

**AMADOR  
COMMUNITY  
ASSOCIATION**

**RULES  
And  
REGULATIONS**

Adopted by the Board of Directors on October 3, 2007

**AMADOR  
COMMUNITY ASSOCIATION**

RULES AND REGULATIONS  
AND  
DESIGN GUIDELINES

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## AMADOR COMMUNITY ASSOCIATION

### RULES AND REGULATIONS

The following are rules and regulations and selected provisions of the Declaration that have been prepared in simplified language ("user friendly" CC&R's). These rules and regulations are not meant to stifle creativity and individuals' rights, but, rather, should be viewed as a tool for protecting the property values of all homeowners, preserving each individual's right to peace and the quiet enjoyment of their environment, and promoting a happy and safe neighborhood for the majority. This publication presents an abbreviated version of some of the most common restrictions and is not meant to encompass all of them. Please refer to the Declaration for the complete sections in their entirety.

From time to time these rules and regulations may be changed by the Board of Directors. The use restrictions that pertain to the Association and are covered in the Declaration CC&Rs may be amended only by a vote of the Association Membership.

It is the responsibility of all owners to inform their tenants and guests of the governing documents of the Association, including these Rules and Regulations. Owners are responsible for the actions of their tenants and guests.

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#### ANIMALS

Please show respect for other homeowners by not permitting a pet to disturb the peace or, otherwise, be a public nuisance. Prevent a pet from soiling the common area, and, if any mess is left, either in the common area or anywhere within the boundaries of the community, you are expected to promptly clean it up. Appropriate enforcement action can be taken regarding animals that constitute a nuisance in the community. Each owner shall be liable to each and all remaining Owners, their families, tenants, residents and guests for damages or injuries caused by any animals brought or kept in the Community by an Owner, be members of the Owner's Family, or by the Owner's guests, tenants or invitees. Residents who are disturbed by an animal are first encouraged to contact the owner and if unsuccessful to write to the Association or contact the San Bernardino County Animal Control Department. At any one time, the number of household pets shall not exceed two (2).

#### ANTENNA/SATELLITE DISHES

If an Owner wishes to install a reception device, it is requested that the Owner complete a Design Review Committee Application. Please refer to the Design Review Guidelines.

#### COMMON AREAS

Each owner is liable to the Association for any damage to the common area landscaping, equipment, or improvements, which is sustained by the negligence or misconduct of the Owner, the Owner's Family, tenants, or guests. Residents can help in the overall maintenance of the common areas by reporting any problems to the Association's management company.

## ENFORCEMENT

All Owners, residents, and guests are required to abide by all established rules. Anyone not abiding by these rules may face corrective action by the Board of Directors. The Association's management company has been instructed by the Board of Directors to require the compliance of persons with all provisions of the Rules and Regulations, Design Guidelines, Bylaws, and CC&Rs.

If a Resident observes an infraction of the rules, the Resident may either point out the infraction to the person involved or may inform the Board of Directors, in writing, of the facts. No such written notification shall be considered unless the person writing identified himself and signs the letter. Please mail correspondence to the management company.

Violations of the CC&Rs and Rules and Regulations will be enforced as follows:

FIRST OFFENSE	The Owner is issued a courtesy Community Reminder Notice or Violation Notice and compliance requested within thirty (30) days.
SECOND OFFENSE	The Owner is issued a 2 <sup>nd</sup> Notice of Violation and compliance is requested within ten (10) days).
THIRD OFFENSE	The Owner is issued a Hearing Notice and requested to attend a Hearing before the Board of Directors to discuss the violation.
HEARING	The Owner attends to discuss the situation and possible solutions. IF the solution continues, a monetary fine may be assessed to the Owner's account. Such a fine may be levied after a scheduled hearing with the Board of Directors and shall be in an amount as determined by the Board of Directors.

### FINE SCHEDULE

Failure to comply with the CC&Rs or Rules and Regulations	\$50.00 — First Offense
Failure to comply with the CC&Rs or Rules and Regulations	\$100.00 — Second Offense
Malicious Damage to Association Property	\$100.00, plus repair costs

These fines are subject to adjustment by the Board of Directors at the time of the Hearing or at the Board's discretion for extenuating circumstances. Fines shall be in addition to an assessment equal to any applicable cost of repair. Violations continuing for more than sixty (60) days will increase by \$100.00 each month. In addition, Owner accounts with violations exceeding sixty (60) days will be forwarded to the Association's counsel for resolution assistance.

## GARAGE SALES

Garage sales, estate sales, and/or the selling of anything outside of one's home are not allowed. Periodically, the Board of Directors may authorize a Community Garage Sale.

## HOLIDAY DECORATIONS

The acceptable time frame for winter holiday decorations is from the day after Thanksgiving until January 10<sup>th</sup>. All other decorations must be displayed no more than 15 days prior to the day of the holiday, and must be removed within 7 days after the holiday. Residents who do not comply will be sent a non-compliance notice.

All holiday lighting must have a "UL" or comparable rating. Outdoor lights shall be designed for outdoor use.

No Resident may place holiday decorations on plants in the Common Area or on Association Property. Further, lights cannot be stapled, nailed, etc to the exterior of the buildings.

Please insure that holiday lights do not disturb other Residents.

Each Owner is liable to the Association for any damage from holiday decorations to the Common Area or Association Property caused by that Owner or his or her Guests, Tenants, Invitees, or any Resident of his or her Unit.

## MAINTENANCE

Owners are responsible for the maintenance, repair and replacement of all portions of such Owners Residential Unit, including without limitation, the residence and all portions thereof, Exclusive Use Areas and any and all gas, plumbing, electrical, air conditioning, heating, telephone, any solar and/or other water heating equipment and cable television servicing its Residential Unit and irrigation systems and drainage located within any Residential Unit. Each Owner shall immediately notify the Association of any dangerous, defective or other condition, which could cause injury to person or property in such Owner's Unit or Exclusive Use Area.

## NUISANCES

Residents are asked to respect the right of others, and to not allow any nuisance, which would be offensive or detrimental to any other property or resident. Noxious or offensive activities are prohibited in the Community and on any public street abutting or visible from the Community. The Board of Directors is entitled to determine if any device, noise odor or activity constitutes a nuisance.

*Nuisance devices* may not be kept or operated in the Community or on any public street abutting the Community, or exposed to the view of other Condominiums or Association Property. Nuisance devices include but are not limited to the following: Horns, whistles, bells or other sound devices (except security devices used exclusively to protect the security of a Residence or a vehicle and its contents), noisy or smoky vehicles, power equipment (excluding lawn mowers and other equipment used in connection with ordinary landscape maintenance) and restricted vehicles, devices that create or emit loud noises or noxious odors, construction or demolition waste containers (except as permitted in writing by the Committee), devices that unreasonably interfere with television or radio reception to a Condominium, or plants or seeds infected with noxious insects or plant disease.

*Nuisance activities* may not be undertaken in the Community or on any public street abutting the Community, or exposed to the view of other Condominiums or Association Property without the Board's prior written approval. Nuisance activities include but are not limited to the following:

hanging, drying or airing clothing, fabrics or unsightly articles, unreasonable noise from parties, recorded music, radios, televisions or related devices, or live music performance, unreasonable noise from a barking dog, or other animal kept in the Community, repair or maintenance of vehicles or mechanical equipment (except in a closed garage), outdoor fires, except in barbeque grills and fire pits designed and used in such a manner that they do not create a fire hazard, and outdoor storage of bulk materials or waste materials (except in temporary storage areas designated by the Committee).

## **PARKING AND VEHICLE REGULATIONS**

Please remember that there are children at play, and speeds on residential streets are not to exceed 15 miles per hour. Off road vehicle riding within any common areas, open space or public or private streets serving the community is prohibited. Residents may not repair, maintain, or restore any vehicle on any lot, street or alley or in any area visible from any adjoining properties or streets. No vehicle of any kind may be parked in any drive/ally, except for brief periods during loading or unloading. When present in the drive/ally, vehicles must be parked or moved so that they do not interfere with normal use of the drive/ally by other Owners or visitors.

Residents owning more than two (2) vehicles may apply to the Association for a permit to be issued which will allow the parking of a third vehicle on Association Property Streets. The permit will be issued to a qualified homeowner and only after the Parking Enforcement Committee has confirmed that the homeowner is abiding by the Amador Parking and Vehicle Rules and Regulations whereby presenting proof of parking two cars in the homeowners garage.

At the creation of the Parking Enforcement Committee it is understood that all decisions and consequent actions shall be taken by the Amador Community Association Board of Directors only. The Committee will function as an Advisory to the Board of Directors as specified in the Committee Charter.

Vehicles found to be parked in violation of the Community Rules and Regulations and CC&R's will be towed. A member of the Board of Directors must be present at the time of vehicle towing from the premises pursuant to the California Vehicle Code Regulations.

Parking in any Unit driveway is prohibited. Each Owner shall at all times ensure that the garage accommodates at least the number of Authorized Vehicles for which it was originally constructed.

No person may repair, maintain or restore any vehicle in the Community unless the work is conducted in the garage with the garage door closed. However, no Person may carry on in any portion of the Community any vehicle repair, maintenance or restoration business.

Association Property Parking or Street parking places are for temporary, short term use by residents and invitees of residents only. Association Property Parking Spaces are unreserved and unassigned, and they are available on a strict first-come first-served basis. Again, the spaces shall not be used for long-term parking or permanent storage of any vehicle or other personal property.

**Overnight parking is not permitted on community streets with the exception of vehicles displaying the third car decal or the temporary use of a guest pass which is 24 hours only.**

Guest Pass Program – Each household will be issued 2 Guest Passes (numbered according to Unit, (i.e. #1A, #1B) for the use of resident's guests. Homeowners are permitted to use the guest pass for a single overnight parking situation in the event of special circumstances. **A single car with a guest pass cannot park on the community streets for more than 24 hours without prior written**

**approval.** All requests for an extended period of time must be approved by the Chairman of the Parking Enforcement Program prior to the occurrence.

Homeowners are required to register their vehicles with the Parking Committee. Guest passes will not be issued to residents without proper identification of all vehicles. In the event of a change in vehicle, the resident is required to provide updated information to the Committee within ten (10) days of the change. At the time of issuance of the guest passes, a garage inspection will be conducted by a member of the Parking Enforcement Committee.

Administration of the Guest Pass Program will be conducted by the Parking Committee. **If a vehicle is found to be in violation of the guest pass policy, it will be towed in accordance with the Amador Community Association's Rules & Regulations and California Vehicle Code Section 22658.2.**

An "Authorized Vehicle" is an automobile, a passenger van designed to accommodate ten (10) or fewer people, a motorcycle, or a pickup truck having a manufacturer's rating or payload capacity of one (1) ton or less.

The following vehicles are "Restricted Vehicles:" large commercial-type vehicles (for example, stake beds, tank trucks, dump trucks, step vans, and concrete trucks), buses, limousines or vans designed to accommodate more than ten (10) people, inoperable vehicles or parts of vehicles, aircraft, boats, jet skis and other water craft, trailers, motor homes and recreational vehicles, any vehicle or vehicular equipment deemed a nuisance by the association or any other vehicle that is not classified as an Authorized Vehicle. If a vehicle qualifies as both an Authorized Vehicle and a Restricted Vehicle, then the vehicle is presumed to be a Restricted Vehicle, unless the vehicle is expressly authorized in writing by the Association.

### **RECREATIONAL VEHICLES**

A recreational vehicle owned by a resident may be parked in the street while it is being loaded or unloaded for a period not to exceed two (2) hours in any twenty-four (24) hour period.

### **POOL RULES**

Pool and Spa hours are from 7am to 10pm daily. The Pool gate must be kept closed and locked at all times except to enter and exit the facility. **DO NOT PROP OPEN THE GATE.** Leaving the gate open allows unauthorized persons to use the Pool and Spa facilities and thereby causes a potential safety hazard and insurance liability.

There is no lifeguard on duty at the Pool or Spa. Residents and their guests who use the Pool and Spa do so at their own risk. Residents should have their pool key with them when using the facility. Restroom doors should never be propped open.

Residents are granted the privilege of inviting guests to use the facilities under the following conditions:

1. The number of guests is limited to four (4) per household at any one time.
2. Residents are responsible for the conduct and safety of their guests.
3. Residents are responsible for cleaning up after themselves and their guests.

For the health and safety of the children, those under the age of fourteen (14) are prohibited from using the Pool or Spa without adult supervision.



Diving, running and horseplay are prohibited. Proper swimming attire is required in the Pool area. Any activity creating undue noise (i.e. yelling, screaming, loud radios, etc.) or behavior endangering others is prohibited. Violators may be asked to leave the area. No animals are permitted in the Pool area. Glass is prohibited in the Pool area and all clean up is the responsibility of those using the Pool and Spa facility. All trash must be disposed of properly.

Pool furniture must not be removed from the Pool area and cannot be saved or reserved. Please place a towel over the pool furniture when using sunscreen or tanning lotions.

Replacement Pool keys are \$25.00 and can be obtained through the property management company.

### **RESIDENTIAL USE**

Each home and lot shall be used for single family or residential purposes. No home or lot shall be used for any business or other non-residential use without prior written consent of the Board.

All Owners are entitled to rent their Residential Unit. Any rental or lease agreement shall be in writing, shall provide that the lease is subject to the Governing Documents and shall provide that any failure to comply with any provisions of the Governing Documents shall be a default under the terms of the rental or lease agreement. Any lease shall be for a minimum term of twelve (12) months. A copy of the rental or lease agreement shall, upon request, be provided to the Association. The Owners shall, at all times, be responsible for their tenant's or lessee's compliance with all of the provisions of the Governing Documents pursuant to the occupancy and use of the Condominium.

### **SIGNS**

Acceptable signs are restricted to real estate ("for sale", "for rent", or "for exchange"), identification nameplate or security signs. Real Estate signs shall be limited to four square feet and shall be placed in the turf area adjacent to the street. One nameplate or similar Owner name or address identification is permitted upon Design Review Committee approval. Security signs shall be no larger than 12" X 12" (one foot square). A maximum of one conventional security company sign shall be permitted. Noncommercial signs, or posters shall not be more than nine (9) square feet in size and non commercial flags or banners shall not be more than fifteen (15) square feet in size. Noncommercial signs, posters, flags or banners may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative components or include the painting of architectural surfaces.

### **TRASH**

In order to keep a neat and tidy appearance, all equipment, trash containers, or storage piles must be kept within the garage. Trash containers may not be exposed to view more than twelve (12) hours before and after scheduled trash collection hours.

AMADOR COMMUNITY ASSOCIATION

***DESIGN REVIEW***

***GUIDELINES***

Adopted by the Board of Directors on October 3, 2007

## **OBJECTIVES**

This document is a guide for the members of Amador Community Association Design Review Committee, hereinafter known as the DRC, and Amador Community Association homeowners. It is hoped that this manual will increase the homeowners' awareness of the ways in which the integrity of the Community Plan is preserved and the responsibilities the homeowners must assume. The Guidelines address exterior improvements for which homeowners most commonly submit applications and are not intended to be all-inclusive.

The specific objectives of this manual are:

- A. To provide uniform guidelines to be used by the DRC in reviewing applications for conformance to the standards set forth in the legal documents of Amador Community Association.
- B. To assist residents in preparing an application to the DRC.
- C. To increase residents' awareness and understanding of the CC&R's, Bylaws, and Articles of Incorporation.
- D. To maintain and improve the quality of the living environment in Amador Community Association.
- E. To illustrate basic design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

The intent of these Guidelines is not to inhibit individuality and creativity, but to assure residents of design and aesthetic continuity that will help preserve or improve the community's appearance, protect property values, and enhance the overall environment of Amador Community Association.

These Guidelines are directed only to exterior alterations, including landscaping, made by homeowners to their Residence.

## **DESIGN REVIEW COMMITTEE APPROVAL**

- A. Homeowners are reminded that approval from the DRC is required for any additions or alterations to the landscaping, or improvements to the interior of the Condominium that may affect the structural integrity of any Building.
- B. The DRC must approve any change to the exterior appearance of one's property. Further, once a plan is approved, the DRC prior to installation must approve any modification to the approved plan.
- C. It is important to understand that DRC approval is not limited to major alterations, but includes such items as decoration and light fixtures, etc. Approval is also required when an existing item is to be removed.

- D. Each application is reviewed on an individual basis. There are no "automatic" approvals. The DRC may pre-approve certain items, such as screen doors, of a specific design and color, for general use.
- E. In every case, an application must be submitted and reviewed in order to consider specific implications of location and impact on surroundings.
- F. The DRC evaluates the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the unit type and the individual site. There may be an acceptable design for an exterior, which may not be acceptable for another unit type and/or site.
- G. The review or approval from the DRC is not approving the means or the method of construction. Nor is it approving the installation or providing any type of guarantee to the owner. This is the sole responsibility of the owner and/or the contractor.

**GOVERNMENT PERMITS**

Approval by the DRC for any improvement does not waive the necessity of obtaining required government permits. Obtaining government permits does not waive the need for DRC approvals. Approval by the Amador Community Association does not constitute approval by the County or City or any other government agency nor does the Association review for such compliance.

**DESIGN REVIEW COMMITTEE CRITERIA**

The DRC evaluates all submissions on the individual merits of the application. In addition to the evaluation of the particular design proposal, the characteristics of the unit type and the individual site will be considered. What may be an acceptable design for an exterior in one instance may not be acceptable for another.

- A. The proposed improvements must be compatible with the architectural characteristics of the building, adjoining units, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details, etc.
- B. DRC will consider the potential effect of the proposed improvements on access and privacy of adjoining units and the neighborhood.
- C. The DRC will decide what is acceptable and what is not acceptable.

**PROCEDURAL STANDARDS**

**A Application Procedure and Requirements**

Approval of any project by the DRC does not waive the necessity of obtaining the required Government permits. Obtaining a government permit does not waive the need for DRC approval.

- 1 All requests are to be made to Amador Community Association and brought to the attention of the DRC on the standard Design Review Committee Application form,

which is included in this manual. Additional copies may be obtained by contacting the management company.

- a. All submittal packages are to include a check for the plan review in the amount of \$25.00, payable to Amador Community Association.
- b. Submittal packages will be returned if deemed incomplete.
- c. DRC reserves the right to request additional information.

2. Neighbor Notification:

The intent is to advise your neighbors who own property adjacent to your unit and could be affected by the proposed work. Obtain signatures of neighbors on the application form. (The neighbor's signatures are not for approval or disapproval. They merely indicate that the neighbor is aware of the improvement.) Neighbors may submit their concerns in writing to the DRC for consideration.

3. Right of Entry:

If construction work requires the use of common areas, access from property not owned by the applicant for purpose of transporting labor and materials, and/or for the temporary storage of materials for the work, the applicant shall obtain written permission from Amador Community Association, and/or the owner for the right to enter during construction. A copy of the letter granting permission shall be submitted to the DRC prior to commencement of construction. A security deposit or bond, as deemed necessary by the DRC may be required from the owner. Unused deposits will be refunded after completion of work and final acceptance by the DRC. Payment will be refunded by U.S. Mail within 30 days after DRC's final acceptance.

4. Submittals:

- a. The DRC shall deliver its written approval, disapproval, or request for additional information or materials to the Applicant at the address listed on the application no later than forty-five (45) days after the date on which the DRC has received the complete Application.

When the plans are approved by the DRC, one set of the approved plans will be returned to the owner and the other sets will be retained by the management company and the DRC.

The DRC prohibits applicants from commencing construction prior to obtaining a written response acknowledging approval of the application.

Each submittal will require a separate \$25.00 fee, except in the case of modification of a previous submittal.

## **CONSTRUCTION TIME PERIOD**

1. **General:** Work shall commence within 60 days of the date of approval and be completed within six (6) months of the date of approval. If the scope of the job warrants more time, the DRC may extend the construction period. The applicant shall submit a construction phasing plan and schedule requesting a longer construction period.
2. **Final Review:** Upon completion of the work as indicated on the "Approved" copy of the drawing and specifications, the applicant shall notify the DRC in writing and request final inspection approval.

## **GENERAL**

### **A. Enforcement**

Improvements that are installed without the necessary approval from the DRC will constitute noncompliance of the CC&R's and may require modification or removal of work at the expense of the homeowner, including but not limited to any legal fees incurred. Remedies will be pursued to the fullest extent permitted by the CC&R's and the law. Owners must submit a DRC request package for review prior to any changes or installation proposed on the plans.

### **B. Violation**

All owners have the right and responsibility to bring to the attention of the DRC any violations of Amador Community Association's Architectural Guidelines by writing to the Board of Directors, using the management company's address.

### **C. Damage**

Owners shall be responsible for any damage caused to the streetscape, common area or open space areas as a result of construction improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises to a regulated disposal area in a timely manner.

### **D. No Waiver of Future Approvals**

The approval, conditional approval, or disapproval, by the DRC of any proposals, plans, specifications or drawings will not bind the DRC to approve or disapprove the same or similar improvement or matter in the future. The DRC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by the same or any other person.

### **E. Notice of Completion**

When improvements have been completed, the applicant will forward the Notice of Completion, provided by the management company, to: Amador Community Association, Attention: Amador Community Association DRC, c/o Professional Community Management, Inc. 11830 Pierce Street, Suite 300, Riverside, CA 92505.

A. Antenna/Satellite Dishes

The following are considered "Authorized Antennas:"

1. An antenna designed to receive direct broadcast satellite service, including direct-to-home satellite service, that is one (1) meter or less in diameter,
2. An antenna designated to receive video programming service, including multi-channel multipoint distribution service, instructional television fixed service, and local multipoint distribution service, and is one (1) meter or less in diameter or diagonal measurement,
3. An antenna designed to receive television broadcast signals, or
4. An antenna used to receive and transmit fixed wireless signals.

Authorized Antennas may be installed in the Exclusive Use Area on a mast tripod or railing. In the event that reception is not possible in any other location of the "exclusive use" area of a residence, the homeowner may request permission for the satellite dish to be installed on the building fascia in keeping with the specific guidelines established by the ARC Satellite Dish Committee. The committee will establish specific guidelines for such installation and will process submitted requests in a timely manner.

The ARC Committee Satellite Dish Committee will be comprised of a William Lyon Homes Representative, the Community Manager and an Association Board of Directors Representative.

No person shall install a satellite dish on the roof of a building and homeowners who install satellite dishes without submitting a written request to the Amador Community Association's ARC Committee will be fined according to the Enforcement Policy.

DESIGN REVIEW GUIDELINES

B. Basketball Hoops

When not in use, portable basketball hoops must be stored in the garages, out of sight from public view. Storage of basketball hoops shall not hinder the resident from parking two vehicles in the garage. Basketball standards or fixed sports apparatus shall not be attached to any Condominium.

C. Post Tension Slabs

Concrete Slabs for Residences constructed in the Community may be reinforced with a grid of steel cable installed in the concrete slab and then tightened to create extremely high tension. Cutting into Post-Tension Slab for any reason (for example, to install a floor safe, to remodel plumbing, etc.) is very hazardous and may result in serious damage to the Residence, personal injury, or both. Each Owner shall determine if the Residence has been constructed with a Post-Tension Slab and, if so agrees to the following:

1. Owner shall not cut into or otherwise tamper with the Post-tension Slab;
2. Owner shall not permit or allow any other person to cut into or tamper with the Post-Tension Slabs so long as Owner owns any interest in the Residence;
3. Owner shall disclose the existence of the Post-tension Slab to any person who rents, leases or purchases the Residence from the Owner; and
4. Owner shall indemnify and Declarant and Declarant's agents, free and harmless from

and against any and all claims, damages, losses or other liability (including attorneys' fees and costs of court) arising from any breach of this covenant by Owner.

**D. Potted Plants or Planters**

Potted plants or planters are permitted in the Exclusive Use Common Area on the condition that they contain at all times live, healthy plants or artificial plants that adequately represent living plants.

No vines may be attached to the building or wall maintained by the Association.

**E. Prohibited Indoor Installations**

Owners are prohibited from the following:

1. Puncturing, piercing or otherwise altering any walls shared with another Condominium, if any, except to the extent permitted for the hanging of art, pictures, mirrors and other similar items,
2. Installing any sound system, loud speakers, entertainment system or other music-, sound-, or noise-generating or amplifying device in any walls or ceiling of an attached Condominium, and
3. Installing any tile or other hard surface flooring on the upper levels of an attached Condominium that are located above the living space of another Condominium without the prior written approval of the DRC.

**F. Prohibited Outdoor Installations**

No Person may install on the exterior of any Residence in sight of the Association Property or other Condominiums, any clotheslines, patio cover, wiring, air conditioning equipment, heating units, water softeners, other similar Improvements, or other exterior additions or alterations to any Condominiums.

**G. Screen Doors and Security Doors**

1. Plans and specifications for screen doors and security doors must be submitted to the DRC for approval. Security doors must have a decorative appearance.
2. All screen doors must be installed within the existing doorjamb in a style or color, Which matches the trim or color around the door or is complementary with those colors. Screen door shall "blend" with the home and not stand out on its own\_

**III. Solar Energy Systems**

Installation of a solar energy system on the Owner's Condominium to serve the Owner's domestic needs will be permitted as long as (a) the design and location of the solar energy system meet the requirements of all applicable governmental ordinances, and (b) the design and location receive the prior written approval of the DRC.



## **I. Views**

There are no guaranteed views within the boundaries of the Association. Homeowners are advised that no lot is assured the existence or unobstructed continuation of any particular view.

## **J. Window Covering and Window Treatments**

1. Exterior wrought iron bars on windows are not permitted
2. No reflective materials may be used to create a mirror effect from the outside. No materials such as sheets, paper, or foil will be permitted.
3. A new owner may use plain white sheets to cover the inside of the windows for not more than sixty (60) days after the Close of Escrow.

AMADOR COMMUNITY ASSOCIATION  
RULES AND REGULATIONS

PARKING AND VEHICLE REGULATIONS

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Vehicles found to be parked in violation of the Community Rules and Regulations and CC&R's will be towed. A member of the Board of Directors must be present at the time of vehicle towing from premises pursuant to the California Vehicle Code Regulations.