

Recording Requested By:

SAGHIAN LAVI, PLC  
8889 Olympic Blvd., Suite 200  
Beverly Hills, California 90211  
(310) 526-9890

**RESTATED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**GLENWOOD HOMEOWNERS ASSOCIATION**

**a California nonprofit mutual-benefit corporation**

**If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 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.**

## **AMENDMENT A**

In an effort to reduce housing shortages and homelessness, the State of California passed Assembly Bill Number 3182, which was signed by Governor Gavin Newsom on September 28, 2020, and will become law on January 1, 2021. Assembly Bill Number 3182 places limitations on the restrictions of the renting and leasing of separate units that homeowners associations can incorporate in their governing documents, including their Declaration of Covenants, Conditions and Restrictions.

To comply with Assembly Bill Number 3182 the Declaration of Covenants, Conditions and Restrictions of the Glenwood Homeowners Association (governing the common property located at 1557 South Beverly Boulevard; Los Angeles, CA 90024) is amended as follows, starting January 1, 2021.

ARTICLE 8.1 (preamble): **Residency Requirements**. Upon transfer of interest in a Unit, the recipient(s) of the transfer shall not lease the Unit for any period less than thirty (30) days.

ARTICLE 8.2: **Lease Requirements**. No member shall lease their Unit for an initial term of less than thirty (30) days.

ARTICLE 8.3 (iv): the lease is for not less than thirty (30) days;

All other articles and regulations remain in place unaltered.

November 18, 2020

Board of the Glenwood Homeowners Association

Hans Barnard, President

Kenneth Kubernik, Vice-President

Yelena Vavilova, Treasurer

Dejan Markovic, Secretary

Helen Petchersky

Anatoly Shtarkman

# TABLE OF CONTENTS

Table of Contents.....	i
<b>Article 1: Definitions .....</b>	<b>1</b>
1.1 "Annual Meeting" .....	1
1.2 "Architectural Standards" .....	2
1.3 "Articles" .....	2
1.4 "Assessment" .....	2
1.5 "Association" .....	2
1.6 "Board" and "Board of Directors" .....	2
1.7 "Budget" .....	2
1.8 "Building" .....	2
1.9 "Bylaws" .....	2
1.10 "Capital Improvement" .....	2
1.11 "CC&Rs" .....	2
1.12 "Committee" .....	2
1.13 "Common Area" .....	2
1.14 "Common Expenses" .....	2
1.15 "Condominium" .....	2
1.16 "Condominium Plan" .....	3
1.17 "Davis-Stirling Act" .....	3
1.18 "Development" .....	3
1.19 "Director" .....	3
1.20 "Exclusive Use Common Areas" .....	3
1.21 "Governing Documents" .....	3
1.22 "Improvements" .....	3
1.23 "Lender" .....	3
1.24 "Manager" .....	3
1.25 "Member" .....	3
1.26 "Membership Approval" and "Approval of the Membership" .....	3
1.27 "Mortgage" .....	4
1.28 "Mortgagee" .....	4
1.29 "Officer" .....	4
1.30 "Operating Accounts" .....	4
1.31 "Owner" .....	4
1.32 "Parking Areas" .....	4
1.33 "Patio" .....	4

1.34	"Percentage Interest" .....	4
1.35	"Person" .....	4
1.36	"Quorum" .....	4
1.37	"Regular Assessments" .....	4
1.38	"Reimbursement Special Assessments" or "Reimbursement Assessments" .....	4
1.39	"Reserves" or "Reserve Accounts" .....	4
1.40	"Residence" .....	5
1.41	"Resident" .....	5
1.42	"Rules and Regulations" or "Rules" .....	5
1.43	"Separate Interest" .....	5
1.44	"Special Assessments" .....	5
1.45	"Tenants" and "Lessees" .....	5
1.46	"Unit" .....	5
a.	Boundaries.....	5
b.	Inclusions .....	5
c.	Exclusions .....	5
d.	Spaces.....	6
1.47	"Utility Lines".....	6
1.48	"Voting Power" .....	6
1.49	Definitions of Other Terms.....	6
<b>Article 2: Membership Rights and Privileges .....</b>		<b>7</b>
2.1	Membership.....	7
a.	Membership Appurtenant to Units .....	7
b.	No Membership for Security Interests.....	7
c.	No Membership for Tenants.....	7
d.	No Separate Transfer of Membership .....	7
e.	Trust .....	7
f.	Corporation.....	7
g.	Partnership.....	7
h.	Other Entities.....	7
2.2	Proof of Ownership.....	8
2.3	Voting Rights.....	8
2.4	Inspection of Records.....	8
2.5	Ingress, Egress and Support.....	8
2.6	Easement for Use and Enjoyment .....	8
2.7	Encroachment Easement.....	8
<b>Article 3: Membership Obligations.....</b>		<b>8</b>
3.1	Obligation to Follow Governing Documents.....	8
3.2	Supervision of Minors .....	8
3.3	Security.....	8

3.4	<i>Purchase Subject to Violations</i> .....	9
3.5	<i>Notice of Transfer of Ownership</i> .....	9
3.6	<i>Duty to Maintain, Repair and Replace</i> .....	9
a.	Interior Walls and Partitions .....	9
b.	Wall, Ceiling and Floor Coverings .....	9
c.	Windows .....	9
d.	Doors .....	9
e.	Cabinets, Countertops and Appliances .....	10
f.	Heating and Air Conditioning .....	10
g.	Electrical, Telephone, Security and Cable .....	10
h.	Plumbing and Gas .....	10
j.	Utility Lines .....	10
k.	Balconies and Patios .....	10
l.	Fireplaces .....	11
m.	Improvements .....	11
3.7	<i>Easement for Maintenance</i> .....	11
3.8	<i>Water Damage and Mold</i> .....	11
3.9	<i>Obligation to Carry Insurance</i> .....	11
3.10	<i>Liability for Damage</i> .....	11
3.11	<i>Reimbursement to Association</i> .....	12
3.12	<i>Liability for Mitigation</i> .....	12
3.13	<i>Guests</i> .....	12
<b>Article 4: Duties of the Association</b> .....		<b>12</b>
4.1	<i>Board of Directors</i> .....	12
a.	Membership Meetings .....	12
b.	Director Qualifications and Meetings .....	12
4.2	<i>Powers of a Nonprofit Corporation</i> .....	12
4.3	<i>Maintain Common Areas</i> .....	12
4.4	<i>Termites and Pests</i> .....	12
4.5	<i>Incur and Pay Expenses</i> .....	13
4.6	<i>Rules and Regulations</i> .....	13
4.7	<i>Foreclose, Hold Title and Make Conveyances</i> .....	13
4.8	<i>Commercial Concessions</i> .....	13
4.9	<i>Utility and Cable Easements</i> .....	13
4.10	<i>Granting Utility Easements</i> .....	14
4.11	<i>Limitation on Granting Easements</i> .....	14
4.12	<i>Borrow Money</i> .....	14
4.13	<i>No Power to Encumber Real Property</i> .....	14
4.14	<i>Represent Association in Litigation</i> .....	14
4.15	<i>Receive Property</i> .....	14
4.16	<i>Limitations on Sale of Property</i> .....	14

4.17	<i>Limitations on Capital Improvements</i> .....	14
4.18	<i>Vendor Contract Limitations</i> .....	15
a.	<i>Public Utility Contract</i> .....	15
b.	<i>Fire and Burglary</i> .....	15
c.	<i>Bulk Cable Service</i> .....	15
d.	<i>Elevator Maintenance</i> .....	15
e.	<i>Insurance</i> .....	15
4.19	<i>Delegation to Manager</i> .....	15
4.20	<i>Transfer to Public Agency</i> .....	15
4.21	<i>Real Property Exchange</i> .....	15
4.22	<i>Personal Property of Association</i> .....	16
4.23	<i>Nonprofit Character of Association</i> .....	16
4.24	<i>Discharge of Liens</i> .....	16
<b>Article 5: Architectural Control</b> .....		16
5.1	<i>No Improvements or Alterations Without Approval</i> .....	16
5.2	<i>Applicants in Good Standing</i> .....	16
5.3	<i>Right to Decorate Unit</i> .....	16
5.4	<i>Architectural Standards</i> .....	16
5.5	<i>Architectural Committee</i> .....	17
a.	<i>Architect</i> .....	17
b.	<i>Conflicts of Interest</i> .....	17
5.6	<i>Rescinding Approval</i> .....	17
5.7	<i>Submission of Plans</i> .....	17
5.8	<i>Review Fees and Remodeling Agreement</i> .....	17
5.9	<i>Variances</i> .....	18
5.10	<i>Engineering and Code Requirements</i> .....	18
5.11	<i>Acoustical Limitations</i> .....	18
a.	<i>Hard-surfaced Flooring</i> .....	18
b.	<i>Cork Underlayment</i> .....	18
c.	<i>Carpeting</i> .....	18
d.	<i>Grandfathering</i> .....	19
5.12	<i>Inspection</i> .....	19
5.13	<i>Building Department and Association Approvals</i> .....	19
5.14	<i>Mechanics' Liens</i> .....	19
5.15	<i>Hold Harmless and Indemnify</i> .....	19
5.16	<i>Combining Units</i> .....	19
5.17	<i>No Right to Divide Units</i> .....	20
<b>Article 6: Balconies &amp; Patios</b> .....		20
6.1	<i>Member Maintenance of Balconies and Patios</i> .....	20
a.	<i>Clean and Sanitary</i> .....	20
b.	<i>Waterproofing</i> .....	20

c. Balcony/Patio Doors.....	20
6.2 Association Maintenance of Balconies and Patios.....	20
6.3 Right to Inspect and Repair.....	20
6.4 Balcony and Patio Alterations .....	20
6.5 Balcony Ledge.....	20
6.6 Dangerous Acts.....	21
6.7 Unsightly Objects.....	21
6.8 Balcony and Patio Furniture.....	21
6.9 View Obstructions .....	21
6.10 Watering Plants.....	21
6.11 Balcony Weight Limitations .....	21
6.12 Damage .....	21
6.13 Balcony and Patio Water Damage .....	21
<b>Article 7: General Restrictions.....</b>	<b>21</b>
7.1 Antennas.....	21
7.2 Barbecues.....	21
7.3 Flammable Materials.....	22
7.4 Health/Safety Hazards .....	22
7.5 Spas and Hot Tubs .....	22
7.6 Laundry.....	22
7.7 Nudity.....	22
7.8 Nuisance.....	22
7.9 Occupancy Restriction .....	22
7.10 Grandfathered Occupancy.....	22
7.11 Obstruction of Common Areas .....	23
7.12 Quiet Enjoyment.....	23
7.13 Residential Use.....	23
7.14 Roof Restricted Access .....	23
7.15 Sale of Unit.....	23
7.16 Satellite Dishes .....	23
7.17 Signs .....	23
7.18 Smoking.....	23
7.19 Trash Chutes .....	24
7.20 Use of Independent Contractors.....	24
7.21 Window Coverings .....	24
7.22 Drones .....	24

<b>Article 8: Lease and Ownership Limitations .....</b>	<b>24</b>
8.1 Residency Requirement .....	24
8.2 Lease Requirements .....	25
8.3 Lease Addendum .....	25
8.4 Ownership Limited to One Unit .....	25
8.5 Governing Documents .....	25
8.6 Transfer of Common Area Privileges .....	25
8.7 Transfer of Occupancy .....	26
8.8 Repair Damage .....	26
8.9 Unlawful Detainer .....	26
8.10 Assignment of Rents .....	26
8.11 No Criminal Activity .....	26
<b>Article 9: Pets .....</b>	<b>27</b>
9.1 Pet Limitation .....	27
9.2 Size Limitation .....	27
9.3 Grandfathered Pets .....	27
9.4 Service Animals .....	27
9.5 Nuisance .....	27
9.6 Dangerous Animals .....	27
9.7 Prohibited Animals .....	28
9.8 Liability .....	28
9.9 Control .....	28
<b>Article 10: Vehicles and Parking .....</b>	<b>28</b>
10.1 Management of Parking .....	28
10.2 Restricted Parking .....	28
10.3 Commercial Vehicles .....	28
10.4 Guest Parking .....	28
10.5 Renting of Parking Spaces .....	28
10.6 Proper Operating Condition .....	28
10.7 Limited Operation .....	28
10.8 Electric Vehicles .....	29
10.9 Noise Limitation .....	29
10.10 Repair of Vehicles .....	29
10.11 Washing of Vehicles .....	29
10.12 Fluid Leaks .....	29
10.13 Theft or Damage .....	29

10.14	<i>Impeding Access</i> .....	29
<b>Article 11: Enforcement of Governing Documents .....</b>		<b>29</b>
11.1	<i>Association Enforcement Rights</i> .....	29
a.	<i>Monetary Penalties</i> .....	29
b.	<i>Suspend Common Area Privileges</i> .....	29
c.	<i>Suspend Voting Rights</i> .....	30
d.	<i>Judicial Enforcement</i> .....	30
11.2	<i>Cumulative Remedies</i> .....	30
11.3	<i>Failure to Enforce Not a Waiver</i> .....	30
11.4	<i>Remedy at Law Inadequate</i> .....	30
11.5	<i>Right of Action Against Buyer</i> .....	30
11.6	<i>Attorneys' Fees</i> .....	30
<b>Article 12: Right of Entry .....</b>		<b>30</b>
12.1	<i>Limited Right of Entry</i> .....	30
12.2	<i>Notice of Entry</i> .....	31
12.3	<i>Avoid Unreasonable Interference</i> .....	31
12.4	<i>Emergency Entry</i> .....	31
12.5	<i>Refusal to Allow Entry</i> .....	31
12.6	<i>Damage Repaired by Association</i> .....	31
12.7	<i>Power to Vacate Unit</i> .....	31
a.	<i>Notice</i> .....	31
b.	<i>Duty to Vacate</i> .....	32
12.8	<i>Entry by Member</i> .....	32
<b>Article 13: Assessments .....</b>		<b>32</b>
13.1	<i>Purpose of Assessments</i> .....	32
13.2	<i>Regular Assessment</i> .....	32
a.	<i>20% Limitation</i> .....	32
b.	<i>Uniform Rate of Assessment</i> .....	33
c.	<i>Payable Monthly</i> .....	33
d.	<i>Written Notice</i> .....	33
e.	<i>Modification of Assessment</i> .....	33
13.3	<i>Special Assessment</i> .....	33
a.	<i>5% Limitation</i> .....	33
b.	<i>Uniform Rate of Assessment</i> .....	33
c.	<i>Reimbursement Assessments</i> .....	33
d.	<i>Payment Schedule</i> .....	34
e.	<i>Written Notice</i> .....	34
13.4	<i>Emergency Assessment</i> .....	34
13.5	<i>Deposit of Assessments</i> .....	34
a.	<i>Commingling</i> .....	34
b.	<i>Interest</i> .....	34
13.6	<i>Reserves</i> .....	34

a.	Be Segregated.....	34
b.	Be Invested .....	34
c.	Require Two Signatures .....	34
d.	Not Be Reimbursed .....	35
<b>Article 14: Enforcement of Assessments.....</b>		<b>35</b>
14.1	<i>Liability for Assessments</i> .....	35
14.2	<i>Enforcement Rights</i> .....	35
a.	Late Fees and Interest .....	35
b.	File Suit .....	35
c.	Lien and Foreclose .....	35
d.	Suspend Privileges .....	36
e.	Suspend Voting Rights .....	36
f.	Additional Remedies .....	36
14.3	<i>No Offsets</i> .....	36
14.4	<i>No Exemption by Waiver of Use</i> .....	36
14.5	<i>Attorneys' Fees</i> .....	36
14.6	<i>Non -Waiver of Assessments</i> .....	36
<b>Article 15: Insurance.....</b>		<b>36</b>
15.1	<i>Association Insurance</i> .....	36
a.	Direct Physical Loss .....	37
b.	Comprehensive or Commercial General Liability ("CGL").....	37
c.	Directors and Officers .....	37
d.	Workers' Compensation .....	37
e.	Fidelity Bond.....	37
f.	Employment Practices Liability .....	38
g.	Automobile Liability Insurance.....	38
h.	Boiler and Machinery Insurance.....	38
i.	Umbrella Policy.....	38
j.	Earthquake.....	38
15.2	<i>Member Obligation to Carry Insurance</i> .....	38
a.	Waiver of Claims.....	38
b.	Assignment of Proceeds .....	38
15.3	<i>Payment of Deductible</i> .....	39
15.4	<i>Management of Claims</i> .....	39
15.5	<i>Liability for Increased Insurance Rates</i> .....	39
15.6	<i>Choice of Contractor</i> .....	39
15.7	<i>Insurance Company Rating</i> .....	39
<b>Article 16: Protection of Lenders .....</b>		<b>39</b>
16.1	<i>Furnishing of Information</i> .....	39
16.2	<i>No Priority Over Rights of First Mortgagees by Destruction or Taking</i> .....	39
16.3	<i>Relationship with Assessment Liens</i> .....	40
16.4	<i>Foreclosure</i> .....	40
16.5	<i>Priority of Mortgage Lien</i> .....	40

16.6	<i>Curing of Breaches</i> .....	40
16.7	<i>Payment of Taxes and Charges</i> .....	40
<b>Article 17: Limitations of Liability .....</b>		<b>40</b>
17.1	<i>Standard for Liability</i> .....	40
17.2	<i>Limited Personal Liability</i> .....	41
17.3	<i>Association Not a Security Provider</i> .....	41
17.4	<i>Duty to Defend</i> .....	41
17.5	<i>Personal Injury or Property Damage Sustained Within a Unit</i> .....	41
17.6	<i>Actions Against Volunteers</i> .....	41
<b>Article 18: Damage/Destruction to Improvements .....</b>		<b>42</b>
18.1	<i>Common Area Damage</i> .....	42
a.	<i>Cost of Reconstruction</i> .....	42
b.	<i>Automatic Reconstruction</i> .....	42
c.	<i>Membership Approval</i> .....	42
d.	<i>Decision Not to Rebuild</i> .....	42
i.	<i>Revised Subdivision Map</i> .....	42
ii.	<i>Distribution of Insurance Proceeds</i> .....	43
e.	<i>Elimination of Units</i> .....	43
18.2	<i>Duties of Board During Reconstruction</i> .....	43
18.3	<i>Right of Entry to Assess Damage and Make Repairs</i> .....	43
18.4	<i>Power to Vacate Unit</i> .....	43
18.5	<i>Labor and Materials</i> .....	44
18.6	<i>Interior Unit Damage</i> .....	44
18.7	<i>Damage to Drywall</i> .....	44
a.	<i>Replacement</i> .....	44
b.	<i>Re-Taping</i> .....	44
18.8	<i>Special Assessment for Reconstruction</i> .....	44
18.9	<i>Encroachment</i> .....	44
<b>Article 19: Condemnation .....</b>		<b>45</b>
19.1	<i>Notice</i> .....	45
19.2	<i>Payment for Common Area</i> .....	45
19.3	<i>Payment for Unit</i> .....	45
19.4	<i>Revision of Documents</i> .....	45
19.5	<i>Status of Membership</i> .....	45
<b>Article 20: Miscellaneous .....</b>		<b>45</b>
20.1	<i>Amendment</i> .....	45
20.2	<i>Lender Approval</i> .....	46
20.3	<i>Amendment to Conform to Statute</i> .....	46
20.4	<i>Term of CC&amp;Rs</i> .....	46

20.5	<i>Attorneys' Fees</i> .....	46
20.6	<i>Notices</i> .....	46
20.7	<i>Headings</i> .....	46
20.8	<i>Liberal Construction</i> .....	46
20.9	<i>Number and Gender</i> .....	47
20.10	<i>Severability</i> .....	47
20.11	<i>No Public Rights</i> .....	47
20.12	<i>Successor Association</i> .....	47
20.13	<i>Conflicting Provisions</i> .....	47
<b>CERTIFICATION</b> .....		<b>47</b>

**RESTATED CC&RS**  
**Glenwood Homeowners Association**

a California nonprofit mutual-benefit corporation

THIS RESTATED Declaration of Covenants, Conditions and Restrictions ("CC&Rs") is made by all Persons who own Units in that certain real property planned residential development known as Glenwood Homeowners Association located in Los Angeles County, California. These CC&Rs shall apply to and bind all properties previously covered by covenants, conditions and restrictions. Without reducing the number of properties covered by these CC&Rs, the CC&Rs shall apply to the following properties:

Lot 1 of Tract No. 31381 as per Map recorded in  
Book 843 Pages 76 and 77 of Maps in the Office of  
the County Recorder of Los Angeles County.

By this instrument, the Members of the Association hereby revoke all previous declarations of covenants, conditions and restrictions recorded on June 18, 1974 as Recorder's Document No. 3967, as well as all amendments thereto, and substitute in their place these CC&Rs, which shall:

1. *Benefit Members.* Be for the benefit of Members of the Association;
2. *Benefit the Development.* Be for the benefit, enhancement and protection of the desirability, value and attractiveness of the Development and each Unit therein;
3. *Bind Successors in Interest.* Inure to the benefit of and be binding upon each successor in interest of the Association, each Member, Tenant, Resident, and occupant of any portion of the Development, as well as their respective heirs, personal representatives, grantees, Tenants, licensees, successors and assigns; and
4. *Run With the Land.* Run with the land and be binding upon all parties having or acquiring any right, title or interest in the Development or any portion of the Development, whether as sole owners, joint owners, Tenants, Residents, occupants or otherwise.

NOW THEREFORE, all Units in the Development, as well as any conveyance, transfer, sale, assignment, rental, lease or sublease of a Unit, shall be deemed to incorporate the provisions of these CC&Rs. Each successor in interest is subject to all of the covenants, conditions and restrictions contained in these CC&Rs.

**ARTICLE 1: DEFINITIONS**

1.1 "Annual Meeting" means the annual meeting of the Members of the Association.

1.2 "Architectural Standards" means those rules and guidelines which govern the making of physical changes, alterations, repairs or improvements to Units, Common Areas and Exclusive Use Common Areas.

1.3 "Articles" means the Association's Articles of Incorporation.

1.4 "Assessment" means any Regular Assessment, Special Assessment, Reimbursement Special Assessment, or any other assessment levied, imposed, or assessed against a Member's Unit in accordance with the provisions of the Governing Documents or applicable law.

1.5 "Association" means the Glenwood Homeowners Association, a California nonprofit, mutual-benefit corporation. The Association shall include, when the context requires, its Officers, Directors, employees and agents.

1.6 "Board" and "Board of Directors" means the Board of Directors of the Association.

1.7 "Budget" means a pro forma, projected or estimated operating budget of the Association's income and expenses for a twelve (12) month period.

1.8 "Building" means any building or structure which is part of the Improvements of the Development.

1.9 "Bylaws" means the duly adopted Bylaws of the Association, including any amendments.

1.10 "Capital Improvement" means any (i) substantial discretionary addition to the Common Areas, (ii) voluntary significant upgrade to Common Area materials, or (iii) discretionary significant alterations to the appearance of the development.

1.11 "CC&Rs" means this Restated Declaration of Covenants, Conditions and Restrictions and any amendments to these CC&Rs.

1.12 "Committee" means any committee appointed by the Board to assist in the management and administration of the affairs of the Association.

1.13 "Common Area" means the entire Development, except the Separate Interests owned by Members.

1.14 "Common Expenses" means the costs, expenses and charges in connection with maintaining, managing, insuring, operating, repairing, improving or replacing the Common Areas or managing the affairs of the Association. Common Expenses include, but are not limited to, those amounts reasonably necessary for Reserves.

1.15 "Condominium" means a condominium, as defined in the Davis-Stirling Act.

1.16 "Condominium Plan" means the diagrammatic description of the Development that identifies the boundaries of Units, some or all of the Exclusive Use Common Areas and the Common Area.

1.17 "Davis-Stirling Act" means and refers to the Davis-Stirling Common Interest Development Act which is the portion of the California Civil Code beginning with Section 4000 that governs common interest developments.

1.18 "Development" means that certain residential development known as "Glenwood Homeowners" and located at 1557 South Beverly Glen Blvd., Los Angeles, California 90024.

1.19 "Director" means any member of the Association's Board of Directors.

1.20 "Exclusive Use Common Areas" means those portions of the Common Area which serve a single Unit, including but not limited to Balconies, Patios, heating, ventilation and/or air conditioning, and utility lines, whether located inside or outside the boundaries of the Unit.

1.21 "Governing Documents" means these CC&Rs and any other documents which govern the operation of the Association, including, but not limited to, the Articles of Incorporation, Bylaws, Architectural Standards, Condominium Plan, Rules and Regulations, and Election Rules, as may be amended from time to time.

1.22 "Improvements" means all buildings and other structures located within the Development, including, but not limited to, streets, sidewalks, and utilities.

1.23 "Lender" means the holder of a first mortgage or deed of trust given by a Member (or his predecessor in interest), the lien of which mortgage or deed of trust is superior to all other monetary encumbrances, except real property taxes and Assessments.

1.24 "Manager" means any person or company employed or retained by the Association to oversee the operation, maintenance and management of the Association.

1.25 "Member" means the Owner, whether one or more Persons, of the publicly-recorded fee title to any Unit within the Development, but excluding any Person or Persons having such an interest in the Unit merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from the record fee ownership of a Unit and shall not be transferred, encumbered, pledged, alienated, or otherwise separated in any way, except in connection with the record sale of a fee interest of the Unit to which it is appurtenant. Where the CC&Rs impose restrictions on Member, the restriction shall also apply to Member's Tenants, and Member's and Tenant's family, guests and invitees.

1.26 "Membership Approval" and "Approval of the Membership" means approval by the affirmative vote of a majority of those Members present and voting at a duly held meeting at which a Quorum is present as defined in the Bylaws, unless provided otherwise in the Bylaws or these CC&Rs.

- 1.27 "Mortgage" means a deed of trust.
- 1.28 "Mortgagee" shall refer to a beneficiary (or its assignee) under a deed of trust and the term "First Mortgagee" shall refer to a beneficiary (or its assignee) under a deed of trust with priority over all other Mortgagees and deeds of trust.
- 1.29 "Officer" means the president, vice-president, secretary, treasurer, and any other officer of the Association, as defined in the Bylaws.
- 1.30 "Operating Accounts" means any account into which the Association's Assessments are deposited and out of which the Association's operational expenses are paid.
- 1.31 "Owner" means the owner, whether one or more Persons, of the publicly-recorded fee title to any Unit within the Development, but excluding any Person or Persons having such an interest in the Unit merely as security for the performance of an obligation.
- 1.32 "Parking Areas" shall include those portions of the Development used for the parking of vehicles.
- 1.33 "Patio" shall refer to a patio which is attached to a Unit and accessible through the Unit of which it is a part.
- 1.34 "Percentage Interest" means that undivided percentage ownership of the Common Area assigned to each Unit.
- 1.35 "Person" means a natural person, corporation, partnership, trust, association, or other entity, as recognized by law.
- 1.36 "Quorum" means more than 50% of the Voting Power of the Association, unless provided otherwise in these CC&Rs or Bylaws.
- 1.37 "Regular Assessments" means assessments other than Special Assessments and Reimbursement Assessments, levied or imposed against Members in order to perform the Association's obligations under the Governing Documents or the law.
- 1.38 "Reimbursement Special Assessments" or "Reimbursement Assessments" means those Special Assessments levied against Members for expenses incurred by the Association arising out of: (i) actions or omissions of Members, Tenants or their respective family, guests, invitees, or pets; (ii) materials or services provided to Members, Tenants or their respective family, guests, invitees, or pets; or (iii) conditions originating in a Unit.
- 1.39 "Reserves" or "Reserve Accounts" means those monies set aside in a separate account for anticipated long-term maintenance, repair, replacement and restoration of major Common Area components of the Development of Improvements

upon the Common Areas, and any other obligations of the Association that are authorized by either the Governing Documents or law.

1.40 "Residence" means a building used for residential purposes.

1.41 "Resident" means any Person in actual possession of all or any portion of a Unit.

1.42 "Rules and Regulations" or "Rules" means the rules and regulations adopted by the Board for the general health, welfare, comfort, and safety of Members and Tenants and their respective family, guests, or invitees and to interpret and implement the Governing Documents and for the orderly conduct of the business of the Association.

1.43 "Separate Interest" means an individual Unit.

1.44 "Special Assessments" means assessments levied from time to time against Members if at any time during the fiscal year the Regular Assessments are inadequate to perform the Association's obligations under the Governing Documents or the law, including, but not limited to, Common Area capital improvements, Common Area maintenance and repairs, unexpected expenses, and emergency repairs.

1.45 "Tenants" and "Lessees" means those Persons who have the temporary use and occupancy of Units owned by others, whether such use is paid for in money or other value.

1.46 "Unit" means those elements of a Condominium which are not owned in common with the Owners of other Condominiums in the Development.

- a. *Boundaries.* The boundaries of each Unit shall be the unfinished interior surfaces of the perimeter walls, floors, ceilings, windows, and doors. In interpreting deeds and plans, the existing physical boundaries of a Unit, or of a Unit reconstructed in substantial accordance with the Condominium Plan, shall be conclusively presumed to be its boundaries, rather than the metes and bounds, or other description, expressed in the deed or Condominium Plan, regardless of settling or lateral movement of a building and regardless of minor variance between boundaries shown on the Condominium Plan or in the deed and those of a building.
- b. *Inclusions.* The following are part of each individual Unit: (i) all improvements to the airspace encompassed by the unfinished interior surfaces of the perimeter walls, floors, ceilings, windows and doors (such as but not limited to paint, wall coverings, carpet and padding, hard-surfaced flooring, cabinets and counters, electrical fixtures, plumbing fixtures, and interior walls), and (ii) electrical switches and outlets that service the Unit.
- c. *Exclusions.* Any equipment, mechanical devices, security system components, and Utility Lines that are located within any Unit or that

run through any portion of any Unit and that service more than one Unit are not part of that Unit and shall be deemed to be part of the Common Area.

- d. *Spaces.* Each Unit, as separately shown, lettered, numbered and designated on the Condominium Plan, consists of two designated spaces as indicated on the Condominium Plan and the following schedule of units:

Unit No.	Designated Spaces	Unit No.	Designated Spaces
1	1-A, 1-P	18	18-A, 18-P
2	2-A, 2-P	19	19-A, 19-P
3	3-A, 3-P	20	20-A, 20-P
4	4-A, 4-P	21	21-A, 21-P
5	5-A, 5-P	22	22-A, 22-P
6	6-A, 6-P	23	23-A, 23-P
7	7-A, 7-P	24	24-A, 24-P
8	8-A, 8-P	25	25-A, 25-P
9	9-A, 9-P	26	26-A, 26-P
10	10-A, 10-P	27	27-A, 27-P
11	11-A, 11-P	28	28-A, 28-P
12	12-A, 12-P	29	29-A, 29-P
13	13-A, 13-P	30	30-A, 30-P
14	14-A, 14-P	31	31-A, 31-P
15	15-A, 15-P	32	32-A, 32-P
16	16-A, 16-P	33	33-A, 33-P
17	17-A, 17-P	*	*

Each of the designated spaces 1-A through 33-A is a condominium and each of the designated spaces 1-P through 33-P is a patio.

1.47 "Utility Lines" means sewer lines, storm drains, water pipes, electricity lines, gas lines, telephone lines or cables, television cables, satellite dish cables, heating and air conditioning conduits, heating and air conditioning ducts, heating and air conditioning flues, fiber optic cables, data lines, and other similar lines, pipes, cables, ducts, flues, and conduit pipes.

1.48 "Voting Power" means the total number of Units entitled to vote, excluding those Units for which voting rights have been properly suspended.

1.49 Definitions of Other Terms. Unless the context clearly requires otherwise, all other terms are defined in the Davis-Stirling Act.

## ARTICLE 2: MEMBERSHIP RIGHTS AND PRIVILEGES

2.1 Membership. Each Person shall automatically become a Member of the Association upon obtaining a publicly-recorded fee title ownership interest in a Unit and shall remain a Member until he or she ceases to have such recorded fee ownership interest in a Unit.

- a. *Membership Appurtenant to Units*. Membership in the Association is for the benefit of and appurtenant to the Unit to which it relates and shall not be separated from the ownership of the Unit.
- b. *No Membership for Security Interests*. Membership does not include Persons who hold an interest in a Unit merely as security for the performance of an obligation.
- c. *No Membership for Tenants*. Tenants have the same rights to use the Common Areas as Members and shall have the same duties to follow the Association's Governing Documents, but shall not be Members and shall not have the right to vote.
- d. *No Separate Transfer of Membership*. No Member may transfer, pledge, or alienate in any way his/her membership in the Association, except upon the recorded transfer of the fee interest in the Unit to which it is appurtenant and then only to the transferee of such fee interest.
- e. *Trust*. If the record fee title to a Unit is held in the name of a trustee on behalf of a trust, the trustees of the trust shall be authorized to exercise the rights and privileges of Association membership on behalf of the trust.
- f. *Corporation*. If the record fee title to a Unit is held by a corporation, the president of the corporation, as designated in the corporation's minutes, shall be authorized to exercise the rights and privileges of Association membership on behalf of the corporation.
- g. *Partnership*. If the record fee title to a Unit is held by a partnership, the managing partner, as designated in the partnership agreement, shall be authorized to exercise the rights and privileges of Association membership on behalf of the partnership. If no managing partner has been designated in the partnership agreement, then the partnership shall deliver to the Association a written designation of the name of the partner who is authorized to exercise the rights and privileges of Association membership on behalf of the partnership.
- h. *Other Entities*. If the record fee title to a Unit is held by a legal entity not described above, the majority owner of the entity shall be considered the Owner of the Unit for purposes of membership in the Association and may exercise the rights and privileges of a Member. If there is no

majority owner, an owner of the legal entity shall deliver to the Association a written designation of the name of the owner who is authorized to exercise the rights and privileges of Association membership on behalf of the entity.

2.2 Proof of Ownership. Proof of membership shall be in the form of a recorded deed showing fee ownership of a Unit.

2.3 Voting Rights. In all matters submitted for a membership vote, Members shall be entitled to one (1) vote per Unit (regardless of the number of Members having an interest in the Unit), except for those Members whose voting rights have been properly suspended pursuant to the Governing Documents and applicable law.

2.4 Inspection of Records. Members shall have the right to inspect records of the Association as provided for in the Bylaws and by law.

2.5 Ingress, Egress and Support. Members shall enjoy a nonexclusive easement appurtenant to and for the benefit of their Units for ingress, egress, and support over, across and through the Common Area and every portion of any Unit required for the structural support of the Unit.

2.6 Easement for Use and Enjoyment. Members shall have a nonexclusive easement of use and enjoyment of the Common Areas, subject to the rights of the Association as described in the Governing Documents and the Association's right to reasonably limit the number of guests of Members.

2.7 Encroachment Easement. Members agree that minor encroachments of the Common Area on Units or of Units on the Common Area or on other Units shall be permitted and that valid easements for the encroachments shall exist. Such encroachments shall not be considered to be encumbrances either on the Units or the Common Area.

### **ARTICLE 3: MEMBERSHIP OBLIGATIONS**

3.1 Obligation to Follow Governing Documents. Members, Tenants and Residents shall be obligated to follow the Association's Governing Documents and to ensure that their respective family, guests, and invitees abide by the Governing Documents.

3.2 Supervision of Minors. Members shall be liable for the conduct, behavior, and proper supervision of minors residing at or visiting their Units and/or using the Association's Common Areas.

3.3 Security. Neither the Association nor any Officer, Director, Committee member, employee or agent of the Association shall in any way be considered insurers or guarantors of any level of security within the Development. Members shall be responsible for their own security and shall take appropriate measures to ensure their own security as well as that of their family, guests, invitees, and Tenants. Members may not

rely on any security measures provided by the Association. Neither the Association, nor any Officer, Director, Committee member, employee or agent of the Association shall be liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

3.4 Purchase Subject to Violations. Buyers shall take ownership of Units subject to any violations by prior Members, Tenants or their respective family, guests, invitees, or pets, of the CC&Rs, Architectural Standards, or Rules which may exist concerning the Unit, whether or not such violations were disclosed by the seller of the Unit and whether or not the Association knew of the violations at the time of sale. Such buyers shall be liable for correcting such violations upon demand by the Association. Assessments, fines, and other charges not secured by a lien on the Unit prior to transfer of title are exempt from this provision.

3.5 Notice of Transfer of Ownership. No later than five (5) days after the assignment, sale, quitclaim or other transfer of their Units, Members shall notify the Association of the name, address, phone number, and email address of the transferee and the nature of the transfer.

3.6 Duty to Maintain, Repair and Replace. Except for those duties specifically assigned to the Association by these CC&Rs, Members shall, at their sole expense, maintain and repair their Units, maintain, repair and replace Improvements to their Units, and maintain, repair and replace any Exclusive Use Common Areas servicing their Units. Members' obligations include, without limitation, the following:

- a. *Interior Walls and Partitions.* The walls and partitions which are contained inside Members' Units, excluding the perimeter walls and any internal load-bearing walls.
- b. *Wall, Ceiling and Floor Coverings.* All drywall in and around the Unit plus all interior surfaces of walls (including perimeter and load-bearing walls), ceilings, floors, windows and doors, including, but not limited to, plaster, paint, wallpaper, paneling, fabrics, mirrors, carpets, rugs, linoleum, hardwoods, marble, granite, tile, window coverings, and any other materials used to decorate the interior surfaces of the Unit.
- c. *Windows.* The interior and exterior of the windows of their Units shall be kept clean and in good repair, unless the Association has elected to clean the exterior surfaces for all Units. Members shall be responsible for repairing leaks and replacing damaged glass, screens, weather stripping, latches, and related hardware using the material, color, quality, size, and configuration specified by the Association.
- d. *Doors.* The doors, screen doors, door frames, thresholds, weather stripping, locks, and related hardware. However, the exterior finishes of front doors shall be the responsibility of the Association.

- e. *Cabinets, Countertops and Appliances.* All cabinets, counter tops, and appliances, including refrigerators, stoves, ovens, dishwashers, garbage disposals, microwaves, washers and dryers, and the like.
- f. *Heating and Air Conditioning.* All mechanical equipment, heating and air conditioning equipment, heat exchangers, drip pans, valves, thermostats, compressors, control equipment, and any other mechanical equipment exclusively servicing the Unit. Members shall be responsible for any damage to the Common Areas caused by their air conditioning units.
- g. *Electrical, Telephone, Security and Cable.* All telephones, telephone lines, electrical wiring, light fixtures, electrical outlets, circuit breakers, and switches, cable and/or satellite television lines locks, intercom equipment, and security systems exclusively servicing a single Unit. Central intercom and security systems installed by the Association shall be maintained by the Association.
- h. *Plumbing and Gas.* All plumbing equipment, including plumbing fixtures, toilets, faucets, bathtubs, tub and shower valves, shower pans, drain lines, sewer lines, water lines, angle stops, garbage disposals, water heaters, etc., which exclusively service the Unit. All gas lines exclusively servicing the Unit.
- i. *Washers and Dryers.* All plumbing, ducts and utility lines that exclusively service the Unit's washing machine and dryers, including but not limited to the water supply lines, vents, and exhaust fans.
- j. *Utility Lines.* The Utility Lines that exclusively service the Unit. Each Member shall have limited easements across Units and Common Areas for the limited purpose of installing, repairing or maintaining Utility Lines which cannot reasonably be serviced from their Units. Access to Units and Common Areas shall be limited to a reasonable work area and be for a reasonable time. Except in emergencies, reasonable notice and consent, which may not be unreasonably withheld, to perform such work must be obtained from the affected Unit Owner and/or the affected Association, as applicable. Immediately after the work is completed, Members shall restore Units and the Common Areas to the same or better condition which the Units and Common Areas were in prior to the commencement of such work. Such restoration work on the Units and the Common Areas shall be done at the sole expense of the Member performing the installation, repair, or maintenance work and shall be completed in timely fashion.
- k. *Balconies and Patios.* The Balconies and Patios, as provided for in the Article in these CC&Rs entitled "Balconies and Patios."

- l. *Fireplaces.* Fireplaces inside each Unit are non-functional and for aesthetic purposes only. The Association does not maintain the outer/exterior components of the fireplaces. Individual owners may, with the written approval of the Board of Directors, install electric fireplaces inside their Units. The cost of such installation, and its subsequent maintenance and repair shall be borne by the owner who installed the electric fireplace and all subsequent owners of that Unit.
- m. *Improvements.* All improvements or alterations to the Unit or appurtenant areas by any current or prior Owner of the Unit, or by any party other than the Association, as part of any remodeling of the Unit.

3.7 Easement for Maintenance. Members are granted easements to enter the Common Areas as may be necessary to fulfill their maintenance obligations as described in the Governing Documents, provided that any damage to the Common Areas shall be repaired at such Member's sole expense and in a timely fashion.

3.8 Water Damage and Mold. Each Member, and not the Association, is responsible for water damage and mold in and to Units, Common Areas, and Exclusive-Use Common Areas: (i) caused by the Member, Member's Tenant or their respective family, guests, or invitees, (ii) originating from the plumbing lines and plumbing-related fixtures which exclusively service the Member's Unit and which the Member is responsible for maintaining, (iii) caused by water entering directly into the Member's Unit, including but not limited to water entry from the Unit's windows or skylight, and/or (iv) caused by Member's failure to mitigate damage by promptly reporting signs of water entry and leaks, including but not limited to roof leaks. Each Member shall regularly inspect their Unit for plumbing leaks, water accumulation, water intrusion through windows, doors, and roofs and signs of mold. Members must periodically service and/or replace supply and drain lines to appliances, HVAC equipment, sinks, toilets, and the like in their Units.

3.9 Obligation to Carry Insurance. Members shall purchase insurance for their Separate Interests, at their sole expense, as more fully described in the Article in these CC&Rs entitled "Insurance." The Association may confirm compliance with this section but is not required to and is specifically relieved of any responsibility or liability for not confirming compliance with this section.

3.10 Liability for Damage. Members shall be liable for any and all damage to the Units, Common Areas, including Exclusive-Use Common Areas, and any personal property when the cause of such damage originates from that Member's Unit or Exclusive Use Common Area, or which was caused by the acts or omissions of such Member, Member's Tenant, or their respective family, guests, invitees, or pets. The Association shall repair, restore or replace damaged Common Areas as it deems appropriate and may impose a Reimbursement Special Assessment against the liable Member and that Member's Unit for all costs, expenses and attorney fees incurred by the Association in connection with the damage. The Reimbursement Special Assessment

may become a lien against the liable Member's Separate Interest enforceable by the sale of the Member's Unit under Civil Code sections 2924, 2924(b), and 2924(c).

3.11 Reimbursement to Association. In the event the Association undertakes to provide materials or services that benefit a particular Member, such Member shall reimburse the Association for the costs incurred by the Association, which shall become a Reimbursement Special Assessment against the Member.

3.12 Liability for Mitigation. Members shall be liable for expenses incurred by the Association in mitigating or repairing damage to Units, Common Areas, and Improvements due to damage: (i) originating from Member's Unit, including, but not limited to, flood, fire, mold, insect, or rodent infestation; or (ii) from the negligence or willful misconduct of such Member, Member's Tenant, or their respective family, guests, invitees, or pets. Such expenses shall become Special Assessments against such Members.

3.13 Guests. Each Member shall be accountable to the remaining Members and the Association for the conduct and behavior of Persons residing with or visiting the Member or Member's Tenant in the Development.

#### **ARTICLE 4: DUTIES OF THE ASSOCIATION**

4.1 Board of Directors. The maintenance of the Common Areas, management of the Association, enforcement of the Governing Documents, and all other acts of the Association shall be through its Board of Directors, unless provided otherwise in the Governing Documents.

- a. Membership Meetings. The Association shall have at least one (1) meeting of its Members each year, as provided for in the Bylaws. Annual and Special Meetings of the membership shall be held at the dates, times, and locations provided for in the Bylaws.
- b. Director Qualifications and Meetings. The qualifications of who may be elected to the Board shall be as provided for in the Bylaws. Meetings of the Board shall be held as provided for in the Bylaws. Meetings of the membership shall be conducted in accordance with a recognized system of parliamentary procedure selected by the Board.

4.2 Powers of a Nonprofit Corporation. The Association shall have all of the powers of a nonprofit corporation organized under the laws of the State of California, operating for the benefit of its Members.

4.3 Maintain Common Areas. The Association shall maintain the Common Areas, except as otherwise provided in these CC&Rs.

4.4 Termites and Pests. In addition to any authority provided for in the Davis-Stirling Act, the Board shall have the authority and the duty to: (i) treat and/or repair Common Areas infested or damaged by insects, rodents, and wood destroying pests or

organisms (including microorganisms); (ii) impose a Special Assessment against the membership for the cost of the treatment and/or repairs; and (iii) summarily remove Residents, at Residents' expense, to ensure prompt treatment and repairs as provided for in the Davis-Stirling Act. Each Owner of a Unit shall bear the costs of any damage to his Unit caused by the presence of wood-destroying pests or organisms (including microorganisms). The Association shall also have the duty to treat and/or repair, at Owner's expense, the portions of Owner's Unit infested or damaged by insects, rodents and wood destroying pests or organisms (including microorganisms).

4.5 Incur and Pay Expenses. The Association shall have the power to incur and pay the operational expenses of the Association, which shall include but not be limited to, legal and accounting services; utilities; insurance; management services; vendor services, such as security, landscaping, garbage collection, pest control, street sweeping, cleaning, painting, and other such services; maintenance, repair, reconstruction, and replacement of all or any portion of the Common Areas, including but not limited to: the roof, storage areas, outer/exterior components of fireplaces including chimney and flue, elevators, all attached garages and garage doors, trash chutes, as well as any personal property acquired by the Association; supplies and materials; and such other services for the use, enjoyment and protection of the Development and its Residents as the Board may determine from time to time are reasonable, proper, or desirable.

4.6 Rules and Regulations. The Board may adopt, amend, and repeal Rules and Regulations regarding any matter set forth in the Governing Documents, including, but not limited to: (i) the use, occupancy, and maintenance of the Development; (ii) the general health, welfare, comfort, and safety of Residents in the Development; and (iii) the interpretation and implementation of the Governing Documents.

4.7 Foreclose, Hold Title and Make Conveyances. The Association shall have the authority to lien and foreclose upon any Unit for non-payment of Assessments, to take title to the Unit, to assume or otherwise pay off encumbrances, and to acquire, hold title to, lease and convey, with or without consideration, real and personal property and interests.

4.8 Commercial Concessions. The Board may negotiate contracts and grant commercial concessions over portions of the Common Area, subject to Membership Approval.

4.9 Utility and Cable Easements. The Association is granted easements to enter onto Units as is necessary or prudent to: (i) install, repair, and maintain Common Area utility lines; and (ii) install, operate, and maintain transmission lines and other facilities for a community television system, high-speed internet lines, community security systems, or other similar systems; provided that any damage to a Member's Unit shall be repaired at the Association's expense and in a timely fashion to restore the conditions as they existed prior to the repairs.

4.10 Granting Utility Easements. The Board may grant easements and rights of way in, under, or through the Common Areas for the purpose of constructing, erecting, operating, or maintaining utilities and similar services.

4.11 Limitation on Granting Easements. Granting any Member an easement for exclusive use of any portion of the Common Areas requires Approval of the Membership, as required by as provided for in the Davis-Stirling Act.

4.12 Borrow Money. The Association may borrow and repay monies, as needed in connection with the discharge of its duties, and pledge or assign Special Assessment rights, as security for the repayment of such borrowed money. However, any loan in excess of five percent (5%) of the annual Assessments shall require Membership Approval.

4.13 No Power to Encumber Real Property. The real property assets of the Association may not be encumbered as a security for debt.

4.14 Represent Association in Litigation. On behalf of the Association, the Board may institute, defend, settle, or intervene in litigation, arbitration, mediation, administrative proceedings, or any other legal proceeding in any capacity necessary to represent the interests of the Association.

4.15 Receive Property. The Board may receive property on behalf of the Association.

4.16 Limitations on Sale of Property. The Board may not sell during any fiscal year property owned by the Association having an aggregate market value in excess of five percent (5%) of the Association's budgeted gross expenses for that year, without Membership Approval, provided however that this limitation shall not apply to the sale or other disposition of property acquired by the Association in foreclosure proceedings.

4.17 Limitations on Capital Improvements. The following applies to Common Area capital improvements:

- a. *Defined*. "Capital Improvement" means any substantial discretionary addition to the Common Areas or significant alterations to the appearance of the Development. A Capital Improvement is not defined to mean additions or upgrades to Common Area materials which are necessary or prudent to comply with building or safety codes, or to prevent property damage or personal injury, or to reduce operating or maintenance costs for the Common Areas or to comply with Reserve component repairs or replacements.
- b. *5% Limitation*. Capital Improvements may not be made to the Common Areas in any fiscal year in excess of five percent (5%) of the Association's budgeted gross expenses for that year, without Membership Approval.

- c. *Obsolescence.* In the event the Board determines that any Common Area amenity is obsolete and the cost to remove the amenity is more than 5% of the Budget, the Board may call for a vote of the Members to determine whether the amenity should be removed. Any such removal shall require Membership Approval.

4.18 Vendor Contract Limitations. Except for the contracts listed below, no contract for services shall be entered into which binds the Association for a period in excess of two (2) years, without Membership Approval.

- a. *Public Utility Contract.* A contract with a public utility company, if the rates charged for the materials or services are regulated by the Public Utilities Commission. However, the term of the contract shall not exceed the shortest term for which the supplier will contract at the regulated rate.
- b. *Fire and Burglary.* Contracts for terms up to three (3) years to lease or service burglar and/or fire alarm equipment or provide protective services.
- c. *Bulk Cable Service.* Contracts for terms up to five (5) years to provide cable, internet, or satellite communications service.
- d. *Elevator Maintenance.* Contracts for terms up to five (5) years to provide maintenance and repairs to elevators.
- e. *Insurance.* Contracts for prepaid casualty and/or liability insurance, if the policies do not exceed three (3) years duration, provided that the policy/policies permit for short rate cancellation by the insured.

4.19 Delegation to Manager. The Board may delegate any of its duties, powers, or functions to any qualified Person or management company to act as Manager, except (i) attending Board meetings and voting on motions; (ii) electing officers; (iii) filling vacancies on the Board; (iv) appointment of executive committees; and (v) approving settlement agreements. Notwithstanding any delegation of duties, however, the Manager shall act at the direction and supervision of the Board.

4.20 Transfer to Public Agency. The Association may, upon Membership Approval, dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Association.

4.21 Real Property Exchange. Upon Membership Approval, the Association may transfer any part of the Common Area to other Persons or entities in exchange for real property of equal or greater value.

4.22 Personal Property of Association. The Association may acquire and hold tangible and intangible personal property and may dispose of the same by sale or otherwise.

4.23 Nonprofit Character of Association. Notwithstanding anything contained in these CC&Rs to the contrary, the Association may not engage in any activity which may jeopardize the nonprofit character of the Association.

4.24 Discharge of Liens. If necessary, the Association shall have the power to discharge by payment any lien against the Common Area and assess the cost thereof to the Member or Members responsible for the existence of the lien. Prior to any Board decision to discharge a lien, the Member or Members responsible for the existence of the lien shall be given written notice and an opportunity for a hearing before the Board to present any defenses which may exist.

## **ARTICLE 5: ARCHITECTURAL CONTROL**

5.1 No Improvements or Alterations Without Approval. No improvement, change or alteration may be made in or to any Unit, Common Area, or Exclusive Use Common Area until plans have been submitted to and approved in writing by the Architectural Committee. If improvements, additions, alterations, or modifications are different from those approved by the Architectural Committee, such improvements, additions, alterations, or modifications shall be deemed disapproved and the Member shall promptly correct the nonconforming items to comply with the Architectural Standards, the Architectural Committee's approvals, and City Requirements.

5.2 Applicants in Good Standing. Only Members in Good Standing may submit requests for approval of improvements, additions, alterations or modifications to their Units, Exclusive Use Common Areas, or Common areas appurtenant to their Units. "Good Standing" is defined to mean Members who are not delinquent by more than sixty (60) days in the payment of any Assessment, fee, or fine, and not found to be in violation of the Association's Governing Documents (following proper notice, hearing, and a finding by the Board).

5.3 Right to Decorate Unit. Members shall have the right to decorate the interior surfaces of the walls, partitions, ceilings, floors, and doors within their Unit, subject to any restrictions or procedures found in these CC&Rs and any Rules established by the Association.

5.4 Architectural Standards. The Board may adopt, amend, and repeal Architectural Standards. These Architectural Standards shall interpret and implement the provisions of these CC&Rs by setting forth the standards and procedures for the review and approval of proposed modifications, guidelines for architectural design, placement of any modification, color schemes, exterior finishes and materials, and similar features which are recommended for use within the Development, provided that the Architectural Standards shall meet the minimum standards required by these CC&Rs. In the event of

any conflict between the Architectural Standards and these CC&Rs, the CC&Rs shall prevail.

5.5 Architectural Committee. The Board shall appoint an Architectural Committee. If the Board does not appoint one, the Board shall automatically be deemed the Architectural Committee. The Architectural Committee shall have the authority to approve, reject, modify, give conditional approvals, and give limited approvals of improvements and alterations as provided for in the Association's Architectural Standards.

- a. *Architect.* The Board may retain the services of an architect and one or more consultants to assist the Architectural Committee in its duties. Compensation for consultants' services shall be fixed by the Board. The cost of such consultants and any related expenses may be charged to those Members submitting plans for alterations and/or improvements to their Units. Any significant costs must be submitted to the Member for approval before incurred by the Association.
- b. *Conflicts of Interest.* No Director or Architectural Committee member may participate in the decision-making process of any architectural submittal made by that Director or Architectural Committee member or members of their family. Further, no Director or Architectural Committee member may participate in the decision-making process of any other architectural submittal if it results in a monetary benefit to the Director or Architectural Committee member or any company in which they or members of their family have a financial interest.

5.6 Rescinding Approval. The Architectural Committee and/or the Board shall have the authority to rescind approval of plans previously approved by the Association if they believe that there is good reason to rescind such approval.

5.7 Submission of Plans. Plans and specifications in accordance with the Association's Governing Documents, describing the proposed modification, shall be submitted to the Architectural Committee by personal delivery or certified mail. Unless a delay in approval by the Architectural Committee is the result of (i) the applicant's failure to properly submit an application in accordance with the Association's guidelines, or (ii) a reasonable request by the Architectural Committee for additional information, the application shall be deemed approved within 60 days of being submitted to the Committee unless the application has been disapproved by the Committee. Provided, however, that all applications that violate the Association's Governing Documents or Building and Safety Codes are automatically disapproved without action by the Committee unless variances are specifically approved in writing by the Committee. Approvals by the Architectural Committee may contain conditions or requests for modification of particular aspects of the Member's architectural submission.

5.8 Review Fees and Remodeling Agreement. The Board may establish a schedule of fees which may be charged against the submitting party to defray any costs

incurred by the Association, including architectural and/or engineering consultant fees, legal fees, and expenses for reviewing plans. In addition, the Board may require Members to sign a remodeling agreement.

5.9 Variances. The Architectural Committee may grant reasonable architectural variances, subject to Board approval, if the Architectural Committee determines that the variance will not: (i) constitute a material deviation from the overall plan and scheme of the Development; (ii) result in a material detriment; or (iii) create a nuisance with respect to the Common Area or any other Member. The granting of a variance by the Board shall in no event be deemed a variance or waiver as to any other Unit, nor shall any variance affect the applicability or enforceability of any provision of this Article in respect to any other Unit.

5.10 Engineering and Code Requirements. Plans and specifications approved by the Architectural Committee are not approved for engineering design, building code, or safety specifications. Approval by the Architectural Committee does not absolve Members of the responsibility of obtaining any necessary governmental approvals or permits. Members shall be responsible for ensuring compliance with applicable fire and building codes, ordinances, and specifications.

5.11 Acoustical Limitations. All flooring shall meet or exceed a Field Impact Insulation Class ("FIIC") rating of not less than 55.

- a. *Hard-surfaced Flooring*. Upon installation of hard-surfaced flooring, such as marble, granite, tile, or hardwood, Members shall perform and submit to the Association the results of an FIIC test performed by a testing agency approved by the Association. If the floors fail to meet or exceed an FIIC rating of 55, the Member shall bring the flooring into compliance, unless the Association grants a waiver for minor deviations, as provided for in these CC&Rs.
- b. *Cork Underlayment*. Before installation of any new flooring, cork underlayment no less than ½ inch must be installed.
- c. *Carpeting*. Whenever floors are re-carpeted, they must meet or exceed an FIIC rating of 60. A test shall not be required following the installation of carpet unless a neighbor complains of noise. In the event of a complaint, the Association shall retain a company to perform the test. If the Unit being tested meets or exceeds an FIIC rating of 60, the complaining Member will be assessed a Reimbursement Special Assessment for the cost of the test. If the Unit being tested fails, the Owner of such Unit shall be assessed a Reimbursement Special Assessment for the cost and shall also take appropriate action to bring the carpets into compliance with the Association's standards, unless the Association grants a waiver for minor deviations, as provided for in these CC&Rs.

- d. *Grandfathering.* All floors approved by the Board and installed prior to the recordation of these restated CC&Rs are grandfathered, but shall be brought into compliance whenever the flooring is replaced, the Unit transfers ownership, or nuisance noise issues cannot be resolved by other means.

5.12 Inspection. The Association shall have the right, but not the obligation, to periodically inspect any improvements of which plans were approved by the Architectural Committee. Members shall allow inspection and any improvements may be halted and the Member fined if inspection is not allowed. Such inspections do not relieve a Member from his/her duty to comply with the Association's Architectural Standards and all applicable building and fire codes.

5.13 Building Department and Association Approvals. Any construction, repair, modification, or alteration of any Improvement requiring the issuance of a building permit shall be submitted by the Member to the appropriate governmental entity for review and approval. In the event of a conflict in the conditions of approval imposed by the governmental entity and the Architectural Committee, the more restrictive conditions shall control. Nothing herein shall limit the Architectural Committee from imposing conditions of approval which are more restrictive than conditions imposed by governmental agencies.

5.14 Mechanics' Liens. Members shall ensure that no lien is placed against any other Unit or against the Common Areas for labor or material furnished to their Units. If a lien is placed against the Common Areas and other Member's Units, and the responsible Member does not immediately cause the removal of the lien, the Association may, after written notice to the responsible Member, pay the amounts necessary to have the lien removed and levy a Reimbursement Special Assessment against the responsible Member.

5.15 Hold Harmless and Indemnify. Approval of plans by the Association signifies only a general conformance with its Architectural Standards and not with Building and Safety Code compliance, lot lines, easements, or construction best practices. The Association and its Architectural Committee, Members, Officers, Directors, employees, and agents shall not be liable and shall be held harmless and indemnified for mistakes in judgment or negligence arising out of or in connection with the Association's approval or disapproval of plans.

5.16 Combining Units. No Units may be combined without prior written Board approval. Combining Units shall have the following consequences: (i) the Percentage Interest in the Common Area allotted to the combined Units shall be equal to the sum of the Percentage Interests in the Common Area of each of the combined Units; (ii) the Assessments due and owing on the combined Units shall be equal to the sum of the Assessments levied against each of the respective Units so combined; and (iii) the Owner of the combined Units shall continue to have the same number of votes assigned to the Units before they were combined.

5.17 No Right to Divide Units. No Member shall have the right to divide any Unit; provided, however, that once two or more Units have been combined, the Owner of such combined Units may seek written approval of the Board of Directors to divide the Units and thereby restore them to their original dimensions and footprint.

## **ARTICLE 6: BALCONIES & PATIOS**

6.1 Member Maintenance of Balconies and Patios. Members shall, at their sole expense, have the duty to maintain, service and repair the floors and surfaces of the interior walls of their Balconies and Patios.

- a. *Clean and Sanitary.* Members shall keep their Balconies and Patios in a clean and sanitary condition. However, any water used in cleaning Balconies may not be permitted to unreasonably spill over the edge of the Balcony onto other Units or the Common Area.
- b. *Waterproofing.* Members shall maintain, repair, and replace surface finishes and waterproofing of the floors of the Balconies and Patios associated with their Units.
- c. *Balcony/Patio Doors.* Members shall repair and maintain the Balcony and Patio doors, door casings, thresholds, flashing, weather stripping, waterproofing, caulking, door guides, and any other related hardware and sealants associated with their Balcony or Patio doors.

6.2 Association Maintenance of Balconies and Patios. Excluding the Member obligations provided for above, the Association shall have the duty to repair and maintain the exterior surfaces, railings, and structural components of Balconies. Subject to the notice provisions in these CC&Rs under "Right of Entry," the Association shall have the right to enter upon any Balcony or Patio in connection with any maintenance or construction for which the Association is responsible.

6.3 Right to Inspect and Repair. To ensure compliance, the Association shall have the right to enter the Balconies and Patios to inspect them. Failure by a Member to maintain a Balcony or Patio shall give the Association the right to repair it in accordance with the notice and repair provisions of these CC&Rs. The cost of such repairs shall become an Assessment against the Unit, as provided for by these CC&Rs.

6.4 Balcony and Patio Alterations. Members shall not have the right to paint or alter their Balconies or Patios without the prior written approval of the Architectural Committee.

6.5 Balcony Ledge. No plants or hanging vines shall be permitted to extend over the edge of any Balcony, except as provided for in the Rules and Regulations. Nor shall any item be placed temporarily or permanently on any ledge, except as provided for in the Rules and Regulations. Laundry, rugs, or other items may not be draped over any Balcony or Patio wall or railing.

6.6 Dangerous Acts. No Member shall throw, or permit to be swept or thrown, any dirt, water, objects, or other substance of any kind whatsoever from his/her Unit, its doors, windows, or Balconies.

6.7 Unsightly Objects. In no event shall unsightly objects (including, but not limited to, laundry, mops, appliances and, bicycles) be placed or stored on a Balcony or Patio where they may be seen by other Members or by the public in general.

6.8 Balcony and Patio Furniture. Members shall have the right to furnish their Balconies and Patios with outdoor furniture, as provided for in the Rules and Regulations.

6.9 View Obstructions. No vegetation or other obstruction shall be planted or maintained upon any Balcony or Patio which shall unreasonably obstruct the view from any other Unit. Any item or vegetation which, in the opinion of the Board, creates an unreasonable view obstruction shall be removed or pruned to the Board's satisfaction.

6.10 Watering Plants. No Member shall water his/her plants or use water on his/her Balcony in such a way as to cause water to drip, spray, or flow onto the Balcony, Patio, or windows of another Unit.

6.11 Balcony Weight Limitations. No Member shall allow the placement of unreasonable weight loads on his/her Balcony. The number and size of plants shall be regulated by the Rules and Regulations. No refrigerators, freezers, or other appliance shall be permitted on Balconies or Patios.

6.12 Damage. Members shall be liable for any damage to their Balconies or Patios caused by the acts, omissions, or willful misconduct of such Members, Residents, guests, or their family or pets. The Association shall cause the damage to be repaired and the expenses related to the repair assessed against the Member as a Reimbursement Special Assessment.

6.13 Balcony and Patio Water Damage. Members shall be responsible for the cost of repairing any damage to: (i) their own property; (ii) the property of others; and (iii) the Common Areas resulting, from water intrusion from the Balconies or Patios appurtenant to their Units due to waterproofing failures for which the Member is responsible.

## **ARTICLE 7: GENERAL RESTRICTIONS**

7.1 Antennas. No antennas for transmitting or receiving radio signals or any other form of electromagnetic radiation may be installed, except as provided in the Association's Rules and Regulations, its Architectural Standards, and applicable law.

7.2 Barbecues. Barbecues are allowed on Patios and Balconies so long as they are not visible from the outside of the building. Residents shall take reasonable precautions to minimize smoke from entering other Units.

7.3 Flammable Materials. Under no circumstances may explosives, fireworks, or highly flammable or highly corrosive materials be stored or used by Members, Tenants, or their respective family, guests, or invitees in Parking Areas, Common Areas, Exclusive Use Common Areas, or Units.

7.4 Health/Safety Hazards. Members shall not permit conditions which constitute a health, safety, or fire hazard to exist in their Units, Balconies, Patios, storage areas, Parking Areas, or Exclusive Use Common Areas.

7.5 Spas and Hot Tubs. Spas, hot tubs, and saunas are prohibited in all Units or Patios.

7.6 Laundry. No clothesline shall be erected or maintained. No item may be draped over Balcony or Patio walls or railings.

7.7 Nudity. Public displays of nudity are prohibited.

7.8 Nuisance. No Member may cause or permit to be caused anything which constitutes a nuisance.

- a. *Unreasonableness.* To constitute a nuisance, the activity must be such that it causes an unreasonable disturbance or annoyance, be unreasonably injurious to health, be indecent, or be unreasonably detrimental to Persons or property.
- b. *Secondhand Smoke.* Any "exfiltration" (air flow outward through a wall, building envelope, window, etc.) of any noxious odor or smoke, including tobacco smoke, from a Unit, whether through windows, doors, vents, or other means, is prohibited. It is the responsibility of the Member causing such exfiltration of smoke to prevent such exfiltration.
- c. *Allergies.* Residents with allergies or sensitivities must, at their own expense, take precautions to protect themselves against commonplace levels of noise, odors, dust, smoke, gases, pollen, or other environmental pollutants.
- d. *Board Action.* Because a nuisance is largely subjective, the Association is not obligated to become involved in disputes where, in the opinion of the Board, the alleged nuisance causes mere inconvenience.

7.9 Occupancy Restriction. The maximum number of Persons who may reside in any Unit is two (2) Persons per bedroom plus one additional Person for the Unit. For purposes of this restriction, "reside" means the use, residency, or occupancy of any Unit by any Person for more than thirty (30) consecutive days or more than sixty (60) aggregate days, whether or not consecutive, in any one calendar year.

7.10 Grandfathered Occupancy. In Units where the number of Persons residing in the Unit on the date of recordation of these CC&Rs is in violation of these CC&Rs,

those Persons residing in excess of the maximum number of Persons permitted may continue to reside in the Unit; provided, however, once the current Residents in excess of the maximum number permitted cease to reside in the Unit, these Persons cannot be replaced. Along with other remedies provided for in these CC&Rs, the Board may impose a water usage surcharge per Person residing in a Unit in violation of the occupancy restriction.

7.11 Obstruction of Common Areas. No Common Area shall be obstructed or used for other than its intended purpose, except as designated by the Board.

7.12 Quiet Enjoyment. No one may engage in any abusive or harassing behavior or any form of intimidation or aggression, whether verbal or physical, against other Members, Residents, guests, invitees, members of the Board, or the Association's management, employees, agents, or vendors. Because the breach of quiet enjoyment is largely subjective, the Board may choose to act only against egregious breaches. In the event the Association chooses not to act on a complaint of breach of quiet enjoyment, or the complaining party believes the Association's action is not sufficient, such party may take legal action to enforce this provision against other Residents, but specifically waives his/her right to take action against the Association and its Officers, Directors, employees, and agents in their handling of the party's complaint.

7.13 Residential Use. No Member shall use or permit his/her Unit or any portion of it to be occupied or used for any purpose other than a private residential dwelling.

7.14 Roof Restricted Access. Members and their families, Unit Residents, guests, employees, vendors, and agents are prohibited from entering onto the Association's roofs without the prior written consent of the Board.

7.15 Sale of Unit. Open houses, brokers' caravans and other matters relating to the sale of a Unit shall be provided for in the Rules and Regulations.

7.16 Satellite Dishes. Satellite dishes may only be installed as provided for in the Rules and Regulations, Architectural Standards, and applicable law.

7.17 Signs. Signs, posters, flags, banners, notices, nameplates, cards, and advertisements of any kind may only be displayed to the public view on or from any Unit or in or on any Common Area, including any Exclusive Use Common Area as allowed by law. Owners may display one sign in a designated area which is of reasonable dimensions and design, advertising that the property is for sale or lease, as allowed by law and subject to any restrictions in the Rules and Regulations. Commercial signs may not be displayed.

7.18 Smoking. Smoking is prohibited in all Common Areas. Smoking is prohibited in all Exclusive Use Common Areas, i.e. Patios. Smoking is permitted within Units as long as it does not cause a nuisance.

7.19 Trash Chutes. Cardboard boxes may not be disposed of by placing them into the trash chutes. Under no circumstances may explosives, fireworks, or highly flammable or corrosive materials be disposed of in the trash chutes or anywhere else in the Development.

7.20 Use of Independent Contractors. Members may use independent contractors to perform work in their Unit subject to the Association's Construction Guidelines. Such contractors shall be licensed and insured as required by law. The Association may, but is not required to, and is specifically relieved of any responsibility or liability for policing this provision. Members shall be liable for any injury to persons or damage to the Common Areas, Exclusive Use Common Areas, Units and any personal property caused by the acts or omissions of such Member's contractor. The Association may in its discretion repair, restore or replace such damaged property and may impose a Reimbursement Special Assessment against the liable Member and that Member's Unit for all costs, expenses and attorney fees incurred by the Association in connection with the damage. The Reimbursement Special Assessment may become a lien against the liable Member's Separate Interest enforceable by the sale of the Member's Unit under Civil Code sections 2924, 2924(b), and 2924(c).

7.21 Window Coverings. Appropriate window coverings must be installed on windows at all times. The color of such window coverings shall be in harmony with the exterior of the structure. No window may be covered by paint, aluminum foil, newspapers, bed sheets, cardboard, blankets, or other similar items.

7.22 Drones. No person may operate, or cause, allow or authorize the operation of, any drone or other unmanned aircraft guided by remote control or onboard computer in the airspace above any portion of the Development or in such a way as to invade the privacy of Association guests, residents or vendors, whether equipped with a camera or otherwise, unless authorized by the Rules and Regulations of the Association or pursuant to advanced written approval of the Board of Directors on such terms and conditions as the Board may deem appropriate under the circumstances.

## **ARTICLE 8: LEASE AND OWNERSHIP LIMITATIONS**

8.1 Residency Requirement. Upon transfer of interest in a Unit, the recipient(s) of the transfer shall not lease the Unit until they have physically resided in the Unit as their primary Residence continuously for at least one (1) year.

- a. *For Legal Entities*. The restriction applies as follows: (i) for corporations, a shareholder with a majority shareholder interest must reside in the Unit; (ii) for partnerships, a partner with a majority partnership interest must reside in the Unit; (iii) for any other legal entity, the majority owner of the entity must reside in the Unit.
- b. *Exceptions to Restriction*. This restriction shall not apply to (i) Residences transferred through inheritance, (ii) Residences owned by the Association, or (iii) Members relocated during military service. A

hardship exception for other circumstances may also be granted by the Board but only if done in an open meeting where the vote on the exception has been clearly identified in a meeting agenda which has been published to the Membership as required by statute, and only if approved by at least 2/3 of the entire Board.

8.2 Lease Requirements. Units may not be used for time-share purposes, hotel-like operations, or other transient purposes. No Member shall lease less than the entire Unit nor shall the lease be for an initial term of less than one (1) year. If a Tenant vacates after less than one (1) year, the Member may not re-lease the Unit until the expiration of one (1) year from the date the Tenant moved into the Unit unless the Member applies for and receives a hardship exception from the Board. Notwithstanding anything to the contrary in this section, no Residence may be rented for a period of less than thirty (30) days.

8.3 Lease Addendum. Any lease or rental agreement between Member and Tenant shall be in writing. In addition, Member, Tenant, and the Association shall execute a "Lease Addendum" supplied by the Association. Member and Tenant shall agree, at a minimum, to the following terms: (i) the lease is for the entire Unit; (ii) Member transfers any right to use Common Area facilities to the Tenant; (iii) no assignments or subleases are permitted; (iv) the lease is for not less than one (1) year and Member cannot re-lease the Unit if Tenant moves out before Tenant's one year Residence has been completed; (v) Tenant agrees to comply with the Association's Governing Documents and be subject to the same disciplinary procedures and fines as Members; (vi) Member assigns rents to the Association in the event Member becomes sixty (60) days delinquent in the payment of Assessments to the Association; (vii) Tenant shall carry renter's insurance; (viii) Member grants the Association the power to institute an unlawful detainer action on his/her behalf for violation of the terms of the Lease Addendum; and (ix) in the event of a conflict, the terms of the Lease Addendum supersede the terms of any other agreement between Member and Tenant.

8.4 Ownership Limited to One Unit. Members shall not be on title to any more than two (2) Units. Being "on title" is defined to include the Person or any entity which the Person is a part of, including a company, corporation, partnership, or trust that is on title to the property.

8.5 Governing Documents. Members shall provide their Tenants with copies of all Governing Documents, including, but not limited to, the CC&Rs, Bylaws, and Rules and Regulations, as well as any applicable amendments, and must ensure compliance with all provisions of the Governing Documents.

8.6 Transfer of Common Area Privileges. Any Member residing off-site and whose Unit is occupied by others automatically relinquishes to their Unit's Residents the Member's rights to use the Association's Common Area facilities until the Member re-takes possession of the Unit.

8.7 Transfer of Occupancy. Members living offsite shall promptly provide the Association with the name, address, phone number, and email address of all Unit Residents and any change in occupancy.

8.8 Repair Damage. Members shall be liable for any and all damage to the Units, Common Areas, including Exclusive-Use Common Areas, and any personal property when the cause of such damage originates from that Member's Unit or Exclusive Use Common Area, or which was caused by the acts or omissions of such Member, Member's Tenant, or their respective family, guests, invitees, or pets. The Association may in its discretion repair, restore or replace such damaged property and may impose a Reimbursement Special Assessment against the liable Member and that Member's Unit for all costs, expenses and attorney fees incurred by the Association in connection with the damage. The Reimbursement Special Assessment may become a lien against the liable Member's Separate Interest enforceable by the sale of the Member's Unit under Civil Code sections 2924, 2924(b), and 2924(c).

8.9 Unlawful Detainer. Members who lease their Units shall be responsible for assuring their Tenants comply with the Association's Governing Documents. A Member's failure to take legal action against his/her Tenant who is in violation of the Governing Documents (including the institution of proceedings in unlawful detainer) within ten (10) days after receipt of written demand to do so from the Board shall entitle the Association to institute unlawful detainer proceedings on behalf of such Member and against the Tenant. Any expense the Association incurs, including attorneys' fees and costs of suit, shall become a Special Assessment against the Unit.

8.10 Assignment of Rents. As security for the payment of Assessments, fines, and other sums owed to the Association, Members who lease their Units hereby pledge their rights as landlords (including the right to receive rent) to the Association. In the event a Member becomes delinquent in payment of Assessments or fines to the Association, the Association may require the Tenant to direct any and all rent payments to it until such deficiencies have been paid in full. Members shall have no right to collect these amounts from Tenants and may not evict Tenants for complying with the Association's demand for rents.

8.11 No Criminal Activity. No Person may reside in any Unit if they engage in criminal activities. For purposes of this section "criminal activities" means drug-related activities (including the illegal manufacture, sale, distribution, use or possession of a controlled substance), gang related activities, unlawful use or discharge of firearms, prostitution, or any misdemeanors or felonies enumerated in the California Penal Code. For purposes of this section "reside" means the use, residency or occupancy of any Unit by any Person for more than five (5) consecutive days or more than ten (10) aggregate days, whether or not consecutive, in any one calendar year. In addition, no Owner of a Unit shall permit, by rental agreement or otherwise, Persons who engage in criminal activities to reside in their Unit.

## ARTICLE 9: PETS

9.1 Pet Limitation. Usual domesticated dogs, cats, fish, and birds may be kept as household pets. No more than two (2) dogs or two (2) cats or one of each may be kept as household pets. No animal shall be kept, bred, or maintained: (i) for any commercial purpose; (ii) in unreasonable numbers; or (iii) for any purpose that would involve any odor, noise, or other nuisance which would unreasonably disturb the use and enjoyment of any portion of the Development by other Members. The Board may set additional restrictions, rules, and regulations regarding the quantity, kinds and sizes of pets, and tanks which may be kept and other pet issues.

9.2 Size Limitation. No dog which exceeds a weight of twenty-five (25) pounds is permitted. With proper documentation, disabled individuals may have a trained service dog over the weight limitation, provided the size and breed of the animal are reasonable for the circumstances.

9.3 Grandfathered Pets. Pets residing at the Association on the date of recordation of these CC&Rs which were not in violation prior to that date, but which are prohibited under these CC&Rs, are permitted; provided, however, those pets are registered with the Association. Residents may keep any such registered pets for as long as the Resident resides in the Development. However, once the Resident has moved from the Development the pet cannot remain in the Development. If the pet has died it may not be replaced, except as provided for in these CC&Rs.

9.4 Service Animals. An animal otherwise prohibited by these CC&Rs, which is kept by a Resident for the purpose of servicing the Resident's disability, may be kept by such Resident provided: (i) the Resident submits appropriate documentation to the Board verifying the existence of a legally-defined disability; (ii) the service animal is properly cared for by the Resident (i.e., kept healthy, clean, and properly groomed and waste material is properly disposed of); and (iii) the animal is not unruly or disruptive (e.g., barking, growling, running loose, displaying aggressive behavior, etc.). All applicable pet rules shall apply to service animals.

9.5 Nuisance. Members shall be liable to the Association and other Members for any damage to Person or property or nuisance noise caused by the pets of such Member, Member's Tenant, or their respective family, guests, or invitees. The Board shall have the right to prohibit any pet which, in its opinion, constitutes a nuisance to other Members pursuant to evidence provided at a noticed hearing.

9.6 Dangerous Animals. No animal may be kept in the Development which the Board has determined to be aggressive or dangerous pursuant to evidence provided at a noticed hearing. Pets that exhibit aggressive or dangerous behavior, though not previously determined to be aggressive or dangerous, shall upon request of the Board, wear a muzzle while in the Common Area until a determination is made by the Board as to whether the pet will be allowed to remain in the Development.

9.7 Prohibited Animals. The following breeds of dogs may not be kept as pets: Pit Bulls, German Shepherds, Malamutes, Chows, Great Danes, Rottweilers, Husky-types, Wolf-dog hybrids, Doberman Pinchers, Akitas, Staffordshire Terriers, and Jindos. The Association may restrict other categories of animals which are dangerous or have aggressive tendencies, as designated by the insurance industry or a governmental agency.

9.8 Liability. Every Member shall be liable for any injury to Persons or property caused by any pet brought or kept within the Development by the Member, Member's Tenant or their respective family, guests, or invitees.

9.9 Control. No pets shall be allowed in the Common Area, except as may be permitted by the Rules. No dog shall enter the Common Area, except while on a leash which is held by a Person capable of controlling it. The Association may cause any unleashed dog found within the Common Areas to be removed to a pound or animal shelter under the jurisdiction of the city or county in which the Development is located.

## **ARTICLE 10: VEHICLES AND PARKING**

10.1 Management of Parking. The Association shall manage and control the use of all Common Area parking.

10.2 Restricted Parking. Only the following types of vehicles may be parked or stored in parking spaces: automobiles, trucks, motorcycles, and mopeds. Vehicles shall be parked completely within the parking space. No RV, camper, boat, recreational water craft, trailer, or any other similar vehicle is permitted in any portion of the Common Areas or in any parking space. Only permitted vehicles may be stored in parking spaces.

10.3 Commercial Vehicles. Commercial vehicles, including pickup trucks 3/4 ton or larger panel trucks, tow trucks, stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, taxis, buses, vans designed for 10 people or more, vehicles with commercial signage, and the like, are prohibited, except as provided in the Rules and Regulations.

10.4 Guest Parking. Guest parking is limited and no vehicle shall be permitted to park in guest parking, except as provided for in the Rules and Regulations. Members' guest parking may be suspended for delinquencies and rules violations.

10.5 Renting of Parking Spaces. No parking space may be rented to or leased to a non-Member, except to a Tenant in connection with the lease of a Unit. However, Members may rent space on a month-to-month basis from other Members.

10.6 Proper Operating Condition. All vehicles shall be maintained in proper operating condition, so as not to be a hazard or nuisance by noise, exhaust emissions, or appearance. All vehicles shall carry current registration tags and shall be insured.

10.7 Limited Operation. The engines of vehicles shall not be allowed to operate in the Common Areas except as may be necessary to move the vehicle into or out of the Parking Areas.

10.8 Electric Vehicles. No electric vehicles are permitted to be charged in the Development, except as permitted by law and as provided for in the Rules and Regulations.

10.9 Noise Limitation. All vehicles must be configured so as to provide for their quiet operation.

10.10 Repair of Vehicles. No Member shall construct, repair, or service any vehicle within any portion of the Development. However, to the extent necessary to move a vehicle to a proper repair facility, emergency repairs are permitted.

10.11 Washing of Vehicles. Vehicles may not be washed or detailed in the Development, except as provided for in the Rules and Regulations.

10.12 Fluid Leaks. Members must keep the Common Area free of fluids such as oil, radiator coolant, brake fluid, power steering fluid, etc. Members who fail to do so may be fined or may be subject to a Reimbursement Assessment for the cost of cleaning the affected areas.

10.13 Theft or Damage. The Association shall not be liable for any loss or damage suffered by any Member, Tenant, or guest by reason of theft of or damage to any Vehicle or Vehicle contents, unless caused by the Association's intentional misconduct or gross negligence.

10.14 Impeding Access. No vehicle shall be parked in such a manner as to impede or prevent ready access to any door, gate, entrance, or exit.

## **ARTICLE 11: ENFORCEMENT OF GOVERNING DOCUMENTS**

11.1 Association Enforcement Rights. In addition to any other rights described in these CC&Rs and without waiving the Association's right to institute other enforcement measures, and subject to the notice and hearing provisions in the Bylaws, the Governing Documents may be enforced by any or all of the following, as may be appropriate:

- a. *Monetary Penalties*. The Board may assess reasonable monetary penalties for violations of the Association's Governing Documents by a Member, Member's Tenants or their respective family, Unit Residents, invitees or guests. Such Member shall be liable for all costs of collection, including reasonable attorneys' fees, court costs, and related expenses.
- b. *Suspend Common Area Privileges*. Subject to the notice and hearing provisions set forth in the Bylaws, the Board may temporarily suspend the Common Area privileges of Members, Member's Tenants and their respective family, invitees, and guests for their failure to comply with the Association's Governing Documents. Any such suspension shall be for a period of time not to exceed thirty (30) days for each

noncontinuing violation. For continuing violations, the suspension may be imposed for as long as the violation continues.

- c. *Suspend Voting Rights.* Subject to the notice and hearing provisions set forth in the Bylaws, the voting rights of a Member may be suspended for continuing violations of the Governing Documents. Once suspended, a Member's voting rights shall remain suspended until such continuing violation is cured.
- d. *Judicial Enforcement.* A lawsuit for damages and/or injunctive relief may be filed, whether or not the relief sought is for negative or affirmative action.

11.2 Cumulative Remedies. The respective rights and remedies, provided by these CC&Rs, by law, or available in equity, shall be cumulative and the exercise of any one or more of such rights or remedies shall not preclude or affect the exercise, at the same or at different times, of any other such rights or for the same or different failures of the Members or others to perform or observe any provision of these CC&Rs.

11.3 Failure to Enforce Not a Waiver. Failure to enforce the Governing documents, whether by the Board or any Member or other Person entitled to enforce them, shall in no event be deemed a waiver of the right to do so. Waiver or attempted waiver of any provision of these CC&Rs with respect to a given Unit shall not be deemed a waiver as to any other Unit. Additionally, violation of any provision hereof with respect to any Unit or Units shall not affect the applicability or enforceability of any provision of these CC&Rs to any other Unit.

11.4 Remedy at Law Inadequate. In the event remedies at law for violation of the Association's Governing Documents are inadequate, then equitable and injunctive relief may be sought and awarded.

11.5 Right of Action Against Buyer. Failure by a Member to correct Unit violations prior to the transfer of title to the Unit shall give the Association the right to enforce compliance against the buyer.

11.6 Attorneys' Fees. In the event any party initiates any action or proceeding to enforce or interpret the Governing Documents or California law relating to the Development, the substantially-prevailing party shall be awarded reasonable attorneys' fees and costs, including reasonable experts' fees.

## **ARTICLE 12: RIGHT OF ENTRY**

12.1 Limited Right of Entry. During reasonable hours and subject to the notice requirements contained in this Article, the Association's representatives, employees, and vendors may enter Units, Common Areas, and Exclusive Use Common Areas: (i) to inspect and perform maintenance or repairs to the Common Areas or Exclusive Use Common Area; or (ii) to mitigate or repair damages; or (iii) to inspect the Unit to ensure

compliance with the Governing Documents. Such Persons, acting in good faith, shall not be liable for trespass.

12.2 Notice of Entry. The Association shall give at least three (3) business days' written notice if by personal delivery and five (5) days if by first class mail or email, to the Resident and the Unit Owner, stating the purpose for the entry and the time of the entry. Email notification may be used only if the recipient previously agreed to receive notices and communications from the Association by email.

12.3 Avoid Unreasonable Interference. The right of entry shall be exercised in such a manner as to avoid any unreasonable or unnecessary interference with the possession, use, and enjoyment of the Member or Resident of such Unit.

12.4 Emergency Entry. In the event of an emergency, the Board or its authorized representative may enter the Unit without permission and shall not be subject to liability to the Member or occupant. Such entry shall not constitute trespass or any other wrongful act. If it is necessary for the Association to damage or destroy property to gain access to the Unit, the Member shall have no right of action against the Association or its representatives. However, the Association shall repair the damage if the emergency did not originate in the Unit. Prior to emergency entry, if feasible, the Board shall make a good faith effort to give notice.

12.5 Refusal to Allow Entry. In the event the Resident refuses to allow entry for any reason authorized in these CC&Rs, the Association shall have the right to assess against the Member all expenses including reasonable attorneys' fees (regardless of whether legal proceedings are instituted) incurred by the Association arising from the Resident's refusal to allow entry. Such fees and expenses shall become a Reimbursement Special Assessment against the Member and shall be fully enforceable by all means provided for in these CC&Rs including lien and foreclosure.

12.6 Damage Repaired by Association. Any damage caused by the Association to the Common Areas or Unit improvements shall be promptly repaired by the Association to restore the conditions as they existed prior to the repairs. If the damage was caused by others, the Association shall have the right to seek reimbursement from the responsible parties.

12.7 Power to Vacate Unit. If necessary, the Board has the authority to vacate a Unit to make repairs to the Association's Common Areas or to treat termites, other pest infestations, and microorganisms. All costs of food, lodging and other associated expenses shall be borne by the Member and not by the Association. Any lost rent or income resulting from vacating a Unit shall be borne by the Member and not by the Association. However, the Association shall have the duty to diligently make repairs so as to return occupancy as quickly as possible.

- a. *Notice.* The Board shall give notice of the need to temporarily vacate a Unit to Residents and Members not less than fifteen (15) days prior to the date of the relocation by first class mail, certified mail return receipt

requested, or email. Email notification may be used only if recipient previously agreed to receive notices and communications from the Association by email. The notice shall state the reason for the temporary relocation, the date and time of the repairs, and the anticipated date and time of completion of repairs. Notice shall be either by personal delivery or first class mail to the address shown on the books of the Association.

- b. *Duty to Vacate.* Members shall ensure that Residents vacate their Units. In the event any Member fails to cause the Residents to vacate, the Association shall have the right to levy a Reimbursement Special Assessments against the Member for all expenses and attorneys' fees incurred by the Association in removing such Residents from the Unit and any additional costs caused by the delay.

12.8 Entry by Member. Each Member shall permit other Members and their representatives to enter his/her Unit to perform installations, alterations, or repairs to the mechanical or electrical services to a Unit, if: (i) requests for entry are made in advance; (ii) entry is made at a time reasonably convenient to the Member whose Unit is being entered; and (iii) the entered Unit is left in substantially the same condition as existed immediately preceding such entry. Any damage to the Unit caused by entry shall be repaired by the entering Member. Both the Member allowing entry and the Member gaining entry shall hold harmless and defend the Association and its Officers, Directors, Committee members, Members, agents, and employees against claims of damage or injury resulting from one Member's entry into another Member's Unit.

### ARTICLE 13: ASSESSMENTS

13.1 Purpose of Assessments. The general purpose of Assessments is to provide for the recreation, health, safety, and welfare of the Members, enforce and comply with the Governing Documents, manage the Development, enhance the quality of life in the Association, improve and maintain the Common Areas, provide for the acquisition and maintenance of property, services and facilities devoted to these purposes, and for any action or undertaking on behalf of the Association.

13.2 Regular Assessment. The Board shall levy Regular Assessments in an amount sufficient to provide for the performance by the Board of each and every one of its powers and duties provided, however:

- a. *20% Limitation.* Pursuant to the Davis-Stirling Act, the Board shall not, without the approval of Members casting a majority of the votes with Quorum present, impose a Regular Assessment which is more than twenty percent (20%) greater than the Regular Assessment for the immediately preceding fiscal year. Quorum for the purposes of this provision means more than fifty percent (50%) of the Members of the Association.

- b. *Uniform Rate of Assessment.* Regular Assessments shall be fixed at a uniform rate for all Units.
- c. *Payable Monthly.* Regular Assessments shall be payable by each Member against whom assessed in twelve (12) equal monthly installments on the first day of each calendar month or at such other dates and in such other installments as the Board shall determine. Assessments for new Members shall be prorated in the first month of membership according to the date on which the individual becomes a Member.
- d. *Written Notice.* Written notice of any increase in Regular Assessments shall be sent by first-class mail to each Member not less than thirty (30) days nor more than sixty (60) days prior to the increased Assessment becoming due.
- e. *Modification of Assessment.* The Board may modify the Regular Assessments during the course of a fiscal year if necessary to conform to a revised estimate of costs and expenses. However, if the aggregate increase exceeds twenty percent (20%) of the Regular Assessment for the immediately preceding fiscal year, the Board must obtain the approval of Members as provided for in the Davis-Stirling Act. If an annual Regular Assessment is not published for a new fiscal year, the Regular Assessment for the prior fiscal year shall apply and govern each Member's payments until changed by a new Regular Assessment.

13.3 Special Assessment. In addition to the Regular Assessment, the Board may levy a "Special Assessment" for any purpose necessary for the Association to carry out its duties; provided, however:

- a. *5% Limitation.* Pursuant to the Davis-Stirling Act, the Board shall not, without the approval of Members casting a majority of the votes with Quorum present, impose a Special Assessment which is more than five percent (5%) of the budgeted gross expenses of the Association for such fiscal year. Quorum for purposes of this provision means more than fifty percent (50%) of the Members of the Association.
- b. *Uniform Rate of Assessment.* Special Assessments shall be fixed at a uniform rate for all Units.
- c. *Reimbursement Assessments.* Special Assessments may also be levied against individual Units for reimbursement of expenses incurred by the Association arising out of actions or omissions of such Member, Member's Tenant, or their respective family, guests, invitees or pets. As provided elsewhere in these CC&Rs, such expenses shall include, but not be limited to: (i) enforcing compliance with the Association's Governing Documents; (ii) mitigating or repairing damage to Units,

Association property, and/or Common Areas; (iii) collecting delinquent Assessments; (iv) attorneys' fees and costs; and (v) materials and services provided by the Association to individual Members, Tenants or their respective family, guests, or invitees.

- d. *Payment Schedule.* Special Assessments shall be payable by each Member against whom assessed either monthly or at such dates and in such installments as the Board shall determine.
- e. *Written Notice.* Written notice of Special Assessments shall be sent by first-class mail to each Member not less than thirty (30) days nor more than sixty (60) days prior to the Assessment becoming due.

13.4 Emergency Assessment. In emergency situations, the Board may increase Regular Assessments beyond twenty percent (20%) or impose Special Assessments above five percent (5%) only as provided for by law.

13.5 Deposit of Assessments. All sums received by the Association shall be promptly deposited into accounts clearly designated in the Association's name.

- a. *Commingling.* The Association shall maintain separate accounts for its operating funds and its Reserves, respectively, and no funds from those separate accounts shall be commingled at any time.
- b. *Interest.* No Member shall have the right to receive interest on any such funds deposited.

13.6 Reserves. All sums assessed and collected by the Association which are budgeted to fund Reserves for anticipated long-term maintenance, repair, and replacement of Improvements upon the Common Area, the cost of which would not ordinarily be incurred on an annual basis, shall:

- a. *Be Segregated.* Be received in trust by the Board, set aside and segregated from the other monies and not be commingled with the Association's Operating Account.
- b. *Be Invested.* Be invested in low-risk investments. Reserves shall be deposited in financial institutions authorized to do business in California and where the Association's deposits are insured against loss. Alternatively, the Association may deposit funds with brokerage houses or institutions which are members of the Financial Industry Regulatory Authority and where the Association's deposits are insured against loss.
- c. *Require Two Signatures.* Be withdrawn from the Reserve account only upon approval by the Board and the signature of two (2) members of the Board.

- d. *Not Be Reimbursed.* All contributions to the Reserves, as well as interest earned, are for the benefit of the Association and not to the benefit of any individual Member. As such, contributions and interest are not refundable to Members when they cease to be Members of the Association.

#### **ARTICLE 14: ENFORCEMENT OF ASSESSMENTS**

14.1 Liability for Assessments. Assessments, together with charges, interest, costs, and attorneys' fees (regardless of whether legal proceedings are instituted), shall be a charge on the land and shall be a continuing lien upon the property against which each such Assessment is made. In addition, Members shall be personally liable for any and all Assessments provided for by these CC&Rs, together with any accompanying late charges, interest, costs, attorneys' fees (regardless of whether legal proceedings are instituted), and penalties as may be authorized under these CC&Rs. Co-owners shall be jointly and severally liable for all Assessments, late charges, interest, costs, and penalties. All Members owning a partial interest in a Unit shall be personally liable, jointly and severally, for the entire amount of any and all Assessments against such Unit.

14.2 Enforcement Rights. Any Assessment made in accordance with these CC&Rs shall be the separate debt of each Member against whom the same is assessed. In addition to any other rights provided for by law or described in these CC&Rs, the Board has the right to collect delinquent Assessments as follows:

- a. *Late Fees and Interest.* Unpaid Assessments shall be deemed delinquent fifteen (15) days after they are due and shall be subject to a late charge of the greater of either ten percent (10%) or Ten Dollars (\$10.00), which may not be imposed more than once on any delinquent payment, and interest at the rate of twelve percent (12%) per annum, which may commence thirty (30) days after the Assessment becomes due.
- b. *File Suit.* The Association may commence and maintain a lawsuit directly on the debt without waiving its right to establish a lien and initiate foreclosure against the Member's Unit for the delinquent Assessment. In any action to collect delinquent Assessments, late charges or interest, the prevailing party shall be entitled to costs and reasonable attorneys' fees. If such costs and fees are awarded to the Association, they shall become a Reimbursement Special Assessment against the Member and shall be fully enforceable by all means provided for in these CC&Rs including lien and foreclosure.
- c. *Lien and Foreclose.* In accordance with the Davis-Stirling Act, a delinquent Assessment or installment, together with any late charges, interest, costs, attorneys' fees, and penalties, shall become a lien on the Unit upon the recordation of a "Notice of Delinquent Assessment" in the Office of the County Recorder. The Board may enforce any Assessment lien against a Unit by filing an action for judicial foreclosure or by

nonjudicial foreclosure. The Association, through its Board, may bid on the Unit at the sale and may hold, lease, mortgage, and convey the acquired Unit.

- d. *Suspend Privileges.* Subject to the notice and hearing provisions set forth in the Bylaws, privileges may be suspended until such time as delinquent Assessments, fees and fines, including any accumulated penalties, interest, and costs of collection have been paid in full.
- e. *Suspend Voting Rights.* Subject to the notice and hearing provisions set forth in the Bylaws, voting rights of a Member may be suspended if the Member is more than sixty (60) days delinquent in paying any Assessment, fee, or fine. Once suspended, a Member's voting privileges shall remain suspended until such time as the delinquency, including any accumulated late charges, interest, and costs of collection, have been paid in full.
- f. *Additional Remedies.* The remedies provided in this Section shall be in addition to, not in substitution for, any other rights and remedies which the Association may have.

14.3 No Offsets. All Assessments shall be payable in the amount specified by the Assessment and no offsets against such amount shall be permitted for any reason, including, without limitation: (i) a claim that the Association is not properly exercising its duties and powers, as provided in these CC&Rs; (ii) a Member has not made or elects not to make use of the Common Area; (iii) any construction or maintenance for which the Association is responsible that has not been performed; or (iv) any construction or maintenance for which the Association is responsible that has not been performed to a Member's satisfaction.

14.4 No Exemption by Waiver of Use. Members may not exempt themselves from liability for Assessments nor release their Units from liens and charges by waiver of their use and enjoyment of the Common Areas, by abandonment of their Units, or through non-use of Common Areas or membership privileges.

14.5 Attorneys' Fees. Any reasonable attorneys' fees and costs incurred by the Association in the enforcement of its Assessment rights against a Member may become a Reimbursement Special Assessment against that Member, which may be collected in any manner provided for by these CC&Rs or by law.

14.6 Non -Waiver of Assessments. If the Board fails to approve a Budget or fix the Assessments for the current year, the Budget and Assessments from the preceding year shall continue until a new Budget is approved and new Assessments are fixed.

## ARTICLE 15: INSURANCE

15.1 Association Insurance. The Association shall obtain and maintain policies of insurance as described below. So as to keep premiums at a reasonable level and to

ensure the insurability of the Association, the Board may establish appropriate deductibles and make business decisions as to which losses shall be submitted to the Association's insurance carrier for coverage.

- a. *Direct Physical Loss.* The Association shall maintain one or more policies for loss or damage by fire or other risks covered by the standard "Special Form" policy (or its equivalent) on all Improvements in the Development to original construction. The amount of such insurance shall be not less than one hundred percent (100%) of the aggregate full insurable value, meaning actual replacement value. The coverage shall be written on a blanket basis with an agreed value endorsement and an inflation guard endorsement. The Association's insurance policy must be primary and non-contributing. In addition, if available, the Association shall include the following:
  - i. "Building Ordinance" coverage, or its equivalent, to cover any increased costs of construction following a covered loss which may be imposed due to changes in building codes or ordinances.
  - ii. "Maintenance Fees Receivable" coverage, or its equivalent, to cover the loss from unpaid or uncollected Assessments resulting from a covered property loss.
  - iii. "Demolition and Debris Removal" endorsement in the amounts adequate to cover demolition and debris removal costs.
  - iv. Such other endorsements which the Board may deem necessary or reasonable.
- b. *Comprehensive or Commercial General Liability ("CGL").* The Association shall maintain one or more CGL policies which shall provide appropriate liability limits for injury or death to one or more Persons in any one accident or occurrence. The Association shall carry coverage in amounts that meet or exceed those called for in the Davis-Stirling Act.
- c. *Directors and Officers.* The Association shall purchase Directors and Officers errors and omission insurance, which shall provide appropriate liability limits insuring Directors, Officers, Committee members, and management employees. The Association shall carry coverage in amounts that meet or exceed those called for in the Davis-Stirling Act.
- d. *Workers' Compensation.* The Association shall carry workers' compensation and employers' liability insurance, as may be appropriate.
- e. *Fidelity Bond.* The Association shall maintain blanket fidelity bond coverage for all Directors, Officers, Committee members, and employees of the Association handling funds of the Association or third

party property. In the event the Association has delegated some or all of the responsibility for the handling of funds to a management agent, the management agent shall also be required to maintain blanket fidelity bond coverage for those Persons handling or responsible for funds of the Association.

- f. *Employment Practices Liability.* If the Association has employees, it should, depending on cost and availability, purchase employment practices liability coverage.
- g. *Automobile Liability Insurance.* If appropriate, the Association shall purchase non-owned and hired automobile coverage and garage-keepers legal liability coverage.
- h. *Boiler and Machinery Insurance.* If appropriate, the Association shall purchase insurance for the loss or damage to or as a result of boilers, pressure vessels, and pressure pipes.
- i. *Umbrella Policy.* In addition to appropriate levels of insurance for all of the above, the Association may carry an umbrella policy for its public liability and property damage, Directors and Officers liability, and workers' compensation policies.
- j. *Earthquake.* The Association may purchase earthquake insurance if such insurance is available and if approved by the Board or the membership. Any decision by the Association to discontinue the insurance shall be decided by a vote of the membership.

15.2 Member Obligation to Carry Insurance. At their sole expense, Members shall purchase the following insurance: (i) real property and personal property coverage that insures their Unit's improvements and contents against damage or loss; (ii) premises liability that includes protection for bodily injury and property damage; (iii) loss of use that protects a Member for additional living expenses should his/her Unit become uninhabitable due to a covered loss; and (iv) loss assessment coverage that protects against Special Assessments due to a loss which exceeds the Association's master policy limits or deductible. In addition, if a Member operates a vehicle which is driven across or stored in the Association's Common Areas, the Member must carry appropriate automobile insurance. The Association may police this provision but is not required to and is specifically relieved of any responsibility or liability from doing so or failing to do so.

- a. *Waiver of Claims.* Members waive their claims against the Association to the extent such claims are covered under insurance which Members are required to carry under this Article, regardless of whether Members actually carry such insurance.
- b. *Assignment of Proceeds.* If any loss intended to be covered by the Association's insurance occurs and the proceeds payable are reduced

because of a Member's insurance coverage, that Member shall assign such insurance proceeds to the Association, to the extent of the reduction. The Board shall apply those proceeds to the same purposes as the reduced proceeds received by the Association.

15.3 Payment of Deductible. If a loss occurs as a result of the act or omission of any Member, Member's Tenant, or their respective family, guests, invitees, or pets or as a result of a failure of a portion of the Unit, its Improvements, or the Unit's Exclusive Use Common Area, and the loss results in a payment by the Association's insurance, that Member shall pay the Association's deductible, if any.

15.4 Management of Claims. The Board, not individual Members, shall determine which claims, if any, shall be submitted to the Association's insurance carrier. The Board may take into account the Association's claim history, the amount of the deductible, the apparent merit of the claim, etc. and make a business decision regarding which claims are submitted and which ones are not. In the event a Member makes an unauthorized claim against the Association's insurance which results in an increase in the Association's insurance premiums, the amount of the increase shall be assessed against the Member and his/her Unit as a Special Reimbursement Assessment.

15.5 Liability for Increased Insurance Rates. In the event any act or omission of any Member, Member's Tenant, or their respective family, guests, invitees, or pets causes an increase in the cost of the Association's insurance, the amount of the increase shall be assessed against the Member and his/her Unit as a Special Reimbursement Assessment.

15.6 Choice of Contractor. With respect to any repairs for which proceeds of insurance are paid or are payable to the Association, the Board shall designate the contractor to perform the repairs to the Common Areas. Individual Members shall be responsible for overseeing repairs done to their respective Units.

15.7 Insurance Company Rating. All policies of insurance obtained by the Board shall be from an insurance company qualified to do business in the State of California and holding a Best's Insurance Reports rating of "A" or better, or such other comparable rating as may be given by Standard and Poor's.

## **ARTICLE 16: PROTECTION OF LENDERS**

16.1 Furnishing of Information. Each Lender shall, upon request, be entitled to: (i) inspect the books and records of the Association during normal business hours; (ii) receive an annual audited financial statement of the Association within ninety (90) days following the end of any fiscal year of the Association; and (iii) receive written notice of all meetings of the Association and/or the Board and be permitted to designate a representative to attend all such meetings.

16.2 No Priority Over Rights of First Mortgagees by Destruction or Taking. Nothing in these CC&Rs shall give a Member or any other party priority over any rights of first mortgagees of Units, pursuant to their mortgages, in the case of a distribution to Members of insurance proceeds or condemnation awards for losses to or taking of Units

and/or the Common Area. Additionally, if any Unit or any portion of a Unit is made the subject matter of any condemnation or eminent domain proceeding, no provision herein shall entitle the Member or any other party to priority over a first mortgagee of a Unit, with respect to any distribution to such Unit of the proceeds of any award or settlement.

16.3 Relationship with Assessment Liens. Any lien that the Association may have on any Unit for the payment of Assessments shall be subordinate to the lien or equivalent security interest of any Lender with a first trust deed or mortgage on the Unit, made in good faith and for value, and no such lien shall in any way impair the obligation or the priority of such trust deed or mortgage, unless the Lender expressly subordinates its interest, in writing, to such lien.

16.4 Foreclosure. Any holder of a first mortgage who takes title to a Unit, pursuant to the remedies provided in the mortgage, through foreclosure of the mortgage shall take the property free of any claim for unpaid Assessments or charges against the mortgaged Unit which accrued prior to the time such Person takes title to the Unit.

16.5 Priority of Mortgage Lien. No breach of any provision of these CC&Rs nor the enforcement of any lien created herein shall affect, impair, defeat, or invalidate the lien of any mortgage or deed of trust made in good faith and for value, but the CC&Rs shall be binding upon any Member whose title is derived through foreclosure, trustee sale, or otherwise.

16.6 Curing of Breaches. A Lender who acquires title to any Unit, pursuant to the remedies provided in the mortgage, through foreclosure of the mortgage, by deed in lieu of foreclosure, or otherwise shall not be obligated to cure any breach of these CC&Rs which is noncurable or of a type which is not practical or feasible to cure. For the purpose of this section, if a Lender acquires title by a deed in lieu of foreclosure, then delinquent Assessments owed on that Unit by a previous Member shall not be a noncurable breach or a breach which is not practical or feasible to cure and an Assessment lien on that Unit shall not be rendered invalid or unenforceable by virtue of the Lender's receipt of title to that Unit.

16.7 Payment of Taxes and Charges. Lenders may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against any portion of the Common Area and may pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage on the lapse of a policy for such Common Area, Lenders making such payments shall be owed immediate reimbursement from the Association.

## **ARTICLE 17: LIMITATIONS OF LIABILITY**

17.1 Standard for Liability. Officers, Directors, Committee members, employees, or agents shall not be responsible to any Member, Member's Tenant, or their respective family, guests, or invitees for any loss or damage to Person or property suffered by reason of water, fire, smoke, explosion, electricity, dust, sand, insect or rodent infestation, or any other source, unless there is clear and convincing evidence the

damage or loss was caused by the gross negligence or willful misconduct of the Association's Officers, Directors, Committee members, employees, or agents. The standard for determining liability shall not be strict liability.

17.2 Limited Personal Liability. No Officer, Director, Committee member, or employee of the Association shall be personally liable for any loss, injury, or damage to Persons or property for any act or omission, if the act or omission was performed in good faith, within the scope of the Person's duties for the Association, was not self-dealing, and did not constitute intentional misconduct or gross negligence.

17.3 Association Not a Security Provider. The Association may, from time to time, provide measures of security in the Development. However, the Association is not a provider of security and shall have no duty to provide any security in the Development. The obligation to provide security lies with each Member individually. The Association shall not be held liable for any harm to Persons or property by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. This shall include, but not be limited to, any loss or damage suffered by reason of theft of or damage to any article or thing which is placed or stored in or on any portion of the Common Area.

17.4 Duty to Defend. The Association shall indemnify and defend and shall advance reasonable attorneys' fees and costs to its Officers, Directors, Committee members, and employees against all expenses and liabilities reasonably incurred by such Person(s) in connection with any proceeding (including, but not limited to, alternative dispute resolution proceedings) to which they may be a party by reason of having been an Officer, Director, Committee member, or employee of the Association. Provided, however, the Association may recover its attorneys' fees and costs from, and shall not be liable for any judgments or other liabilities for, those Persons who are adjudged to have acted in bad faith or in gross negligence in the performance of their duties.

17.5 Personal Injury or Property Damage Sustained Within a Unit. The following shall apply if any Person sustains personal injury or property damage within a Unit or on its attached Balcony, Patio or Deck and the injury or damage results in a claim against the Association or any of its Officers, Directors, Committee members, Members, agents, or employees. The Owner of the Unit, Patio, or Balcony where the injury or damage occurred shall: (i) fully indemnify and hold harmless the Association, Officer, Director, Committee member, Member, agent, or employee against whom such claim or suit is brought; and (ii) defend, at his own cost and expense, any resulting litigation against the parties. However, there shall be no obligation to defend or indemnify any party whose gross negligence or willful misconduct was the cause of the injury or damage.

17.6 Actions Against Volunteers. No cause of action against a Person serving without compensation as Director or Officer of the Association on account of any negligent act or omission by that Person within the scope of that Person's duties as Director acting in the capacity of a Board member, or as an Officer acting in the capacity of, and within the scope of the duties of, an Officer. No Director or Officer shall be named or included in a complaint or other pleading unless the court enters an order

allowing the pleading that includes that claim to be filed after the court determines that the party seeking to file the pleading has established evidence that substantiates the claim.

## **ARTICLE 18: DAMAGE/DESTRUCTION TO IMPROVEMENTS**

18.1 Common Area Damage. In the event the Common Area is partially or totally destroyed by fire, earthquake, or other casualty:

- a. *Cost of Reconstruction*. As soon as practical, the Board shall: (i) obtain bids from at least two (2) reputable contractors that are licensed in California and insured, which bids shall set forth in detail the work required to reconstruct the damaged or destroyed portions of the Common Area to substantially the same condition as they existed prior to such damage and the itemized cost of such work (subject to any increased building standards then in effect); and (ii) determine the amount of all insurance proceeds and Reserves available to the Association for the purpose of effecting such reconstruction.
- b. *Automatic Reconstruction*. If the cost to reconstruct the Common Areas, excluding the deductible and the value of any insurance proceeds due the Association, is less than or equal to three times the amount of the total annual operating Budget of the Association for the current fiscal year, the Board, without a vote of the membership, shall cause the Common Area to be reconstructed to substantially the same condition as existed prior to such damage (subject to any increased building standards then in effect). Such reconstruction shall be completed as promptly as practical. Notwithstanding any other provision, the Board shall have the authority, without a vote of the membership, to levy a Special Assessment against the membership to provide the funds necessary for such reconstruction and/or for repayment of any monies borrowed by the Association for such reconstruction.
- c. *Membership Approval*. If the Board determines that the cost to reconstruct the Common Areas, excluding the deductible and the value of any insurance proceeds due the Association, is an amount greater than three times the total annual operating Budget of the Association for the current fiscal year, then the Common Areas shall be reconstructed unless sixty-seven percent (67%) of the membership, by ballot or at a special meeting called for such purpose, vote not to reconstruct the damaged or destroyed Common Areas.
- d. *Decision Not to Rebuild*. In the event the membership votes not to rebuild the Common Areas:
  - i. *Revised Subdivision Map*. The Board shall, as soon as practical, cause to be prepared, filed, and/or recorded any revised subdivision map, Condominium Plan, or other documents, reports,

schedules, or exhibits necessary to show the changed or altered status of the Development, including, without limitation, the elimination of all or part of one or more of the Units, as a result of such damage; and

- ii. *Distribution of Insurance Proceeds.* The Board shall distribute the insurance proceeds available for such reconstruction, together with any other sums otherwise available to the Association for such purpose, to the Owners, less costs for clearing the debris, collecting insurance proceeds, and any other expenses necessary as a result of the damage or destruction, proportionately according to an appraised fair market value of the Condominiums (as of a date immediately prior to destruction or condemnation). Such payment shall be subject to rights of Mortgagees holding Mortgages encumbering Units and all unpaid Assessments, together with any interest charges. Appraisers hired by the Board to appraise the Condominiums will be paid by the Association.
- e. *Elimination of Units.* In the event of the elimination of all of a Unit, the Unit shall cease to be part of the Development, the Owner of the Unit shall cease to be a Member of the Association, and the Percentage Interest in the Common Area appurtenant to that Unit shall automatically become vested in the Members of the remaining Units in proportion to their respective Percentage Interest in the Common Area. In the event of the elimination of a part of a Unit, the Percentage Interest in the Common Area appurtenant to that Unit shall be reduced in direct proportion to the reduction in square footage of the Unit, and the Percentage Interests and Assessment obligations of all Members shall automatically be adjusted accordingly.

18.2 Duties of Board During Reconstruction. If reconstruction is undertaken, the Board shall: (i) enter into a written contract with a contractor who is licensed and insured for such repair, reconstruction, and restoration; (ii) disburse insurance proceeds available for the work, along with funds collected by reason of Assessments, in appropriate progress payments; and (iii) take all steps necessary to ensure the commencement and completion of such repair, reconstruction, and restoration in a lawful, workmanlike manner at the earliest possible date.

18.3 Right of Entry to Assess Damage and Make Repairs. Representatives of the Association, contractors, engineers, workmen, or any other Persons designated by the Board shall have the right and authority to enter any Unit, Common Area, or Exclusive Use Common Area after such casualty to determine the extent of damage and to make repairs, as provided for under the "Right of Entry" provisions contained in these CC&Rs.

18.4 Power to Vacate Unit. If necessary, the Board has the authority to vacate a Unit to make repairs, as provided for under the "Right of Entry" provisions contained in these CC&Rs.

18.5 Labor and Materials. In determining whether the plans for a reconstructed Building are in substantial conformance with the Condominium Plan, the Board may take into consideration the availability and expense of the labor and materials in the original construction of the Building. If such labor or material is not available or is prohibitively expensive at the time of reconstruction, the Board may permit the substitution of other labor or material, as it deems proper.

18.6 Interior Unit Damage. Restoration and repair of any damage caused by fire, earthquake, or other casualty to: (i) the interior of any individual Unit; (ii) personal property, furniture, furnishings, and decorations contained within a Unit; or (iii) any Improvements which were added to the Unit by any present or prior Unit Resident or Member shall be made by and at the individual expense of the current Unit Owner. The repairs, restoration and reconstruction shall be completed as promptly as practical and in a lawful and workmanlike manner. If the work is of a nature that would normally require approval by the Association, the Member shall seek approval, as provided for in these CC&Rs.

18.7 Damage to Drywall. In the event of damage to the plaster and drywall inside a Unit:

- a. *Replacement.* The Association shall only be liable for the replacement of drywall on the perimeter walls and ceiling of the Unit which, in the estimation of the Board, suffered sufficient damage to require replacement. The Association shall not be liable for repainting the walls or replacing wall coverings of any kind. The restoration and repair of all other interior walls shall be at the sole expense of the Member.
- b. *Re-Taping.* Damage to perimeter walls that does not require replacement of the drywall (e.g., buckled joint tape, hairline fractures of the drywall, etc.) shall be the responsibility of the individual Member. The Member shall be responsible for the restoration and repair of all finished surfaces, including, but not limited to, re-taping, painting, plastering, and wallpapering.

18.8 Special Assessment for Reconstruction. In the event the proceeds of insurance obtained by the Association are paid to any Mortgagee of a Unit and, by reason of such payment, the insurance proceeds are not made available to the Association as trustee or otherwise, to effect any repair, reconstruction, or restoration of any damage and/or destruction to all or any portion of the Development, as provided in these CC&Rs, the amount of such proceeds not made available shall be assessed and charged to and against the Member and his/her Unit as a Special Assessment. The Special Assessment shall be made by written notification from the Board to the Member or Members against whom made.

18.9 Encroachment. In the event a Building is partially or totally destroyed and then rebuilt, Members agree that minor encroachments of the Common Area on Units or of Units on the Common Area or on other Units shall be permitted and that valid

easements for the encroachments shall exist. Such encroachments shall not be considered to be encumbrances either on the Units or the Common Area.

## **ARTICLE 19: CONDEMNATION**

19.1 Notice. Promptly upon learning of any potential condemnation or sale by eminent domain, the Board shall notify all Members and first mortgagees who have filed a written request for notice.

19.2 Payment for Common Area. In the event an action in eminent domain is brought to condemn all or any portion of the Common Areas, the Association shall represent the Members in all proceedings, negotiations, or settlements. Awards for the acquisition of Common Area shall be paid to the Board, as trustee, for deposit into the Association's Reserves unless a majority of the total voting power of the Association elects to distribute the award among the Members in accordance with their Percentage Interest.

19.3 Payment for Unit. In the event that an action in eminent domain is brought to condemn all or any portion of one or more Units, the award made for such taking shall be payable to the respective Owners of the Units, subject to: (i) the rights of Mortgagees holding Mortgages covering such Units; and (ii) all unpaid Assessments of each Member, taken together with interest charges. The Board of Directors shall have no responsibility for the restoration of a Member's personal or real property taken as a result of condemnation.

19.4 Revision of Documents. In the event of any condemnation of a part of the Development, the Board shall, as soon as practical, cause to be prepared, filed, and/or recorded a revised subdivision map, Condominium Plan, or other documents, reports, schedules, or exhibits necessary to show the changed or altered status of the Development.

19.5 Status of Membership. In the event a Unit is taken in condemnation, the Unit shall cease to be part of the Development, the Member shall cease to be a Member of the Association, and the Percentage Interest in Common Area appurtenant to that Unit shall automatically become vested in the remaining Members, in proportion to their respective Percentage Interests in the Common Area.

## **ARTICLE 20: MISCELLANEOUS**

20.1 Amendment. These CC&Rs may be amended by the vote or written consent of Members comprising more than fifty percent (50%) of the Voting Power of the Association or as provided for by law, provided that the percentage of the Voting Power necessary to amend a specific provision shall not be less than the percentage of affirmative votes prescribed for action to be taken under that provision. Any amendment enacted in compliance with this provision shall become effective when recorded with the Office of the County Recorder.

20.2 Lender Approval. If a First Mortgagee is entitled by the terms of these CC&Rs to consent to or approve a proposed amendment or restatement to the CC&Rs, fails to return a ballot, such first Mortgagee shall be deemed to have consented to and approved the proposed amendment or restatement, provided the ballot was delivered by certified or registered mail with return receipt requested and the delivery signed for by a representative of the First Mortgagee.

20.3 Amendment to Conform to Statute. If at any time a provision in these CC&Rs contradicts current law, according to a written opinion of the Association's legal counsel, the Board of Directors will have the authority, on the unanimous approval of the Directors and without approval of the Members, to amend that provision, but only to the extent necessary to render the provision compliant with applicable law.

20.4 Term of CC&Rs. These CC&Rs shall continue in full force and effect for a term of sixty (60) years from the date of their recordation, after which time they shall be automatically extended for successive periods of twenty (20) years, unless within six (6) months prior to the expiration of the initial term or any twenty (20) year extension period a written agreement executed and acknowledged by at least seventy five percent (75%) of the Members is placed on record in the office of the County Recorder, terminating the effectiveness of these CC&Rs.

20.5 Attorneys' Fees. Any reasonable attorneys' fees and costs incurred by the Association in the enforcement of the Governing Documents against a Member or to determine the rights or duties of the Member under the Governing Documents may be levied against that Member by the Board as a Reimbursement Special Assessment, which may be collected in any manner provided for by these CC&Rs or by law.

20.6 Notices. Any communication or notice of any kind permitted or required herein may be delivered as provided in these CC&Rs and shall be in writing and may be served, as an alternative to personal service, by mailing same as follows:

To a Member:                      To the street address of the Unit or at such other address as Member may designate in writing to the Association.

To the Association:      To the address of the Manager or the Board President.

All notices or demands to be served by mail shall be by first-class mail with postage prepaid. Notice shall be deemed to have been given at the time when delivered personally or deposited in the mail.

20.7 Headings. The headings contained in these CC&Rs are for convenience of reference and are not a part of and are not intended to govern, limit, or aid in the construction of any term or provision of these CC&Rs.

20.8 Liberal Construction. The provisions of the Governing Documents shall be liberally construed to effectuate their purpose of creating a uniform plan for the use, operation and maintenance of the Development.

20.9 Number and Gender. Whenever the context so requires, the singular number includes the plural, the plural includes the singular, the masculine gender includes the feminine and/or neuter, and the neuter gender includes the masculine and/or feminine.

20.10 Severability. The provisions of these CC&Rs and any other Governing Document shall be deemed independent and severable and the invalidity, partial invalidity, or unenforceability of any one provision shall not affect the validity or enforceability of any other provision.

20.11 No Public Rights. Nothing contained in these CC&Rs shall be deemed to be a gift or dedication of all or any portion of the Development to the general public or for any public use or purpose whatsoever.

20.12 Successor Association. In the event the Association, as a corporate entity, is dissolved, a nonprofit, unincorporated association shall, without further action, automatically succeed to all the rights and duties of the corporation. The affairs of the unincorporated association shall continue to be governed by these CC&Rs, the Bylaws, Architectural Standards, and the Rules and Regulations, as well as any applicable law.

20.13 Conflicting Provisions. In the event of any conflict between these CC&Rs and the Articles or the Bylaws, these CC&Rs shall control. In the event of any conflict between the Articles and the Bylaws, the Articles shall control.

## **CERTIFICATION**

WE CERTIFY this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ that this Restated Declaration of Covenants, Conditions and Restrictions has been duly approved and adopted by the membership of the GLENWOOD HOMEOWNERS ASSOCIATION.

GLENWOOD HOMEOWNERS ASSOCIATION

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

State of California )  
 ) ss.  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who proved to me on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature  
Notary Public, State of California

[S E A L]