

DIAMOND RIDGE ESTATES COMMUNITY ASSOCIATION

RULES AND REGULATIONS

These rules are for the benefit of all residents of the Community.

It is hoped that they will be followed without problems. With cooperation and adherence to these common sense rules, everyone can enjoy the pleasures and privileges of living in a community association.

YOUR RESPONSIBILITY TO THE RULES AND REGULATIONS:

1. The Homeowner's Association Board of Directors may take disciplinary action against unit owners for breach of any rules or regulations as provided herein.
2. **EACH UNIT OWNER SHALL BE LIABLE TO THE ASSOCIATION FOR ANY INFRACTIONS, BREACH, OR VIOLATIONS SUSTAINED BY THEIR HOUSEHOLD, GUESTS OR TENANTS.**
3. Disciplinary action authorized hereunder may consist of any or all of the following:
 - (A) written notification of violation;
 - (B) a fine not to exceed \$100.00 for each breach or violation;
 - (C) legal action against the violators unit;

4. In addition to the remedies specified herein, an owner member shall be liable to the Association for attorney's fees incurred in enforcing these rules or regulations of the Homeowner's Association.

ARCHITECTURAL CHANGES

1. Purpose:

A) In order to maintain the architectural character of this Community as it has been established by the original design. It is necessary that modifications and the materials and colors used be compatible with those presently existing. Our Architectural Committee, by setting standards and approving proposed additions or alterations will assure a continuity which will help maintain appearance and enhance the overall value of everyone's property.

B) Homeowners are reminded that approval must be obtained from the Diamond Ridge Estates Architectural Committee for additions or alterations. In addition, a permit is required from the LA County Building Department where applicable. Failure to obtain the necessary approvals will constitute a violation of the Declaration of Covenants, Conditions, and Restrictions and may require modification or removal at the expense of the homeowner.

2. Procedure:

A) Preliminary Drawings: Present to the Architectural Committee for modification or approval.

B) Construction Drawings and Specifications: Shall be prepared in accordance with requirements for clarity and completeness consistent with requirements of the LA County Building Department.

C) Required Copies: Present final drawings, specification, and color samples in triplicate for the Architectural Committee's modification or approval.

1. One copy shall be retained by the Committee.
2. One copy shall be retained by the Management Company.
3. One copy shall be returned to the owner. If approved, the owner shall be responsible to see that the work conforms to these plans.

D) Submittals shall include:

1. Drawings (in detail to scale)

2. Plot Plan

- a) Indicate: Legal description address, name of owner, north arrow and brief description of work.
- b) Show all buildings, fences and other improvements, existing, new or proposed.
- c) Show all dimensions on work to be considered, distances between new work and property lines.

E) Specifications:

- a) List of materials and finishes.
- b) Color. It is mandatory that the colors of any materials be approved.
- c) The repainting or coloring of any and all exterior walls, trims, etc.; shall be approved by the Architectural Committee prior to any work starting. No such work shall be performed without the approval of said committee.

GENERAL

1. No sign, poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from outside the Properties.
2. No exterior radio antenna, television antenna, "C.B." antenna, or other antenna of any type shall be erected or maintained on any properties.
In order to install a satellite dish, the homeowner must first apply for architectural approval, prior to installation.
3. No occupant shall make or permit any disturbing noises on the premises by himself, his family or guests, nor do or permit anything to be done by such person that will interfere with the rights, comforts or conveniences of other owners/occupants.
4. Christmas lights and decorations may not be displayed before Thanksgiving and must be removed by January 14th. All decorations will be subject to Board review.
5. No garages shall be used for carpenter shop, automobile overhaul or commercial purposes. All homes are intended for single-family residential use.

6. Garages shall not be converted for the purposes of habitation.
7. Newspapers and mail must not be allowed to accumulate in driveways or mail boxes.
8. All Holiday Decorations must be removed within 2 weeks of Holiday.
9. All portable basketball backboards must be put away daily behind the side fences.

LANDSCAPING

1. Exterior maintenance and repair is the owners obligation. Each improvement shall at all times be kept in good condition and repair. All landscaping, including but not limited to, lawns, hedges, shrubs and trees shall be periodically trimmed and pruned so as to be maintained in a neat, clean, safe and attractive manner and so as not to unreasonably obstruct the view of adjacent Owners.
2. In the event that any Owner shall permit any improvement, which is the responsibility of such Owner to maintain to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition affecting a neighboring Lot, the Board, after consulting with the Architectural Committee, and after affording the owner of such property Notice and Hearing, shall have the right but not the obligation to correct such condition, and to enter upon such owner's Lot, or such Association Property for the purpose of doing so, and such Owner, as the case may be shall

promptly reimburse the Association for the cost thereof. Such cost shall be a Special Assessment and shall create a lien enforceable in the same manner as other assessments as set forth in the Declaration.

REAL ESTATE

1. One sign of reasonable and customary dimensions as may be displayed on or from any Improvement on any Lot in a Residential Area advertising the sale or lease of such Lot. provided such sign shall not be attached to the exterior of any improvements on any Lot in a manner which requires fasteners to be embedded in any manner in such exterior.

VEHICLES / PARKING / GARAGES

1. Moving vehicles must observe all posted, stops, speed limits and shall travel at speeds that ensure safety at all times.
2. No outside parking of non-operative or non registered vehicles is permitted.
3. No vehicle or boat shall be repaired upon any property or street (public or private) in such a manner as to be visible from any other parts of the Properties.
4. All vehicles must be parked in the Owner's garage; provided in the event the number of vehicles owned by any Owner exceeds the number of vehicles for

which such owner's garage was designed to accommodate, the excess vehicles may be parked in such Owner's driveway.

TRASH PICK UP

1. Trash cans may not be placed on the curbside for pickup no earlier than the night before pickup and must be removed no later than the night of pickup.
2. Trash cans must be put away in the garage or in the back yard behind the side fence or gate.

ANIMALS

1. The Association, acting through the Board shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board, a nuisance to other owners.
2. Animals must be kept within an enclosure, an enclosed yard or on a leash being held by a person capable of controlling the animal.
3. All homeowners must pick up after there pets.