

CALIFORNIA CHATEAU COMMUNITY ASSOCIATION

RULES AND REGULATIONS

In accordance with the CC&R's the board of directors may establish those rules and regulations that they deem necessary to implement the CC&R's, manage the association and cover new or unusual situations that may arise from time to time. Whenever a change is made to the rules and regulations and updated copy will be mailed to the homeowners. These rules and regulations are incorporated into the CC&R's as an addendum.

- I. ADDITION TO SYSTEM OF FINES AND PENALTIES FOR REPEAT OFFENDERS (Effective January 1, 2002)
 - a. FIRST OFFENSE: As established in the CC&R's, a notice of potential violation will be sent to the homeowner. If the homeowner does not remedy the potential violation within 30 days then a second letter establishing a hearing date will be sent. If the homeowner is found in violation of the CC&R's at the hearing then the homeowner will be fined.
 - b. SECOND VIOLATION: A letter of warning and notification of second violation shall be sent.
 - c. THIRD AND SUBSEQUENT VIOLATIONS: A fine in the amount of \$100.00 for the first day and \$15.00 per day thereafter shall be levied until the violation is remedied.
 - d. The most common violations which are repeated by homeowner's are parking in the street, trailers (including boats and camp trailers) parked on the property which are not parked wholly within the garage, recreational vehicles parked in the driveway or street, and garbage containers stored within view of the street.
- II. ADDITION TO ARCHITECTURAL STANDARDS (Effective January 1, 2002)
 - a. All holiday decorations must be removed from view from the street within 30 days following the holiday. This includes but is not limited to Christmas lights and window and yard figures and scenes. Homeowners who are not currently in compliance with this provision must bring their properties in compliance by April 1, 2002 and must maintain compliance thereafter.
 - b. Those homeowners who have not landscaped their back yards must comply with the Los Angeles County Fire Department weed abatement requirements. Back yards that have not been landscaped must be cleared at least twice a year. Weed abatement inspection dates are May 1 and November 1 of each year so homeowners must clear their backyards twice a year just prior to those dates. In addition those backyards that have areas visible from the streetscape must keep weeds abated in the visible areas at all times. Homeowners have until May 1, 2002 to bring their properties into compliance and must maintain compliance thereafter.