner shall be responsible for the conduct and behavior of all adults, children, and other family members residing in, renting/leasing, or visiting his/her dwelling. The Association shall repair any damage to any portion of the common areas caused by said adults or children and any costs incurred will be assessed to the homeowner's account.
5. **OCCUPANCY:** Each lot shall be used for a single-family residence and for no other purpose. Not more than five (5) unrelated persons may dwell in any one home on any lot in the project.
6. **FIREWORKS AND FIRE PITS:** Fireworks are illegal within Riverside County and the City of Corona. Any resident using fireworks is subject to prosecution by the local authorities, and subject to a hearing and possible corrective assessment levied by the

Board of Directors. Due to insurance requirements, fire hazards, and the close proximity of the units within the community, fire pits are not permitted to be used in patios or driveways.

7. **NONRESIDENTIAL USAGE:** No part of the properties shall ever be used or caused to be used or allowed or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storage, vending, or other such nonresidential purposes.
8. **GARAGE SALES:** Garage sales are only permitted **three (3) times per year on the first Friday, Saturday, and Sunday of April, August, and October.** Residents must obtain a Garage Sale permit from the City of Corona. Residents are not permitted to hold any garage sale other than on the specified dates. Failure to comply will result in an automatic \$175.00 fine to the homeowner account.
9. **UNSIGHTLY ITEMS:** NO rugs, towels, bathing suits, laundry, etc. may be hung over any fence, patio, garage door so as to be visible from anywhere in the common areas.
10. **SIGNAGE:** No sign, poster, display, billboard or other advertising device of any kind shall be displayed to the public view on any portion of the community, or on any public street without prior written consent of the Board of Directors, except (a) one sign for each Lot, not larger than eighteen inches by thirty inches, advertising the lot for sale or for lease or rent, (b) traffic signs installed by the Association, or (c) signs, regardless of size, used by Association.
11. **TRASH AND REFUSE:** Trash and refuse and their containers are to be stored out of sight from the common area except on scheduled collection days. Refuse and trash containers may be placed at the curb the evening prior to collection, and must be removed out of view from the common area no later than the evening of the collection day. Large items such as appliances, furniture, mattresses, etc. shall not be placed out for pickup unless prior arrangements have been made with the collection agency for removal of such items.

II. PARKING/VEHICLES

1. **VEHICLE REPAIRS:** Work done on personal vehicles must be confined to the interior garage area. NO major auto repairs or other repairs that may become a nuisance to other owners are to be performed anywhere within the community.
2. **PARKING:** Resident parking is restricted to the two (2) car garage associated with the unit and the two (2) car driveway of each unit. Vehicles are to be parked wholly within the driveway so as not to hang out onto the sidewalk or street. Guest parking is restricted to designated marked areas. *ALL COMMON AREA GUEST PARKING STALLS* are restricted to guest parking only. Residents ARE NOT permitted to make use of the guest parking on a consistent or daily basis. Residents SHOULD NOT park their vehicles in guest parking overnight to avoid the risk of being towed. Parking is not permitted on any street, sidewalk, or grass area within the community. Any vehicle

parked within the view of the common areas must be operational and display current DMV registration.

3. **SPEED LIMIT:** The posted speed limit throughout the community is 10 MPH. Please abide by the speed limit at all times for the safety of all the residents and children.
4. **GARAGE USAGE:** Garages shall be used primarily for parking purposes only, and are not to be converted into living spaces or other uses. Each owner shall maintain his/her garage in a manner that will ensure the capability of parking one (1) full size vehicle with the garage door closed.
5. **RECREATIONAL VEHICLES/EQUIPMENT:** Residents MAY NOT keep any recreational vehicle such as trailers, campers, motorhomes, aircraft, boats, or any similar vehicle or vehicular equipment, mobile or otherwise, shall not be parked within the community except completely within the garage with the garage door fully closed.
6. **COMMERCIAL VEHICLES:** No resident shall park, store, or keep any large commercial type vehicle, or other than a pickup or van used as daily transportation.
7. **STATIONARY VEHICLES:** Vehicles parked within the community that have not been moved for a period of **96 hours** will be towed at owners' sole expense unless prior authorization from the Board of Directors has been obtained. If you find it necessary to leave your vehicle in a parking stall for longer than 96 hours, contact the management company for instructions.

III. PETS

1. **NUMBER:** Per the CC&R's, two (2) domestic pets per unit may be kept in the community. The Board of Directors may approve the keeping of more than two (2) pets, provided that the animal(s) DO NOT unreasonably disrupt the use and enjoyment of any portion of the community by other residents. NO animal maybe kept for any commercial or breeding purposes.
2. **DAMAGE:** Each pet owner is responsible for any damage or injury caused by his/her pets.
3. **HEALTH:** All pets are required to have all vaccinations and licenses, and said vaccinations and licenses must be kept current.
4. **POOL AREA: NO PETS are allowed in the pool areas or spa at any time. NO EXCEPTIONS!**
5. **CONTROL:** All pets are to be kept on a leash and under reasonable control AT ALL TIMES when in any common areas in the community per the California Leash Laws.
6. **NOISE:** Pet owners are responsible for any noise disturbances caused by their pets.
7. **GUESTS:** Homeowners are responsible for the actions of pets brought into the community by their visitors and guests.

8. **LITTER AND PET WASTE:** Each pet owner shall immediately remove and dispose of any litter, pet waste, or mess left by their pet. Pet owners shall not permit their animal to use the front or side yard of any other homeowners as a relief area.
9. **NUISANCE:** The Board of Directors may declare a pet a nuisance in the following manner: first, a written complaint signed by a resident must be presented to the Board of Directors. The complaint must be as specific as possible as to dates, times, and nature of the offense(s). Second, the Board of Directors will investigate the complaint and take appropriate action. If the pet is declared a nuisance, it will no longer be allowed in the common areas of the community.

IV. ARCHITECTURAL STANDARDS

1. NO improvements or modifications of any kind to the exterior of any unit shall be done without having submitted an Architectural Request Form (ARF) and receiving approval from the Board of Directors. The ARF may be obtained from the management company.
2. The grade level or drainage characteristics of the community property or any portion thereof shall not be altered without prior written approval from the Board of Directors.
3. NO basketball backboard or other fixed sport apparatus shall be constructed or maintained in the community. NO fence or wall shall be erected, altered, or maintained on any lot in the community. NO building shall be erected or altered, placed or permitted to remain without Architectural Review Committee (ARC) approval.
4. The following is a list of installations that require prior approval from the Board of Directors. While this list is extensive, any other installation not listed which affects the exterior appearance of the unit/community must be presented to the Board of Directors for approval.
 - a. Window Replacement (same-kind replacement must also have prior approval)
 - b. Window coverings. NOTE: appropriate blinds, shades, curtains, and drapes do not require Board approval; however, NO SHEETS or ALUMINUM FOIL are allowed at any time as a window covering.
 - c. Security Lights
 - d. Garage Doors
 - e. Front Door Replacement
 - f. Security/Screen Door Installation
 - g. Patio Covers
 - h. Entry Way Lights and Patio Lights
 - i. Wood Lattice Fencing
 - j. Satellite Dishes/Cable Wiring
 - k. Exterior Antennas (TV/CB/Radio/Other)

- l. Planter landscape change request and potted plants (large free-standing pots)
- m. Air Conditioner/Water Softener/Other Outdoor Appliance
- n. Handicap Ramps
- o. Below Grade Installations (pools, spas, ponds)

Failure to comply with the above procedures may result in an assessment being levied against your account or a request from the Board of Directors to remove the installation.

V. **POOL AND SPA RULES**

- 1. Hours for the pool and spa use are from 7:00 a.m. to 11:00 p.m.
- 2. The buddy system should always be practiced when using the pool and spa area.
- 3. An adult must supervise persons under the age of sixteen (16) years old.
- 4. Children under the age of eight (8) are not permitted in the spa at any time. Extremely hot water is potentially dangerous to young children and senior adults.
- 5. A maximum of four guests per townhome may use the pool facilities, and must be accompanied by the resident at all times. You are responsible for your guests.
- 6. **GLASS OR BREAKABLE ITEMS ARE NOT ALLOWED IN THE POOL AREA.**
- 7. **NO ALCOHOLIC BEVERAGES ARE ALLOWED IN THE POOL AREA.**
- 8. For safety and security, keep the gate closed at all times and keep your gate key card with you at all times.
- 9. Only proper swimming attire is allowed while swimming. No cut-offs. Loose strings can damage the pool equipment.
- 10. Only floating rafts the size of one adult or smaller are allowed, and only if the pool is not crowded. No floating devices are allowed in the spa at any time.
- 11. Nuisance, bad language, or activities that threaten the SAFETY of others will not be tolerated.
- 12. Roller skates, skateboards, and bicycles are strictly prohibited.
- 13. Small radios are allowed for your enjoyment. Be courteous to nearby homeowners and other pool guests by keeping the volume low.
- 14. The life preserver ring and pole are not to be played with. They are to be left at their location ready to use in the event of an emergency.
- 15. When using sun tan lotion or oil while sunbathing, please protect the chairs with a towel or other cover. Before swimming, please use the shower to wash off the lotions and/or oils.

16. The pool restrooms are for the use of the homeowners and their invited guests only.
17. Please respect the property by cleaning up after yourself.
18. No nude bathing allowed.
19. NO ANIMALS ALLOWED. NO EXCEPTIONS!
20. Running is not allowed in the pool or spa area.
21. Vandalism of the pool areas is punishable by forfeiture of all pool rights plus the cost of any repairs.
22. Homeowners who rent or lease their homes are responsible for compliance of the rules and regulations by their tenants.
23. ***Party Requests in excess of Eight (8) People***

All persons interested in having a pool party with the number guests in excess of eight (8) people must submit a request at least 30 days in advance to the Board of Directors for approval. Prior approval must be requested even if the guests include current residents of the complex. All parties of eight (8) or more people must be limited to three (3) hours only. Requests to use the pool area during heavy usage times, such as weekends and late afternoons may be denied. Under no circumstances are BBQ's of any size allowed in the pool area. If food and drink are brought into the pool area for a party, the person holding the party is responsible for cleaning up the area and removing all refuse by taking it with them.

**VIOLATIONS OF ANY OF THE ABOVE RULES MAY RESULT IN FINES
AND/OR REVOCATION OF POOL PRIVILEGES.**

Thank you for your continued compliance with these Rules and Regulations.

The Gallery Homeowners Association Board of Directors