RULES AND REGULATIONS
FOR
WOODHAVEN COUNTRY CLUB HOMEOWNERS ASSOCIATION
(Updated September 2008)

This is a compilation of the most important Rules and Regulations of the Woodhaven Country Club Homeowners Association (WCCHOA). These Rules and Regulations have been formulated to preserve the unique qualities of this condominium development in the best interests of the WCCHOA residents as a whole, and have been adopted by the Board of Directors under the authority and guidelines set forth in the governing documents of the Associations (Articles, Bylaws and CC&R's).

Compliance with these rules & regulations is the obligation of each condominium owner. Owners are also to be held responsible for informing family members, guests or TENANTS of these rules and regulations (copies are available from our Management Company) and will be held responsible for any damage to Association property caused by a family member, guest or tenants as a result of any violation of these Rules.

I. MANAGEMENT COMPANY:

The day-to-day maintenance supervision and management responsibilities of the WCCHOA common areas and facilities are in the hands of a professional management association. Representatives log in calls and take required action to preserve and enhance the quality of life at Woodhaven Country Club. Please make initial calls to them if you have questions, suggestions or complaints. Our current Management Company is; ALBERT ASSOCIATION MANGEMENT (760) 346-9000. Mr. Carl McCullough is our personal manager.

II. CONDOMINIUM UNITS:

1. No condominium unit shall be used for any business purposes that would require continuous flow of persons, material or equipment. This includes yard and/or garage sales.
2. Unreasonable noises, odors, or other annoyances, which interfere with the right or comfort of others is prohibited.
3. No person shall damage or destroy the Associations common area property. The owner of each unit shall be liable to the Association for any and all damage to the common area or to any improvements thereon or thereto, caused by owner, owners' family, tenants, guests, contractors, or invitees. After due process, the Board may levy Special Damage Assessment against an owner and/or a unit to reimburse the Association for all costs incurred in repairing any damage to the common area for which the owner was found responsible.
4. Parents are responsible for and must control their children with due regard to the wishes and comfort of other residents. Minor children shall not be permitted to run unattended about the common areas without the supervision of an adult. Children are not permitted to operate a golf cart without a valid driver's license.
5. The use of roller skates, in-line skates (roller blades), skate boards, and scooters are prohibited.
6. Patios, entryways or driveways (know as "common area") cannot be used as storage areas for items such as sporting equipment, cleaning and gardening supplies, holiday decorations, and other household items that should be stored in the condo or the garage. These areas are to be kept neat and tidy. Artificial Plants or Flowers (including dried plants or flowers) are not allowed in these common areas. Pots with plants are not allowed on any walls or anywhere else in the common area where they could cause damage to the stucco

II. CONDOMINIUM UNITS (CONTINUED):

7. Garage doors shall be kept closed when not in use. Garage doors shall only be open when the garage is occupied, or when entering or exiting the garage. An exception is during the summer months when doors may be kept ajar approx. 1 foot to remove excess heat from garage. **Please Note:** Any time your garage door is left open it is accessible to theft.
8. No commercial sign, poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from outside the owner's unit without approval of the Board. Only FOR SALE or FOR LEASE signs that are approved by the Board will be allowed. One such sign is to be affixed to the garage door in either top left or top right corner. The sign is to be beige with dark brown lettering with dimensions of 12x 18. No signs are to be placed in the windows on any side of the unit. One OPEN HOUSE sign not to exceed 12x 18 and beige with dark brown lettering is permitted on the street side of the open unit for the duration of the open house only. There must be an individual present while the sign is displayed. Directional signs are NOT permitted. One security service sign may be placed in the flower bed on the street side of the condo only. It may be visible from the street, but cannot protrude beyond the front of the garage door frame.
9. The display of flags and banners for specific holidays is permitted for the duration of the specific holiday. Decorator flags and banners may be displayed for 1-2 day periods for private entertainment, but we ask residents to use some common judgment and limit flying team and school banners to the weekends of the sporting event. American flags may be displayed on any day using standard display rules.
10. Outside Christmas lights and decorations are permitted thru the holiday season. Holiday lights and decorations may be displayed from Thanksgiving day thru January l5th. Year round use of holiday or temporary type lights along eves, patio covers or trees is not permitted.
11. Any pots containing dead plants or potting soil only must be removed from patios. Pots or other items are not allowed on patio walls. No artificial plants are allowed on patios.
12. Bird feeders (except for humming bird feeders) are not allowed on patios.
13. Trash containers and recycle bins must be kept out of view at all times, except on trash pick-up days. Trash is to be placed curbside in the proper containers provided by Waste Management. Monday is the designated pick up day for Woodhaven. Trash containers must be removed from the common area no later than 10:00 a.m. the following morning.
14. Normal household trash may be taken to the dumpster area, located near the back gate, and placed inside the dumpsters. Boxes must be broken down. Normal household trash does not include furniture, appliances, hazardous materials, etc. Contractors are not permitted to use these dumpsters.
15. All street number signs must conform to the uniform style prevalent to the community.
16 Individuals are not permitted on the roofs unless authorized by the Association.

III. SWIMMING POOLS:

1. Woodhaven's four pools are maintained for the exclusive use of Woodhaven Country Club residents and their qualified guests. Discretion must be used with respect to the number and frequency of guests to avoid monopolizing any of the pools. Qualified guests include direct family members of a homeowner and out of town visitors staying with a homeowner. Other guests are limited to the use of the pools no more than six times in each calendar year.
2. Pool hours are from 6: oo a.m. to 10:00 p.m. unless special arrangements are made with the Management Company. During hot summer months, the evening hours may be extended to midnight if strict quiet is maintained so as not to disturb pool neighbors.
3. No bottles or glassware shall be permitted inside the fenced area enclosing the pool.

III. SWIMMING POOLS (CONTINUED):

4. All children under the age of 14 MUST be accompanied and supervised by an adult. Children under the age of 14 are not recommended to be using the Jacuzzi spas at any time. The desirable temperature for a spa is 104 deg. F. Spa users should be aware of the effect of high temperatures upon certain health conditions.
5. Pool safety equipment is for emergency use only!!
6. Running, pushing, shoving or any other forms of horse-play or roughhousing will not be tolerated and can result in dismissal and possible suspension from the pool area.
7. None of the pool areas may be used to the exclusion of other residents. Rubber or plastic floats are permitted but must not unreasonably interfere with others using the pool.
8. Bathing suits for swimming must be worn at all times. No cut-offs or street clothes are allowed in the pools. Diapers are not allowed in the pools unless they are the appropriate swim diapers that are specially designed to keep contaminates out of the pool or spa.
9. Observe posted rules and swim at your own risk, as NO Lifeguard is on duty.
10. Pool gates are not to be left ajar or propped open for any reason at any time.
11. Unduly loud and disturbing noise, including radios, tape recorders, etc. will not be tolerated.
12. All refuse is to be placed in trash containers.
13. Absolutely no skateboards, bicycles or roller skates are allowed in the pool area.
14. No hard or injurious objects such as surfboards, hard balls, etc., are permitted in the pools.
15. Pets are not allowed in the pool areas at any time whether or not on a leash.
16. Mishandling of pool furniture will not be tolerated. Those who misuse or damage any pool furniture will be responsible for its repair or replacement. Pool furniture is not to be removed from the pool area.
17. You must use the shower at the pool prior to entering the pool.

The preceding Rules and Regulations established for the swimming pools are to maintain order, safety and minimize expense for all residents and/or guests. For this reason, it is essential that all Association members do the following:

(a) Conscientiously abide by all pool Rules and Regulations.
(b) Review the Rules and Regulations with all family members, guests and tenants.
(c) Strictly abide by all Rules while in the pool areas.
(d) Report any violation of these rules to the Woodhaven Country Club Homeowner's Association.

IV. ARCHITECTURAL CONTROL:

Pursuant to the Woodhaven HOA's CC&R's, the Architectural Committee is charged with the duty to consider, act upon and approve/disapprove any and all proposals or plans for improvements or alterations within the subdivision. No structural changes may be made to a unit without the prior written approval of the Architectural Committee. This includes, but is not limited to, the following: patio extensions, patio covers, gates, spas, rain gutters, garage doors and vents, golf nets, exterior lighting, satellites, built-in barbecues, roll up sunshades, security screen doors, replacement of windows, air conditioners, mist systems, lighted addresses, etc.

In order to provide a uniform and well maintained appearance throughout the development, any alteration, addition or modification to the exterior of a condominium building, regardless of how minor, must receive

IV. ARCHITECTURAL CONTROL (CONTINUED):

prior written approval of the HOA's Architectural Committee. Failure to submit an architectural approval form where required may result in a fine. The HOA's Management Co. has the appropriate forms and will assist owners as much as possible. The Architectural Committee Chairman and the Board of Directors point of contact for Architectural matters are also available if required. As the Architectural Committee consists of three members, there should be no case where approval/disapproval is not readily obtainable.

In the event plans and/or specifications submitted to the Architectural Committee are disapproved, the party may appeal in accordance with the CC&R's.

A. GENERAL RULES:

Owner assumes all responsibility for contractor employed by the owner during design and construction as it relates to quality of workmanship, safety and adherence to all requirements as set forth in the governing documents of WCCHOA.

Contractors and vendors responding to an emergency condition are permitted entry to the subdivision seven (7) days a week and during all hours.

It is the owner's responsibility to notify the front gate guard of the date, times and names of contractors/venders who will require entry. Normal working hours for contractors is 7:30 am till *5:30* pm, Monday thru Saturday. Contractors are not to be permitted to work on Sunday.

All work is to be commenced within thirty (30) days of receipt of final written approval from the Association and completed within ninety (90) days of commencement (construction period) unless written consent is secured from the Association for a longer construction period due to unusual circumstances. All work performed must strictly conform to the written approval of the Association. Any deviations from the written approval require another application and Association approval.

We want all owners, guests and renters to enjoy the common areas and landscaping as much as possible. However, there are certain guidelines which must be followed in order to prevent deterioration and unseemly appearance.

1. No owner shall make or cause to be made any structural alterations or modifications to their unit, or installation located therein which could have a material effect on another unit without the prior written consent of the Architectural Committee. This is particularly important with respect to safety hazards associated with internal and/or external wiring not in conformance with the National Electric Codes.
2. All exterior painting shall conform to the standard Woodhaven paint scheme, namely Dunn-Edwards Woodhaven 76.
3. No window in any condominium shall be covered with aluminum foil, similar reflective material, or any other types of materials not suitable for window coverings for homes. Windows of condominium units may be upgraded to dual pane glass, but must remain in same color scheme and style as the original windows.
4. No antennas, wires, window air conditioners or other exterior fixtures may be installed on or outside a condominium building without written Architectural Committee approval. The exterior of all condominium buildings and surrounding areas shall be maintained in original appearance unless written Architectural Committee approval is obtained.
5. Air conditioning replacement/repair applications are available though the management office. Deposit and pre and post inspection fees are required prior to any air conditioning replacement. A sheet metal air conditioning pedestal is required on most installations.

IV. ARCHITECTURAL CONTROL:

A. GENERAL RULES (CONTINUED):

6. The following areas must conform to Woodhaven architectural standards and must be approved by the Architectural Committee prior to making any changes:

(a). Patio Extensions.

1. May not extend away from building toward golf course any farther than existing T-Wall, and may not extend past edge of building line.
2. An optional planting strip may be provided on one or both sides with a minimum width of 18.
3. Homeowner must contact Management Co. to arrange with landscaping contractor and pay for any sprinkler relocation before commencement of any construction.

a). Patio Extensions. (Continued)

4. A plan or diagram must be submitted for approval and bear the name of the contractor to be used. Our Property Manager will have a list of approved contractors. Contractors that do not conform to Woodhaven HOA standards will be removed from the list.

(b). Patio Covers.

1. Plans of the approved patio cover type are available from the Management Co. office. Cover must be at lease 22ft. wide on end units and 19ft. wide on center units.
2. Patio covers may be covered with sunshade mesh netting or fiber glass sheeting if conforming to Woodhaven standards. This covering must be on top and not visible.

(c). Patio Walls and Enclosures.

1. Patio wall extension must not extend farther than the existing TWall (also referred to as Pony-Wall) and the edge of the building.
2. Patio walls must not exceed height of the T-Wall. All new patio wall construction must match existing Woodhaven original. Up-keep of any new wall construction will be the responsibility of the unit owner.
3. Before extending T-Wall from existing divider wall (behind barbeque), if any tree or plant relocation is required, permission of neighbor must be obtained.
4. Patio walls must have an opening for access by gardeners. If a gate is desired to enclose this opening, it must be of the design approved by the Architectural Committee and can be no higher than the patio wall.
5. Permanent or temporary fencing such as picket fence, wire mesh, dog fencing, trellises, or other types that do not conform to Woodhaven standards will not be allowed. You must submit an Architectural Application for any of these items. Trellis or plants supports cannot be redwood and shall not be visible from the golf course.
6. No temporary enclosures to contain pets and/or children are to be placed on any patio. (Including propped up furniture)
7. No permanent or temporary vertical or horizontal extensions of the patio divider walls are permitted.
8. Center units may install a security gate at edge of garage wall. Gate must conform to Woodhaven approved standard.
9. When work is completed, homeowner is to notify Management Co. so that the Architectural Committee can inspect and approve.

IV. ARCHITECTURAL CONTROL (CONTINUED):

A. GENERAL RULES (CONTINUED):

(d). Patio Spas.

1. The uppermost part of the spa may not exceed the height of the T-Wall.
2. Spa and all equipment must be inside T-Wall. Equipment must be located underground and have a protective cover.
3. Spa must have a protective cover and be kept covered when not in use.
4. Exterior walls of spa must be in conformance with existing construction.
5. Homeowner must contact Management Co. to arrange and pay for sprinkler relocation required.

(f). Patios Miscellaneous.

1. Rain gutters, if deemed necessary are to be placed so that drain does not adversely affect landscaping or a neighbor's property. Gutters must be of a uniform size and material and be painted the existing Woodhaven color so as to blend in and be as inconspicuous as possible.
2. Protective Golf nets are permitted, but must conform to the approved drawings available from the Management Company.
3. Misting systems are approved only if the piping is painted the same color as the patio cover. Architectural approval is required for all proposed misting systems. Owner assumes all responsibility for all maintenance and repair related to the misting system and the surfaces on which it is mounted.
4. Satellite dishes are allowed as detailed under separate rules governing WCCHOA Satellite Sizes and Installations. Satellite dishes must have Architectural approval prior to installation.

(g). **Garage and Security Doors.**

1. New style sectional garage doors are available from a number of venders in the area. They may be constructed of either wood or metal finish. They must conform to Woodhaven standards and match the original door. The door must be painted to the original color within 10 days of installation. Architectural approval is required.
2. Security type screen doors may be installed at the front door of all units. They must conform to Woodhaven standards and may be beige or dark brown in color. Architectural approval is required.

V. LANDSCAPE GUIDELINES:

1. In order to insure the safety of the residents and access to all parts of the development, there shall be no obstruction of any of the pathways, lawns, landscaped areas or other common area within the subdivision.
2. Residents are not authorized to trim or cut shrubs or trees, except within their own patio area. You are to notify the Management Company if you feel there needs to be additional trimming or cutting in any of the common areas. Residents are not to work directly with landscape personnel, rather notify the management company.
3. Planting and/or removal of any bushes or trees in the common area must be approved in advance by the Landscape Committee.
4. No planting or other objects within the rear patio areas will be permitted which unreasonably interfere with a neighbor's view, or is deemed unsightly.
5. Planting growing between adjacent patios shall be maintained at a recommended height of 40 so as

V. LANDSCAPE GUIDELINES(CONTINUED):

not to hinder neighbor's view. The final determination as to whether a planting or other object reasonably interferes with a view or is unsightly shall be left to the sole discretion of the Board of Directors and shall be binding upon the parties to any such dispute.

6. Homeowners may elect to not have the gardeners trim within their patio area. Stickers indicating such will be affixed by the Management Company upon request. No other sign will be permitted. All plantings maintained by the homeowner must be maintained in a neat and orderly fashion. If the plantings are not being maintained in a neat and orderly fashion in accordance with the Association standards, the Association shall exercise its right to trim the plantings as it sees fit".

VI. ANIMAL CONTROL:

1. Pets are to be kept leashed at all times when not inside the home. When walking pets they must be accompanied by a responsible person.
2. No dog or pet of any kind shall be tied up in the common area. Any and all damage to the common areas caused by an animal is the responsibility of the owner of that animal.
3. Animals are not allowed in pools, spas, fountains, golf course or other sporting or exercise areas.
4. The droppings of any pet must be cleaned up in a sanitary manner.
5. Owners shall not allow pets to bark or create a disturbance that is a nuisance and bothersome to other residents, whether the pet is inside or outside the home.
6. For purposes of the protection and maintenance of the common areas, ducks and pigeons are deemed to be pests. They cause damage to planted areas. This results in additional expense for the Association, inconvenience to Owners and is a health hazard in and around the common areas of the Association. Accordingly the feeding of the ducks and pigeons by Owners, their tenants or guests in the common area is prohibited. A violation of this rule will subject the unit Owner to an enforcement assessment.

VII. VEHICLES and PARKING:

A. General:

1. All homeowner vehicles must bear a current Woodhaven Country Club Identification Decal on the windshield. Repeated violations will result in denial of vehicle entry to Woodhaven C.C. Decals may be obtained thru the Management Co. after completion of application forms. Two decals per unit are authorized; any additional number requires approval by the Security Chairman.
2. All streets within the boundaries of Woodhaven Country Club HOA Constitute common area. All drivers must adhere to the posted speed limits within the subdivision. **Note: The Speed Limit is 20 MPH!!**
3. Any motor vehicle, including but not limited to automobiles, trucks, motorcycles, motorbikes, mini-bikes and/or motor scooters, which disturbs the quiet enjoyment of the residents shall be prohibited from use within the subdivision.
4. Except for emergencies, no vehicle of any type shall be maintained or repaired on common areas, or in driveways except inside a garage.
5. Motorized vehicles may only be operated on the streets or on the property by a person having a valid driver's license. This includes golf carts, mopeds, etc. California law does not authorize adults to allow children to operate a golf cart.
6. All operators of motor vehicles and golf carts are required to obey all traffic rules as if they were driving on the open road. This includes obeying **20 MPH** maximum speed limit as posted and

stopping at all stop signs.

VII. VEHICLES and PARKING (CONTINUED):

A. General (Continued)

B. Golf Carts:

1. Golf carts may be used for transportation around property, but must be parked in a garage when not in use. Parking on grass areas and fairway patios is prohibited. No more persons may occupy a golf cart than the number of seats provided on the cart. Golf carts are not allowed to be driven between the condominium units or on any pedestrian sidewalk.
2. Owners are encouraged to carry liability insurance.
3. Golf carts must be registered with the Association for safety and identification purposes.

C. Recreational Vehicles:

1. Recreational vehicles shall be defined to include all recreational vehicles, van conversions, motor homes, travel trailers, tent trailers, trailers, camper shells, detached camper shells, boats, boat trailers, or other similar equipment or vehicles with the exception of pickup trucks with camper shells and/or passenger vans not exceeding seven feet (7'-0) in height (measured from the ground level) and eighteen feet (18'-0) in length, which are used on a regular or recurring basis for basic transportation.
2. No recreational vehicle (as defined above) shall be parked in the common area unless approved in writing by the Board of Directors. Recreational vehicles are allowed entrance for a maximum of four hours (4) for loading and unloading purposes only.
3. Camping or overnight sleeping in any recreational vehicle while parked within the subdivision is strictly prohibited.

D. Parking:

1. Resident's vehicles with current valid decal must be parked in a garage or Owner's driveway and all vehicles in Woodhaven must be kept in a clean condition (no cobwebs, dirt, etc). Owner's must utilize their garage to its maximum vehicle capacity for parking first and then as a storage area. Garages may not be converted for a living area or for recreational purposes.
2. Vehicles are not allowed to park in driveways if the vehicle extends into the street beyond the curb line, except for washing and cleaning purposes.
3. Any vehicle parked on the property must have and display a valid current visitor's or vendor pass.
4. Double parking, parking in the wrong direction, or parking in such a manner so as to block access to other residents' garages or driveways is prohibited.
5. Illegally parked vehicles will be ticketed, guests included, and repeat offenses will cause fines to be levied against the homeowner responsible for their own and guest parking.
6. At no time is parking permitted in pool parking areas, except for pool patrons and picking up of mail. No parking is allowed at curb sides painted red.
7. Construction type equipment and vehicles may not be parked in the street overnight.
8. Any vehicle displaying a FOR SALE sign must be parked in driveway.
9. Disabled vehicles must be removed from the premises within 72 hours, or they will be towed away at the Owner's expense.
10. No parking is permitted on the street on street sweeping days.

VII. VEHICLES and PARKING (CONTINUED):

A. General (Continued)

E. Towing:

1. Violations of any parking or vehicle regulations may result in towing by the Association. Pursuant to California Vehicle Code *22658.2,* the Association may have any improperly parked vehicles removed and towed to the nearest public garage. Prior to any towing, the Association shall place a written notice on the violating vehicle, stating that the vehicle will be towed to a public garage unless the vehicle is moved within twenty-four (24) hours. In such an event, the Association shall not be liable for any damages incurred by the vehicle owner because of the removal of a vehicle or for any damage to the vehicle caused by the removal, including without limitation the charge for towing and storage of the vehicle by the towing company.

VIII. SATELLITE DISH RULES

A. Definitions

1. Antenna any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS) a reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna, provided it meets FCC standards for radio frequency emission. Cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.
2. Transmission-only antenna any antenna used solely to transmit radio, television, cellular, or other signals.
3. Owner any association unit owner. For the purpose of this rule only, owner includes a tenant who has the written permission of the unit owner to install antennas.
4. Telecommunications signals Signals received by DBS, television broadcast, and MDS antennas.
5. Exclusive-use area Restricted common area in which the owner has a direct or indirect ownership interest and that is designated for the exclusive use of the owner as defined in the appropriate association document that is next to the owner's unit.

B. Installation Rules

1. Antenna Type
   (a) DBS & MDS antennas are permitted upon approval.
   (b) Installation of transmission-only antennas is prohibited unless approved by the Board of Directors.
   (c) All antennas not covered by the FCC rule are prohibited.
   (d) No more than one antenna for each type of service may be installed by an owner.

2. Location
   (a) Antennas must be installed solely in the owners' unit or on individually-owned property as designated on the Association's Condominium Plan.
   (b) If acceptable quality signals can be received by placing antennas inside a unit without unreasonable delay or unreasonable cost increase, then outdoor installation is prohibited.

(c) Antennas must not encroach upon any common elements, any other owner's individual unit or

VIII. SATELLITE DISH RULES (CONTINUED)

exclusive use common area, or the airspace of another owner's exclusive use common area. Antennas may not be installed on any patio or patio cover.

(d) Antennas shall be located in the roof air conditioning well shielded from the view of the outside community, golf course, or from other units to the maximum extent possible. Antennas may not be installed on any common area property without the prior written approval of the Board of Directors or Architectural Committee.

3. Installation Specifications

(a) Antennas shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable quality signal.

(b) All installations shall be completed so they do not materially damage the common area, exclusive use common area, or individual units, or void any warranties of the condominium association or other owners, or in any way impair the integrity of the building.

(c) Any installer other than the owner shall provide the association with an insurance certificate listing the association as a named insured prior to installation. Insurance shall meet the following minimum limits.

(1c) Contractor's General Liability (including completed operations): $1,000,000.00.

(2c) Worker's Compensation: Statutory Limits.

(d) The purpose of this regulation is to ensure that antennas are installed in a manner that complies with building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to Association residents and personnel.

(e) Antennas must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antennas, including damage from wind velocity.

(f) There shall be no new penetrations of exterior, exclusive-use areas of the building. Wires shall be run through existing openings or using existing cables/wiring.

4. Maintenance

(a). Owners who install or maintain antennas are responsible for all associated costs, including but not limited to cost to:

(1a) Place (or replace), repair, maintain, and move or remove antennas.

(2a) Repair damage to any property caused by antenna installation, maintenance or use;

(3a) Pay medical expenses incurred by persons injured by antenna installation, maintenance, or use;

(4a) Reimburse residents or the Association for damage caused by antenna installation, maintenance or use;

(5a) Restore antenna installation sites to their original condition.

(b) Owners shall not permit their antennas to fall into disrepair or to become a safety hazard. Owners shall be responsible for antenna maintenance, repair and replacement and the correction of any safety hazard.

(c) If antennas become detached, owners shall remove or repair such detachment within 72 hours of the detachment. If the detachment threatens safety, the Association may remove antennas at the expense of the owner.

(d) Owners shall be responsible for antenna repainting or replacement if the exterior surface of

antenna deteriorates.

VIII. SATELLITE DISH RULES (CONTINUED)

5. Safety

(a) Antennas shall be installed and secured in a manner that complies with all applicable city and state laws and regulations, and manufacturer's instructions. Owners, prior to installation, shall provide the Association with a copy of any applicable governmental permit if required for safety reasons.

(b) Antennas shall not obstruct access to or exits from any unit, walkway, ingress or egress from an area, electrical service equipment, or any other areas necessary for the safe operation of the condominium. The purpose of this requirement is to ensure the safety of association residents and personnel and safe and easy access to the Association's physical plantings.

(c) Installation must comply with all applicable codes, take aesthetic considerations into account, and minimize the impact to the exterior and structure of the owner's unit.

(d) To prevent electrical and fire damage, antennas shall be permanently grounded.

C. Antenna Camouflaging

(a) Antennas shall be painted to match the color of the structure to which they are installed.

(b) Exterior antenna wiring shall be installed so as to be minimally visible, and must match the building exterior as closely as possible.

D. Antenna Removal

Antenna removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration of this location.

E. Association Maintenance of Locations Upon Which Antennas are Installed

(a) If antennas are installed on property that is maintained by the Association, the owners retain responsibility for antenna maintenance. Antennas must not be installed in a manner that will result in increased maintenance costs for the Association or for other residents. If increased maintenance or damage occurs, the owners are responsible for all such costs.If maintenance requires the temporary removal of antennas, the Association shall provide owners with 10 days written notice. Owners shall be responsible for removing or relocating antennas before maintenance begins and replacing antennas afterward. If they are not removed in the required time, then the Association may do so, at the owner's expense. The Association is not liable for any damage to antennas caused by Association removal.

F. Notification Process

(a) Any owner desiring to install an antenna must complete a notification form and submit it to the Association's manager. If the installation is routine, conforming to all of the above restrictions, the installation may begin immediately.

(b) If the installation is other than routine for any reason, the owner must submit his request in writing to the Association's manager for approval by the Board of Directors or Architectural Committee. The Board or Committee may require the owner to sign an agreement prior to approving a non-routine installation.

G. Installation by Tenants

These rules shall apply in all respects to tenants. Tenants desiring to install antennas shall obtain prior written permission of the unit owner. A copy of this permission must be furnished with the

notification statement.

VIII. SATELLITE DISH RULES (CONTINUED)

H. Severability

If any provision is ruled invalid, the remainder of these rules shall remain in full force and effect.

IX. RENTERS/TENANTS

A. All Owners who do not reside in a Unit owned by them shall provide the Association with their permanent residence address and phone numbers where they may be reached in an emergency, both at home and at work. *Unless* otherwise provided by law, an Owner who fails to provide such information shall be deemed to have waived the right to receive notices at any address other than the address of the Unit, and the Association shall not be liable for any loss, damage, injury or prejudice to the rights of any such Owner caused by any delays in receiving notice resulting there from.

B. No Unit may be leased for a period of less than thirty (30) days, unless the HOA board consents in writing to the contrary.

C. Every lease shall be a lease of the entire Unit, which shall include an assignment of the Owner's rights to use and enjoyment of the Common Area and any recreational facilities. However, each landlord Owner shall retain the rights of access to the Unit as reasonably necessary to enforce and protect the Owner's interest under the lease.

D. Every lease shall be in writing and shall be subject in all respects to the provisions of the Declaration, Bylaws, Rules and Regulations and other Governing Documents of the Association.

E. Every Owner intending to lease a Unit shall obtain from the Property Manager a Rider to Lease' which shall be added to the lease and shall be signed by all the parties executing the lease. The Rider shall be substantially in the form attached hereto as Exhibit A. The Association shall be a third party beneficiary under the lease, and shall have the right to seek a termination of the lease for any breach of the Association's Governing Documents or a breach of the lease.

F. Each Owner shall be responsible for providing tenants with copies of the Declaration, Bylaws, and Rules & Regulations. (Copies can be obtained from the Property Manager.) In addition, the Owner shall give the Association both a signed (redacted if you choose) copy of the executed lease and a signed original of the Rider to Lease within three days of the occupancy date on the lease. If the Owner or their Agent fails to provide these documents to the Association, the Association shall assess any expenses incurred in obtaining these documents against the Owner responsible as a Reimbursement Assessment/Special Assessment.

G. Owners are ultimately responsible for ensuring that their tenants and their families, guests and invitees comply with the terms contained in the Declaration, Bylaws, Rules & Regulations and other Governing Documents of the Association. If a tenant violates any provision of the Declaration, Bylaws or Rules & Regulations, the Board, in its discretion, shall determine what action or actions should be taken against the Owner or tenant, as the case may be. When the Board, in its discretion, determines that a violation or series of violations warrant termination of the lease, the Board may take whatever action or actions are necessary to terminate the lease.

H. All expenses of the Association in connection with any violations under these rules shall be assessed to the account of the Owner responsible as a Special Assessment, or Reimbursement Assessment following notice to the Owner and an opportunity for a hearing before the Board, before any such amount can become due and payable.

EXHIBIT A

RIDER TO LEASE

This Rider is added to the attached lease (Lease) in accordance with the Rules & Regulations of Woodhaven Homeowners Association (Association). By this Rider the undersigned parties to said Lease expressly acknowledge that, in accordance with Article IV, Section 12 of the recorded Declaration for said Association, every lease and the parties thereto shall be subject in all respects to the Documents of the Association, and any failure by the Tenant to comply with the terms thereof shall be a default under the Lease. By this Lease the Landlord assigns to Tenant all rights to use and enjoyment of the Association's common areas and facilities, including any and all recreational facilities, except as reasonably needed for Landlord to protect and enforce Landlord's rights under the Lease.

The Parties agree Association is a third party beneficiary of said Lease and shall be entitled to pursue all available legal and equitable remedies available to either party under the Lease in the event of any default. No rights of the Association shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same. Also, the Parties expressly agree that under no circumstances shall this Rider give the tenant(s) any rights whatsoever against the Association for any claims the tenant(s) may have arising out of or related to the Lease terms or the occupancy of the subject unit under the Lease terms.

_____ _____
Lesser (Landlord) Lessee (Tenant)

_____ _____
Lesser (Landlord) Lessee (Tenant)

_____ _____
Date Date

NOTE: A signed original of said Lease and this Rider must be given to the Association for its files in accordance with the Rules and Regulations of the Association.

****

Please complete the following for the Association's internal use only.

Landlord Information Tenant Information

_____ _____
Emergency Phone - Home Emergency Phone Home

_____ _____
Emergency Phone - Work Emergency Phone Work

_____ _____
Home Address Property Address

_____ _____
City, State, Zip City, State, Zip

ENFORCEMENT PROCEDURE

The entities engaged in enforcing the Association's C, C, & R's, Bylaws, Articles of Incorporation, Association Rules and Regulations and Architectural/Landscape Guidelines *(hereafter, collectively, Governing Documents* are):

Board of Directors The Board of Directors is charged with adopting Rules and Regulations, overseeing the enforcement of the Association's Governing Documents, and working with the Architectural Committee. It has the authority to conduct violation hearings for violations, impose enforcement assessments, cause violations to be remedied, and if warranted, initiate legal action.

Architectural Committee the Architectural Committee along with the Board adopts Architectural/Landscape Guidelines (hereinafter Guidelines) and is charged with primarily reviewing and approving proposed landscape and architectural modifications and assisting the Board in the enforcement of the Guidelines.

If a Violation Notice is sent and the Violator fails to take the necessary action by the deadline date, a Hearing Notice will be sent to the Violator, settling forth the date, place and time upon which the Violator may be heard before the Board of Directors.

Failure to (1) appear at any hearing and/or (2) comply with a Violation Notice could result in immediate discipline including, but not limited to, imposition of an enforcement assessment, or the suspension of rights. The Association must give fifteen (15) days, but no more than thirty (30) days' written notice of the hearing to the Violator before any action is taken, pursuant to *Corporations Code* § 7341 and the Association's Governing Documents. Also the Association must notify an owner in writing of the hearing outcome within fifteen (15) days from the hearing date.

ARCHITECTURAL VIOLATIONS

1. Examples of architectural violations are:

    a. Owner of the property has not submitted Architectural Application to the Committee for approval.

    b. Owner has received prior approval but has not complied with the approved specifications of the proposed work.

ENFORCEMENT PROCEDURE

Impose an Enforcement Assessment Even if the violation is not of a continuing nature, the Board of Directors still has the authority to impose an Enforcement Assessment for failure to comply with the provisions of the governing documents. The Board of Directors may only impose an Enforcement Assessment after providing notice and hearing to a Violator, pursuant to the minimum requirements set forth herein. The following Enforcement Structure is based upon a reasonable determination of the costs (i.e. attorneys' fees, property management fees, etc) expended by the Association in performing its functions in enforcing the governing documents, as well as the imposition of appropriate sanctions for violation of said governing documents. For the purpose of the Enforcement Procedure, the following definitions shall apply.

The term *violation* shall mean and include any failure to follow and/or observe the Association's governing documents.

The term *recurring violation* shall mean any violation of the Association's governing documents which has a definite commencement and cessation, but has occurred more than once. Examples of recurring violations are; (1) parking a recreational vehicle for over the time set forth in the governing documents, but moving if and subsequently returning and parking the recreational vehicle within the subdivision and again violating the parking restrictions; (2) letting a dog run free throughout the subdivision, on more than one occasion.

The term *continuous violation* shall mean any violation of the Association's governing documents which is ongoing and has not ceased for a period of time in excess of seventy-two hours (72) consecutive hours. Examples of continuous violations are: (1) trash cans left in common area (2) patio area not maintained. Upon the Owner curing the violation, the Board of Directors may, but is not obligated to, waive any portion or the entire monetary fine imposed for a continuous violation.

ENFORCEMENT ASSESSMENTS FOR VIOLATIONS OF GOVERNING DOCUMENTS

First Violation	Notice of Warning letter regarding violation.
Recurring Violation (Second Violation)	Costs incurred by the Association, if any, as well as a monetary fine up to $200.00.
Recurring Violation (Third Violation)	Costs incurred by the Association, if any, as well as a monetary fine up to $300.00 plus possible legal action.
Recurring Violation (Fourth Violation)	Costs incurred by the Association, if any, as well as a monetary fine up to $500 plus possible legal action.

ENFORCEMENT ASSESSMENTS FOR VIOLATIONS OF GOVERNING DOCUMENTS (CONTINUED)

Continuous Violation	Costs incurred by the Association, if any, as well as a monetary fine up to $500.00 PLUS an amount between $1.00 and $5.00 per day (as determined by the Board of Directors) from the date of the first notice of violation until violation is cured.

In addition to the Enforcement Assessments described above, the Board of Directors may levy the following Enforcement Assessments for Architectural/Application Violations, which may be added to any Enforcement Assessments.

FEES FOR ARCHITECTURAL/APPLICATION VIOLATIONS

Fee for Commencing Architectural Improvement without:

Architectural Committee Approval and/or Submitting Application	Up to $1,000.00 plus legal costs and any other remedies available to the Association.
Fee for Failure to follow submitted plans specifications and/or make Corrections upon notice	Up to $1,000.00 plus legal costs any other remedies available to the Association.

Board of Directors-September 2008