

Rules & Regulations

FOR

California Stonegate Community Association

If this document contains any restriction 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. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government code.



CALIFORNIA STONEGATE
COMMUNITY ASSOCIATION

RULES & REGULATIONS

Revised and Approved, August, 2002

WELCOME

Welcome to California Stonegate! We are a private community of 254 homes living within an association officially known as the California Stonegate Community Association. The association is governed by a five member Board of Directors. The purpose of the association is to maintain all common areas and to make the community a pleasant and safe place to live.

These community Rules & Regulations are approved by the Board of Directors after being written and/or revised by the Rules & Regulations Committee. Home ownership and /or tenancy within the community constitutes acceptance of responsibility for the upkeep, maintenance, and the compliance with the Covenants, Conditions, and Restrictions (CC&R's), By-Laws, and these Rules and Regulations governing the California Stonegate Community Association. Please note that these Rules & Regulations supplement the guidelines established by the CC&R's (especially Articles VI, VII, VIII, and IX). In the event of a conflict between the CC&R's and the Rules & Regulations, the CC&R's hold precedence. (See CC&R's, Article V, Section 12, page 31).

The Board of Directors is empowered to levy a fine for violation and/or take other action against a homeowner and/or tenant who fails to comply with the CC&R's, By-Laws, or Rules and Regulations. Homeowners and/or tenants will be notified in writing of their violations. Such notification will serve as a demand that the homeowner and/or tenant immediately attend to any reported violation. (See Violation Enforcement Policy - page 9 herein)

Fines imposed by the Board of Directors for violations are charges against a property and are payable to the association by the homeowner. Said fines shall be added to the homeowner's association dues for the next month.

The management company acts as the agent of the association by coordinating services such as landscape maintenance, collections, and distribution of association funds.

Suggestions to these Rules and Regulations are welcome and should be in writing. Written requests that are signed and dated should be mailed to the management company for consideration by the Board of Directors. Please note that all suggestions and requests will be kept confidential and will not be posted. The nature of a suggestion or request will determine what action, if any, the Board will take. These Rules and Regulations may be amended or replaced entirely by action of the Board of Directors.

Please take a moment to familiarize yourself and your family with the policies that follow. It is the responsibility of the homeowner and/or tenant to follow the correct procedures as outlined. We hope that this document will help make your transition into California Stonegate a pleasant one, and, while you and your family reside here, help make our community a place you will be proud to call home.

THE BOARD OF DIRECTORS
CALIFORNIA STONEGATE COMMUNITY ASSOCIATION
JULY 30, 2002

California Stonegate Community Association

GENERAL INFORMATION

- The programming of homeowner and/or tenant names and phone numbers into the gate directories is handled by the management company. Please contact the management company to update or add information.
- Please check the community bulletin board located near the basketball courts to keep informed of community and/or association business. Minutes from the latest Board of Directors meeting are posted in the bulletin board for your convenience.
- The Association's Board of Directors meets monthly (except April, August, and December) on the second Wednesday of the month at the Orangecrest Club, located a mile east of the community, at 1175 Alessandro Blvd. General Session meetings, which are open to all members of the community, start at 7:00 pm and usually end by 9:00 pm. All members are encouraged to attend.
- Elections for the Board of Directors occur once a year at the Annual Meeting of the Association. This meeting currently takes place in early December. See Articles V and VI of the Association By-Laws (pages 7-9) for details about the election process. Please take the time to be an active participant in your Association by voting every year (whether in person or by proxy).
- Please accept the responsibility of living within the community by reporting any damage or abuse of community property to the management company. Your report can be anonymous. Keep in mind that all expenses to repair or replace community property ultimately are paid by you, the homeowner.

IMPORTANT PHONE NUMBERS

EMERGENCY (police, medical, or fire)	911
POLICE (non-emergency)	787-7911
POLICE (phone reports)	782-5314
POLICE (Mission Grove storefront)	789-2755 @ 285 E. Alessandro Blvd. St 2A-2
MANAGEMENT COMPANY, INC.	
RIVERSIDE PUBLIC UTILITIES (electricity)	782-0330
WESTERN MUNICIPAL WATER DISTRICT	780-4170

California Stonegate Community Association

SOUTHERN CALIFORNIA GAS COMPANY	1-800-427-2200
PACIFIC BELL	1-800-491-8899
NEWCO (regular & "green" waste)	688-4350 @ 7000 Jurupa Ave.
TRICO (recyclable waste)	685-5516 @ 1850 Agua Mansa Rd.
CITY OF RIVERSIDE ANIMAL CONTROL	354-7387 (available M-F, 8:00 am - 5:00 pm)
UNITED STATES POSTAL SERVICE	788-4600 @ 4150 Chicago Ave.
RIVERSIDE COMMUNITY HOSPITAL	788-3000 @ 4445 Magnolia Ave.
RIVERSIDE COUNTY REG. MED. CENTER	484-4000 @ 26250 Cactus Ave., Moreno Valley

ARCHITECTURAL & LANDSCAPE POLICIES

- Any homeowner or tenant who wishes to make architectural or landscape modifications to his or her property (even if the modification includes painting a home the same color) must submit an Architectural Application to the Architectural Committee. Contact the management company for an application. Complete applications must be mailed to the management company. If an item is missing from the application, the committee will return it with a request for the missing item(s). If all of the required items are included, the Architectural Committee will review the application and make a decision.
- The committee may take up to 45 days to respond to an architectural application. Please plan modifications wisely so that work does not begin until approval has been secured. Call the management company if you have questions about an application. The management company will forward the issue to the committee if necessary.
- Only pre-approved screen/security doors are permissible in the community. Screens or security doors must be white, black, or the exact same color as the front door.
- Holiday decorations may be displayed (without architectural approval) as early as six weeks prior to the holiday and must be removed within three weeks after the holiday.
- It is the obligation of each homeowner to maintain his or her property, at his or her expense, in a neat, clean, attractive, and safe condition at all times. This obligation extends to fencing. Each homeowner is responsible for the maintenance of the fences that extend around his or her property. For more on fencing, refer to Article VIII, Sections 22, 23, and 24 (pages 43 & 44) of the CC&R's.

ASSESSMENT COLLECTION POLICY

- Association dues are payable monthly, due on the 1st of each month, and are delinquent if not received by the 15th of the month. All payments received after the 15th will be charged a late fee. Allow ample time for mailing of payments. Payment should be mailed to the management company. Payments should be made payable to : "California Stonegate Community Association - 221".
- The policy above may be changed by the Board of Directors in certain cases based on individual circumstances. If a homeowner is delinquent and wishes to arrange a payment plan, please contact the management company in writing with your proposal. The management company will then forward your request to the Board.

CHANGE OF OWNERSHIP OR RESIDENCY

- It is the homeowner's responsibility to report any changes in tenancy to the management company within thirty days of the change. Advise the management company of your new address and phone number if you are a non-resident owner.
- It is the homeowner's responsibility to submit a copy of the CC&R's By-Laws, and these Rules & Regulations to their tenants. Renters are welcome at Association meetings, but they have no vote in an Annual Election or in other Association matters unless by proxy from the homeowner.
- It is the homeowner's responsibility to pass on any entry gate remotes and Association keys (for the pedestrian gate and/or the tennis court) as well as copies of the CC&R's, By-Laws, and these Rules & Regulations to the new owners when moving out of the community.

COMMON AREA USE

- The "common area" includes all of the property and structures owned by the Association for the common use, benefit, and enjoyment of the community. This area includes the greenbelt, the tot lot, the swings, the basketball, tennis and volleyball courts, the streets, sidewalks, storm drains, the perimeter wall, the four entry gates and the exterior landscaping.
- No equipment, plants, or other Association property may be removed from the common area unless authorized by the Board of Directors. Anyone determined to have maliciously damaged or stolen property belonging to the Association shall have criminal proceedings

initiated against them. Damages, whether caused by a homeowner, tenant, family member, or guest, shall be repaired or replaced at the homeowner's expense.

- The tot lot, tennis court, volleyball court, and basketball courts are meant for the use of homeowners, their family, tenants and/or their guests. The operating hours are from 7:00 am to 10:00 pm. Using the equipment is at your own risk. Please follow the guidelines below when using these areas:

SUPERVISE SMALL CHILDREN.

KEEP DOGS ON A LEASH.

DO NOT THROW SAND AT ANOTHER PERSON OR OUT OF THE SANDPIT.

THROW ALL GARBAGE, ESPECIALLY GLASS, INTO THE TRASH CAN.

REFRAIN FROM ANY ACTIVITY THAT MIGHT DAMAGE THE EQUIPMENT.

AVOID ANY FORMS OF PLAY THAT INVOLVE HITTING, SHOVING, OR PROFANITY.

DO NOT HANG ON THE VOLLEYBALL NET.

- The tennis court is for playing tennis only. Roller blades, bicycles, and skateboards are not allowed within the tennis court.
- If a homeowner plans on using the tot lot and/or adjacent greenbelt for a large group gathering, it is recommended that the homeowner contact the management company to reserve the space. Reservations are not required to use these areas, but they are strongly encouraged in order to avoid conflicts with other gatherings. Homeowners are expected to clean up after themselves when using the greenbelt area, whether it is a large group gathering or a small group.
- Homeowners and tenants are responsible for the conduct and demeanor of their family members, tenants and guests at all times and are responsible for violations committed by said persons, including reimbursement to the Association for repair costs necessitated from the actions of said family member, tenant or guest who causes any damage or harm to common area property.

GARAGE SALES

- Garage sales will be held once a year as a community event. Garage sales will be held on a date established by the Activities Committee, which will plan, coordinate, and monitor the event. The hours will be from 7:00 am to noon. The main gate at Mission Grove will be opened during this time and monitored by a member of the Activities Committee. All items for sale must be displayed on the homeowner's or tenant's property (and not in the common area) and may only be out in view of the common area for up to one hour before and one hour after the event.

INSTALLATION OF PATIO COVERS

- To help ensure a uniform, quality appearance from the public streets and properties within and adjacent to the Project, the City has reviewed and approved design standards prepared in accordance with the specifications adopted by the Design Review Board of the City for all patio covers installed on Residences in the Project. Graphic depictions of the patio cover design specifications are set forth in Exhibit "B" attached to your CC&R's and incorporated herein by this reference.
- Patio covers may also be installed on Residences in accordance with City of Riverside Design Review Board, City Approved Conditions, dated May 9, 2001, attached as Exhibit "C" to the CC&R's and incorporated herein by this reference. No Owner shall install, or cause to be installed, a patio cover or similar Improvement without the prior written approval of the Architectural Control Committee.
- All future patio covers may be either solid or lattice-roofed. All future patio covers shall be painted either white or a color matching the house trim. The patio and roofing material shall be architecturally complimentary to the primary residence and shall be subject to the Architectural Committee Review and approval. All future patio covers will be subject to the guidelines enumerated in the CC&R's (See Article VIII, Section 13 and First Amendment to CC&R's).

MAILBOXES

- The community mailboxes located throughout the neighborhood are the property of the United States Postal Service whose phone number is on page two. Please call the USPS if you have any questions, concerns, or complaints about the boxes or your mail service.
- Flyers are not to be posted on the community mailboxes, as per USPS regulations.
- Vehicles may not park in front of the community mailboxes due to the fact that postal carriers have the option of skipping delivery to boxes that are blocked.

NOISE CURFEW

- No homeowner shall cause, or allow to be caused, any noise-producing activities in the common area or personal residence between the hours of 10:00 pm and 7:00 am. Examples of "noise-producing activities" shall include, but not be limited to: music, parties, sports, recreational equipment, construction and/or repairs, power tools and/or equipment, etc.

- Homeowners are expected to exercise discretion during non-curfew hours when involved in a "noise-producing activity". Noise from music and parties should be heard in your home; not inside your neighbor's home. Construction and repair activities, as well as the use of power tools and/or equipment, should be restricted to daylight use, except in an emergency.

PARKING AND SPEED LIMIT

- All streets within the Project are private and are subject to all applicable laws, ordinances and regulations of all governmental agencies having jurisdiction over the Project. Excepting such areas as designated by the Board of Directors, no owner of a Lot in the Project shall park, store or keep any vehicle except wholly within his garage or in his driveway.
- All streets within the community are private. The maximum speed limit within the community of 20 miles per hour. Drivers are expected to stop at all stop signs. These rules are enforceable by the Board of Directors and subject to fines, if violated.
- No parking is allowed on lawns, in handicapped areas (lowered curbs), or near (to block) mail boxes. Parking near a fire hydrant is at your own risk. No one shall block a homeowner's and/or tenant's garage, denying the homeowner and/or tenant access to his or her garage or home without the homeowner's and/or tenants permission. This includes vacant homes.
- Homeowners and/or tenants should make every effort to park in their garage. Each homeowner and/or tenant shall maintain his or her garage such that it is readily available for parking. If additional parking is needed, homeowners and/or tenants may park in their driveways. Homeowners and/or tenants are prohibited from parking on the community streets. Visitors may park on the community streets for a period up to 48 hours. After 48 hours, visitor parking is considered storage and subject to towing at the owner's expense. Dead stored vehicles are not permitted on the streets or driveways of California Stonegate Community Association .
- No owner shall park, store or keep any large commercial type vehicle, any recreational vehicle (including but not limited to, any camper, motor home, trailer, boat trailer, mobile home or other reasonably similar vehicle, boat trailer, mobile home or other reasonably similar vehicle, boat or aircraft) or any vehicle other than a private passenger vehicle on his Lot or on any portion of the Common Property.
- Vehicles are not allowed to park in the greenbelt or on the concrete sidewalks in and/or adjacent to the greenbelt for any purpose at any time.
- No major vehicle repairs will be allowed in common areas, driveways, or streets. There is a four day parking limit of vehicles in driveways with flats, on jacks, with no engines, etc... No inoperable vehicle shall be stored anywhere in the community in such manner as to be visible from the common area. All homeowners and/or tenants are responsible for the clean up of any spillage of oil, coolant, or any other unsightly materials on his or her property .

- Parking violations are subject to immediate tow at the owner's expense.
- No "dead stored" vehicles are allowed to be parked on the driveways or on the streets of Association at any time. Any such "dead stored" or inoperable vehicle will be towed from the premises."

PET CONTROL

- All dogs within the community must be licensed by the City of Riverside and are subject to the City of Riverside's leash law. Dogs must be restrained by a leash and attended by a person capable of handling and restraining the animal when outside a residence or backyard.
- No homeowner and/or tenant shall have more than three pets outside his or her residence at any given time. Pets must be confined inside a residence or backyard area. Pets may not be tied and left unattended in any of the common areas or a front porch. Pet owners are responsible for the actions and behavior of their pets at all times and should see that such action and behavior is not disturbing to others. Pet owners are liable for all damages caused by their pets. Pet droppings on lawns, bushes, sidewalks, common areas, and front, back and side yards must be cleaned up immediately by the owner or the person caring for the pet at that time.
- Excessive and continued barking of dogs is not allowed. Any pet creating a nuisance to other homeowners and/or tenants is subject to fines payable by the homeowner. See the Violation Enforcement Policy on page nine for details on fines. Any known attacks by a homeowner's, tenant's, and/or visitor's pet to people or property within the community will be reported immediately to the local animal control authorities.

SPORTS AND RECREATIONAL EQUIPMENT

- The use of portable sports equipment (i.e., basketball, volleyball, tetherball, wading pool, ping pong table, etc.) on the front yard or driveway is allowed only on a limited or temporary basis. This equipment must be set up just before use and then taken down as soon as possible after each use. The equipment may not be kept in a "set up" condition in common area view when not being utilized

TRASH DISPOSAL

- Trash receptacles must be used when leaving trash in the street for pickup. There are two trash pickups during the week. Tuesday is "green" trash day for the pickup of grass,

leaves, and other garden waste. "Green" trash is to be placed in a thirty gallon trash container of your choice. Friday is the regular (non-recyclable) and recyclable trash day. This requires two separate trash containers to be picked up on the same day. Non-recyclable trash is to be placed in a container of your choice. Recyclable trash is to be placed in a large blue container (available from Trico at 685-5516). All containers are to be placed (on the designated day) at curbside in front of the homeowner's and/or tenant's home by 6:00 am. These containers must be removed from view within 24 hours after being picked up and emptied. Trash containers and trash must be kept out of sight of the common area in a garage or backyard when it is not a trash pickup day.

VIOLATION ENFORCEMENT POLICY

ENFORCEMENT PROCEDURE:

The following procedure will apply to all violations and infractions of the Governing Documents and Rules and Regulations. Owners may report violations to the management company or Board of Directors by submitting a written notice describing the violation. The Board of Directors, management company, or committee appointed by the Board may also note any violations discovered during walk-throughs or by personal knowledge of any of its members or representatives. At the time a violation is noted or reported, action will be taken as follows:

- The Board shall give written notice to the owner. The notice will contain a description of the violation, instructions regarding response to the notice and correction of the violation.
- If the violation continues or is repeated, the Board shall give the owner a second notice of the violation. The notice shall specify a date not less than fifteen (15) days after the date of the notice for a hearing before the Board. The hearing will be held in executive session if requested by the member, and the member will be allowed to attend the hearing.
- At the hearing, the Board shall allow the owner to present evidence and testimony as reasonable under the circumstances. If the Board concludes that the alleged violation occurred, the Board may impose monetary penalties, temporarily suspend voting and common area privileges for a period not to exceed thirty (30) days or take any other disciplinary action permitted by the Governing Documents. However, no suspension imposed by the Board shall take effect sooner than five (5) days after the date of the hearing. The Board shall notify the owner of any disciplinary action taken within fifteen (15) days of its decision.
- If the violation continues, the Board may impose continuing fines until such time as the matter is satisfactorily resolved.
- If the violation continues, or is repeated, the Board may also refer the matter to the Association's legal counsel. If required by Civil Code section 1354, mediation or arbitration will be offered. If a lawsuit is filed, the homeowner may be liable for the Association's legal costs and fees.