

**VENTURANZA DEL VERDE
COMMUNITY ASSOCIATION**

REVISED

RULES AND REGULATIONS

AMENDED SEPTEMBER 2006

VENTURANZA DEL VERDE RULES

TABLE OF CONTENTS

	Pages
1. Common Area Rules and Regulations.....	1
2. Tenant Rules and Regulations.....	2
3. Parking Rules	3-4
4. Towing Policy.....	5
5. Pet Rules	6
6. Pool and Spa Rules	7
7. Sign Rules.....	8
8. Enforcement Procedure	9
9. Fine Schedule	10
10. Rules and Violation Report Form	11
11. Homeowner Hearing Procedures Form.....	12

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION

COMMON AREA RULES AND REGULATIONS

1. Owners are prohibited from destroying, removing or altering the landscaping in the Common Area, regardless of the condition of the plantings.
2. Littering of the Common Area is not permitted.
3. Trash, garbage, or other waste shall be disposed of by residents of the Project only be depositing the same into trash containers designated for such use by the Board of Directors. No portion of the Property shall be used for the storage of building materials, refuse or any other materials.
4. Wheeled recreational devices, such as, without limitation, skateboards, bicycles, including without limitation, tricycles, big wheels, bicycles with training wheels, etc., are prohibited from being used through common area landscaping curbing. Wheeled recreational devices should be ridden on streets not the sidewalks.
5. No clothing, household fabrics, or unsightly articles shall be hung, dried or aired on any portion of the Property, including the interior of any Residence, so as to be visible from other Residences or the street (Association common area).
6. No individual shall modify any Improvement in the Owner's Exclusive Use Common Area patio without prior written approval of the Architectural Committee.
7. Any item or vegetation maintained upon any patio or deck which is exposed to the view of any Owner, shall be removed or altered if such item or vegetation in its existing state is not maintained or consistent with or contrary to the purpose of the CC&Rs (requirements set forth in the governing documents or the aesthetics established by the Architectural Committee.)

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION

TENANT RULES AND REGULATIONS

1. The Owner shall have the responsibility to acquaint their tenants and guests with the Rules and Regulations of the Association.
2. For the purpose of the Rules and Regulations a tenant shall be defined as anyone in possession of a Member's residence in exchange for any sort of consideration, or at the sufferance of the Owners.
3. Violations will be assessed against the Member even though the infraction was committed by a tenant or guest.
4. Subject to any other agreements, an Owner may rent Owner's Unit to a single family provided that the Unit is rented pursuant to a lease or rental agreement which is:
 - (a) in writing,
 - (b) for a term of at least thirty (30) days,
 - (c) subject to all the provisions of the CC&Rs,
 - (d) subject to all the provisions of the CC&Rs for the entire unit.

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
PARKING RULES**

1. Members with two (2) vehicles must park in assigned garages. Exceptions can be made due to height and maximum 19-foot length upon Board's prior written approval to utilize striped designated parking.
2. Mopeds and motor bikes are subject to vehicle code restrictions (i.e., both driver and motor bike must be licensed). Vehicle codes will be strictly enforced.
3. With the exception of maintenance, vehicles or equipment using highway flashers, all motor vehicles shall be operated only on paved roads within the property. No off-road riding will be permitted.
4. Those portions of the property intended for parking of motorized vehicles, including the garages assigned to individual units, shall be used to park only the following motorized land vehicles designed and used primarily for non-commercial passenger transport: automobiles; passenger vans designed to accommodate ten (10) or fewer people; two-wheel motorcycles; and pick-up trucks having a manufacturer's rating or payload capacity of three-quarter (3/4) ton or less ("Authorized Vehicles").
5. No vehicle which is not an "Authorized Vehicle," including without limitation recreational vehicles (e.g., motor homes, travel trailers, camper vans, boats, etc., commercial-type vehicle (e.g., stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, etc.) buses or vans designed to accommodate more than ten (10) people, vehicles having more than two (2) axles, trailers, inoperable vehicles or parts of vehicles, aircrafts, non-motorized vehicles or motorized vehicles that exceed seven (7) feet high, seven (7) feet wide and nineteen (19) feet in length, or any vehicle or vehicular equipment deemed a nuisance by the Board, shall be parked, stored or kept within the Property or on any public street abutting or visible from the Property unless specifically authorized by the Board.
6. Each "Authorized Vehicle" which is Owned or operated by or within the control of an Owner or a resident of an Owner's Unit, if kept within the property, shall be parked in the garage element of the Owner's Unit to the extent of the space available, provided that each Owner shall ensure that any such garage accommodates at least the number of "Authorized Vehicles" having four (4) or more wheels for which it was originally constructed.
7. No repair, maintenance or restoration of any vehicle shall be conducted on the property except within an enclosed garage when the garage door is closed, provided that such activity is not undertaken as a business, and provided that such activity may be prohibited entirely by the Board if the Board determines that such activity constitutes a nuisance.

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
PARKING RULES, PAGE TWO**

8. All garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.
9. No garage, trailer, camper, motor home or recreational vehicle shall be used as a residence in the property for either temporary or permanent purposes.

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION

TOWING POLICY **EFFECTIVE 15 MARCH 2007**

It is the duty of the Venturanza Del Verde Community Association (VDV) Board of Directors (Board) to uphold the aesthetic standards and property value of the VDV Common Ground and to promote the safety and well-being of all residents through the enforcement of its Declaration of Covenants, Conditions and Restrictions (CC&Rs) and Rules and Regulations.

This Towing Policy (dated 18 January 2007) replaces all other VDV towing policies in their entirety.

Owners, renters, guests and all other residents are advised by this policy that according to Article VIII, Section 2 of the VDV CC&Rs, two four wheel passenger vehicles as described in that section must be parked in the unit garage unless specific exception has been received from the Board in writing. Violators of Article VIII, Section 2, are potentially subject to fine and/or tow. Towing will be performed in accordance with the California Vehicle Code and local ordinances and exclusively by the authority of the Board.

THE FOLLOWING VIOLATIONS WILL SUBJECT VEHICLES TO IMMEDIATE TOW WITHOUT WARNING:

1. Violation of any of the stipulations of the VDV CC&Rs Article VIII, Section 2;
2. Parking in violation of any of the stipulations included on the warning sign at the entrance to VDV Common Ground, especially and in addition to;
3. Parking in a fire lane and/or in front of the Jamboree Fire Gate;
4. Parking in front of any garage for other than loading and unloading and/or parking within any courtyard;
5. Parking in a roadway or in the entrance to the VDV community;
6. Parking of any unauthorized commercial vehicle, including but not limited to panel trucks, stake bed trucks vans, passenger vehicles with no side windows, vehicles displaying business names, and/or vehicles with commercial/vendor plates;
7. Parking in any direction opposite to the flow of traffic or backed into a parallel parking space;
8. Parking in the same space for more than seventy-two (72) hours;
9. Parking any vehicle not displaying current registration;
10. Parking any inoperable vehicle, vehicle obviously needing repair or other vehicle so as to be an eyesore; and
11. Parking across more than one parking space or more than 18 inches from a curb.
12. There is no public parking on VDV Common Ground. All parking on VDV property is for the exclusive use of owners, renters, and/or their guests or specifically invited agents. All other vehicles will be towed without warning.

Members of the Association (Unit Owners) are ultimately responsible for informing renters, guests and others of VDV CC&Rs, Rules and Regulation and Towing Policy.

ALL TOWING WILL BE DONE AT THE EXPENSE OF THE OWNER/LESSEE/DRIVER OF THE VEHICLE IN VIOLATION OF THE ABOVE TOWING POLICY.

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION

PET RULES

1. No animals, livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any Residence except that usual and ordinary domestic dogs, cats, fish and birds inside bird cages may be kept as household pets within any Residence provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities or sizes. Unreasonable quantities shall ordinarily mean more than two (2) pets per Residence; provided, however, that the Board may determine that a reasonable number in any instance may be more or less.
2. Animals belonging to Owners, occupants or their licensees, tenants or invitees within the Property must be either kept within an enclosure or on a leash held by a person capable of controlling the animal.
3. Local County and/or municipal animal ordinances will be strictly enforced (i.e., licensing, vaccines, leash laws, etc.).
4. Each Member is responsible for removing defecation of their dog, cat or other animal from the Property.
5. Excessive dog barking or other animal noise will be deemed a nuisance, actionable by the Association or other Owners.
6. Each Owner will be held responsible for any damage to the Common Areas or Common Facilities due to his/her pet(s). In addition, each Owner will be responsible for any damage to the property of another due to his/her pet(s), either by financial reimbursement or corrective action to be determined by the Board of Directors.
7. The Association will have the right to prohibit housing to any animal which constitutes a nuisance.

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
POOL AND SPA RULES

1. Use of pool and spa facilities and Common Area and Common Facilities is a privilege which may be enjoyed by Owners or tenants. If the Owner elects to rent or lease the Unit and gives right of access to leasee, then the Owner relinquishes his/her access rights.
2. Conduct by an Owner or tenant that deprives any other Owner or tenant use of the pool/spa or Common Area shall not be allowed.
3. Guests must be accompanied by an Owner or tenant.
4. No private parties are permitted in the pool area.
5. Pool/Spa Hours: Sunday – Thursday: 6:00 a.m. through 10:00 p.m.
 Friday and Saturday: 6:00 a.m. through 11:00 p.m.
6. No lifeguard on duty. Residents and guest swim at their own risk.
7. No child under the age of 14 years may enter the pool area unless accompanied by an adult resident.
8. No child under the age of 14 is permitted to use the spa.
9. Every child under the age of 8 should be accompanied by an adult in the water at all times.
10. Infants must wear waterproof pants with diapers at all times. All incontinent persons, must wear waterproof pants and/or swimming pads, diapers, etc., at all times while using the pool or spa.
11. No glass objects are allowed in the pool/spa area.
12. No pets (dogs, cats, etc.) are allowed in the pool/spa area.
13. No running, pushing or boisterous play will be permitted.
14. No diving is permitted.
15. Radio/stereo units must be kept at low levels so as not to annoy other persons using the Common Facilities or living in the surrounding Units.
16. No soap, bath oils, etc., are allowed in the pool or spa.
17. No alcohol is allowed.

IN CASE OF EMERGENCY DIAL 911

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION

SIGN RULES

1. No sign, poster, display or other advertising device of any character shall be erected or maintained anywhere on the Property or on any public street abutting or visible from the Property, or shown or displayed from any Residence without the prior written consent of the Architectural Committee, provided, however, that the restrictions of this Section shall not apply to any sign or notice of customary and reasonable dimension which states that the Residence is for rent or sale, so long as it is consistent with the standards promulgated by the Architectural Committee. Signage shall be allowed or prohibited as applicable in accordance with Civil Code 1353.5 and 1353.6.
2. For Rent or For Sale sign may be placed within a Unit but not upon any portion of the Common Property.
3. The Board of Directors may erect within the Common Property a master directory of Units which are For Sale or For Lease, but not be obligated to do so.
4. Signs other than Association approved signs will be removed from the Common Area Property.

NOTE: All signs must conform to the requirements of all applicable governmental ordinances.

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION

ENFORCEMENT PROCEDURE

- I. Discovery of Violation
 - A. Any Violation that is a violation of the Governing Documents or Rules and Regulations of the Association will be processed according to the procedures outlined herein.
 - B. In the event one or more Members of the Association or Board of Directors file a written Violation Report the Board would act as follows:
 1. Send a letter to the Owner stating the alleged violation and date by which Owner must cure said violation.
 2. Upon expiration of the cure date, if the alleged violation still exists, a second letter will be sent to Owner stating that the failure to abide by Association's Rules and Regulations and its other Governing Documents has imposed a hardship on the Association and the Owner will be asked to attend a hearing with the Board of Directors.
 3. The Owner will be notified in writing as to the decision rendered by the Board of Directors as a result of the hearing within 15 days of the hearing. If the Owner is found to be in violation of the Association's Governing Documents the Board will either a) seek remedy by use of the legal system, b) apply monetary fines to the Owner's assessment billing, c) choose to correct (or cause to be corrected) the violation and assess the owner for reimbursement of costs, d) suspend voting privileges or rights to use any recreation facilities, e) record a notice of non-compliance encumbering the Unit if allowed by State Statute or f) a combination thereof.
 4. If the decision is to pursue a monetary fine system, the Venturanza del Verde Fine Schedule will apply.

NOTE: A violation is defined as an act in conflict with the CC&Rs, By-laws, Rules and Regulations and Architectural Guidelines of the Association.

VENTURANZA DEL VERDE COMMUNITY ASSOCIATION

FINE SCHEDULE

1. In the incidence of violations of CC&Rs, By-laws, or Rules and Regulations, a letter will be sent to the homeowner ("Owner") stating the alleged violation and requesting immediate correction. Owner shall be responsible to advise tenant, if applicable, of any violation for which tenant is responsible and the required corrective action.
2. In those cases when the violation is not corrected and/or is of a repetitive or on-going nature, a second letter will be sent to the Owner stating that the alleged violation is continuing and requesting that the Owner make a mandatory appearance before the Board of Directors ("Board") for a hearing.
3. If the result of the hearing is a monetary fine, an amount of \$50 will be added to the Owner's account. Fines will double every month until the on-going violation is corrected (e.g., \$100.00 for the second month the violation continues, \$200.00 for the third month, etc.) and/or will double for successive violations even if those violations are separated by more than a month. When an Owner is called before the Board for a mandatory appearance for a hearing and fails to appear, a fine may be assessed if a hearing occurred without the Owner at the sole discretion of the Board. The Board reserves the right to take action other than and in addition to fining and to forward the matter to its legal counsel for subsequent or alternative legal action. Any fines not paid may result in legal action in accordance with California law.
4. The Board may determine to use the legal system or cause correction of the violation to effect a cure, i.e. to control and correct behavior or otherwise the Owner shall be responsible for legal fees and/or reimbursement of costs to the Association (e.g., should a violation occur which imposes a financial obligation to the association, the party responsible for such violation shall reimburse, by way of a Special Assessment, the Association for this financial obligation. For example, if a party damages common property such as a fence, tree, etc., appropriate costs for repair and replacement shall be charged to that party after notice to the Owner, and opportunity to be heard before the Board of Directors).

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
RULES AND VIOLATION REPORT**

Date _____

1. Person making report: Name _____
Address _____
Unit # _____ Ph # _____

2. Description of Violation: (fill in as completely as possible)
Date _____ Time _____ Location _____

3. Description of Violator:
Name _____ Ph # _____
Building # _____ Unit # _____

4. Additional Witnesses:
Name _____ Ph # _____
Building # _____ Unit # _____
Name _____ Ph # _____
Building # _____ Unit # _____

5. Board Action Taken:
Date _____
Description of Action Taken: _____

Signature of the Board: _____

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
PROCEDURE FOR HOMEOWNER HEARING**

Procedure:

1. Statement of violation by acting chairperson.
2. Alleged violator's statement with witness if applicable.
3. Review of CC&R requirements, Bylaws, Rules & Regulations of the Association.
4. Discussion and questioning of the violator by the Board of Directors.
5. Questions and final statement by alleged violator.
6. Board ruling.
7. Enforcement procedures as applicable.
8. Adjournment.

Documentation:

Name of Violator _____ Ph # _____

Address/residential unit _____

Nature of Violation _____

Board Ruling _____

Additional Comments _____

Date _____