

**BELCOURT
NEIGHBORHOOD
ASSOCIATION**

***GENERAL RULES
&
REGULATIONS***

*Adopted by the
Board of Directors
May 14, 2014*

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GENERAL RULES & REGULATIONS

Animal Regulation:

- A. Owners are entitled to keep a reasonable number of domestic dogs or domestic cats, caged birds and/or fish in an aquarium, provided that they are not kept, bred, or maintained for commercial purposes, and further provided they are kept under reasonable control at all times. Reasonable numbers shall ordinarily mean two (2) total pets (excluding, as an example only, fish, birds and other small household pets) per Residence; however, the Board may determine that a reasonable number of any instance may be more or less than two (2) and may limit the size of pets and prohibit maintenance of any animal which constitutes a nuisance to any other owner.
- B. Each owner shall be liable to each and every other owner, their families, tenants, residents and guests for damages or injuries caused by any animals brought or kept in the community by an owner.
- C. All dogs must be licensed.
- D. Pet owners have the absolute duty and responsibility to pick up their pet's waste and dispose of it in a sanitary manner. Pet owners are liable to all other owners, their families, guests and invitees for the actions of any animal brought or kept upon the community by the owner(s) or by members of his or her family, guest or invitees.
- E. No livestock, insects, reptiles, poultry or other animals of any kind shall be raised, bred or kept on the Properties.

Antennae Restrictions:

All satellite dish installation requests outside of the use of the Association's centralized satellite dish system are subject to review on a case by case basis by the Architectural Committee.

No Person may install on the exterior of any residence, rooftops, or in a yard any antenna or over-the-air receiving device except for an "Authorized Antenna." An Authorized Antenna is (a) an antenna designed to receive direct broadcast satellite service, including dire-to-home satellite service, that is one meter or less in diameter, or (b) an antenna designed to receive video programming service, including multi-channel multipoint distribution service, instructional television fixed service, and local multipoint distribution service, and is one meter or less in diameter or diagonal measurement, (c) an antenna designed to receive television broadcast signals, or (d) an antenna used to receive and transmit fixed wireless signals. An Authorized Antenna may be attached to the balcony railing as long as the railing is not penetrated (i.e., affix by strapping rather than nailing or screwing) or it may be mounted on a mast to

read the height needed to receive an acceptable quality signal, subject to local governmental agency permitting requirements for safety purposes. In addition, the satellite cable wires cannot be run through the stucco, they must be run through a window or door.

A. Restrictions on Installation.

The Design Review Committee (DRC) may adopt reasonable restrictions on installation and use of an authorized antenna to minimize the visibility from other single family residences or condominiums. Restrictions may designate one (1) or more preferred installation location and require camouflage such as paint or screening. No restriction imposed may unreasonably delay or prevent the installation, maintenance, or use of an authorized antenna or unreasonably increase the cost of an installation.

B. Prohibitions on Installation.

The Design Review Committee may deny the location of any authorized antenna if the location imposes a safety concern to other owners or if the antenna is installed in any common area.

C. Review After Installation.

The Design Review Committee may review the location and installation of an authorized antenna after it is installed. The DRC may require the antenna be relocated to a preferred location if they find the location is a safety hazard or to comply with reasonable restrictions.

Association Property:

No homeowner may obstruct, alter, remove or store any item on any portion of the association property without the prior written approval of the Board of Directors.

Car Washing:

Car washing is not permitted in the Properties unless the wash water is diverted into grass, gravel or landscaping, and away from any street and storm drain.

Exterior Fires:

No exterior fires except barbecue fires contained within receptacles designed in such a manner that they do not create a fire hazard.

Exterior Lighting:

Any exterior electrical, gas or other artificial lighting installed on any condominium shall be positioned, screened, or otherwise directed or situated and of such controlled focus and intensity so as not to unreasonably disturb the residents of any other condominium(s). Further rules regarding exterior lighting may be promulgated by the Board.

All lights must be compatible with the condominium design and should be simple in design and color. No exposed wires or cables. No exterior lighting shall be placed or maintained upon any lot so as to cause an unreasonable glare or illumination upon any other private or common lot. “High pressure sodium”, “metal halide” or other high intensity lamp sources are considered appropriate.

Garages

Garages shall be used only for the purpose of parking the required number of vehicles in which the garage was originally designed. Homeowners may store items in their garage as long as the required number of vehicles may be parked within the garage at all times.

Hazardous & Toxic Waste:

Nothing other than natural rain water may be discharged into the storm drains and storm drainage system. The National Pollutant Discharge Elimination System and Section 5650 of the California Fish and Game Code prohibit discharging anything other than natural rain water into storm drainage systems. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservative and other such fluids shall not be discharged into any street, public or private, or into storm drains or storm water conveyance systems. Use and disposal of pesticides, fungicides, germicides, insecticides, fertilizers and other such chemical treatments shall meet Federal, State, County and the City of Ontario’s requirements as prescribed on their respective containers.

Master Association Rules & Regulations:

In addition to the general rules and regulations presented in this document, each owner must adhere to the rules and regulations set forth by the Edenglen Community Association.

Mechanics’ Liens:

No owner may cause or permit any mechanic’s lien to be filed against the Association Property or another owner’s condominium for labor or materials alleged to have been furnished or delivered to such owner. Any owner who permits a mechanics’ lien to be so filed shall cause the lien to be discharged no later than 5 days after receipt of written notice to discharge the lien is received from the Board. If the owner fails to remove a mechanic’s lien after written notice from the Board, the Board may discharge the lien and levy a special assessment against the violation owner’s condominium to recover the cost of the discharge.

Mineral Exploration and Extraction:

No oil drilling, oil, gas or mineral development operations, oil refining, geothermal exploration or development, quarrying or mining operations of any kind may be conducted on the Properties, nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted upon the surface of any Condominium or within five hundred (500) feet of the surface of the Properties.

Nuisances:

Noxious or offensive activities are prohibited on the Properties and on any public street abutting or visible from the Properties. Keep all noise to a minimum especially in the late evening, early morning hours. Quiet time hours are between 10:00 P.M. – 7:00 A.M. For construction purposes, hours of operation are Monday through Saturdays, 7:00 a.m. to 6 p.m. and no construction on Sundays or Holidays The Board of Directors is entitled to determine if any device, noise, odor, or activity constitutes a nuisance. The following nuisance devices and activities are prohibited:

- A. All horns, whistles, bells or other sound devices (except security devices used exclusively to protect the security of a condominium or a vehicle and its contents).
- B. Noisy or smoky vehicles, power equipment (excluding lawn mowers and other equipment used in connection with ordinary landscape maintenance), and prohibited vehicles (defined below);
- C. Devices that create or emit loud noises or noxious odors;
- D. Construction or demolition waste containers (except as permitted in writing by the Design Review Committee);
- E. Devices that unreasonable interfere with television or radio reception to a condominium;
- F. Plants or seeds infected with noxious insects or plant diseases;
- G. The presence of any other thing in the properties which may (a) increase the rate of insurance in the Properties, (b) result in cancellation of the insurance, (c) obstruct or interfere with the rights of other owners or the Association, (d) violate any law or provisions of the Declaration or the General Rules and Regulations, or (e) constitute a nuisance or other threat to health or safety under applicable law or ordinance.
- H. Hanging, drying or airing clothing, fabrics or unsightly articles in any place that is visible from other residences, condominiums, common area or public streets.
- I. The creation of unreasonable levels of noise from parties, recorded music, radios, television or related devices, live music performances or daily nuisance of a barking dog for extended periods of time.
- J. Repair or maintenance of vehicles or mechanical equipment, except in a closed garage or rear yard screened from view by other residences, condominiums or common area.

- K. Outdoor fires, except in barbecue grills and fire pits designed and used in such a manner that they do not create a fire hazard.
- L. Outdoor storage of bulk materials or waste materials except in temporary storage areas designated by the Design Review Committee.
- M. Any activity which may (a) increase the rate of the insurance on the Property, (b) result in cancellation of the insurance, (c) obstruct or interfere with the rights of the owners, (d) violate any law or provisions of the CC&R's or these rules and regulations or (e) constitute a nuisance or other threat to health or safety under applicable law or ordinance.

Owner Installed Improvements:

A. Outdoors.

No person may install on the exterior of any residence in sight of the Association Property or other condominiums, any clothesline, patio cover, wiring, air conditioning equipment, heating units, water softeners, other similar Improvements, or other exterior additions or alterations to any condominium. Outdoor patio or lounge furniture and plants may be kept in an Exclusive Use Area in accordance with the Rules and Regulations. Outdoor display of the flag of the United States is permitted pursuant to California Civil Code Section 1353.5, as long as the flag and flag pole are located solely within, on and over the owner's Exclusive Use Area.

B. Indoors.

No owner or other resident of the Properties may apply paint, foil, film or other reflective material to the glass portion of any window in the Residence. Pending installation of permanent window coverings, owners may cover windows with white sheets up to 90 days after the close of escrow.

C. Structural Modification.

Except as otherwise expressly provided in the Declaration, no person may modify any condominium or any Association Property (including walls, foundation, roof or fire sprinklers) if the modification will impair the structural integrity or fire safety of the residence or neighboring residence. No owner may pierce or otherwise modify any fire wall assembly or other common wall separating attached condominiums.

D. Condominium Walls.

Owners are prohibited from puncturing, piercing or otherwise altering any interior load-bearing walls, any exterior walls or the structural walls, including common walls, of an owner's condominium, except as may be permitted in the Design Guidelines for hanging of art, pictures, mirrors and other similar items. Owners may not puncture, pierce or alter any walls shared with another condominium.

E. Noise Mitigation.

No owner may take any actions that may interfere with structural noise mitigation improvements installed in the condominium by Declarant. Owner are further prohibited from installing any sound system, loudspeakers, entertainment system or other music, sound or noise generating or amplifying device in any walls or ceiling of an attached condominium. Owners may not install any tile or other

hard surface flooring on the upper levels of an attached condominium without the prior written approval of the Design Review Committee.

No owner may remove any Declarant installed noise mitigation improvements without replacing it with materials offering the same, substantially similar or better noise mitigation as the materials that were originally installed by Declarant. Before installation, the owner must present to the Design Review Committee written documentation from a licensed engineer, architect or other consultant with qualifications reasonably acceptable to the Committee that the noise mitigating properties of the proposed flooring or wall material are the same as, substantially similar to, or better than the materials originally installed by Declarant.

F. No Liability.

The Association, Declarant, Board of Directors or Design Review Committee will not be reliable for any damage resulting from an improvement installed, constructed or modified by or at the direction of an owner. Owners are advised to consult and use qualified consultants and contractors when installing, constructing or modifying improvements on the owner's condominium.

Parking and Vehicular Restrictions:

Belcourt Neighborhood Association contains a combination of public and private streets. Subject to the restriction of prohibited vehicles, all vehicles owned or operated by or under the control of an owner or a resident of an owner's lot and kept in the properties must be parked in the assigned garage of that owner to the extent of the space available. Each owner shall maintain his or her garage so that it can accommodate at least the number of authorized vehicles for which it was originally constructed on the properties. No vehicle repair or restoration is allowed in the properties, except in an enclosed garage with the garage door closed, provided 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 it constitutes a nuisance. All owners are responsible for adhering to the parking and vehicular restrictions as set forth in this Rules and Regulations and the Association's CC&R's in addition to the Edenglen Community Association documents. Each owner is responsible for notifying their guests of the parking rules within the community.

A. Alleys.

Alleys are private.

All alleys are to be used for entry and exit of residences only. No vehicle of any kind may be parked, stored or left unattended except as reasonably necessary for loading and unloading of passengers or property, or as necessary for emergency repairs, not to exceed two (2) hours in a twenty-four (24) hour period. To define "loading and unloading" and "emergency repairs," a homeowner's garage door must be open and someone must be present with the vehicle at minimum of every five (5) minutes. In addition, no owner may park a vehicle in front of a garage door on an alley. No owner shall unreasonably interfere with another owner's exercise of an alley in the community. Vehicles parked in designated alleys, unattended, will be subject to immediate towing without warning. To report a vehicle parked in the alley way, please call the designated contact which will be available on the Association's website. If a vehicle is parked inappropriately, but is not parked in the alley,

please contact Management at (800) 400-2284 so a notice can be sent to the homeowner regarding the violation of the Rules and Regulations.

B. Authorized Vehicles.

Authorized vehicles are standard passenger vehicles including automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles and pick-up trucks having a manufacturer's rating or payload capacity of one (1) ton or less. Owners and guests may park in any portion of the community intended for parking motorized vehicles. However, no owner or guest may park a vehicle in a manner which the Master Association determines either restricts the passage of pedestrians or vehicles over driveways, streets, or sidewalks in the community.

C. Restricted Vehicles.

Restricted vehicles are recreational vehicles, motor homes, travel trailers, camper vans, boats and any other vehicle that falls under this category. Restricted Vehicles may be parked wholly within an owners garage or in a side or rear yards screened from view in a manner approved by the Design Review Committee. Owners who park Restricted Vehicles in yards shall also be required to install a concrete pad created for the purpose of accommodating the weight of the Restricted Vehicle. Restricted Vehicles may not be parked, stored or kept on any street in, adjacent to or visible from the common area except for brief periods of time for loading and unloading or emergency repairs, which shall not exceed seventy-two (72) hours.

D. Prohibited Vehicles.

Prohibited Vehicles are commercial type vehicles, buses, vans designed to accommodate more than ten (10) people, vehicles with two (2) or more axles, trailers, inoperable vehicles or parts of vehicles, aircraft, any vehicle or vehicular equipment deemed a nuisance by the Board of Directors, and any other vehicle not classified as an Authorized Vehicle or Restricted Vehicle. Prohibited Vehicles may not be parked, stored or kept on any public or private street in, adjacent to or visible from the community or any other common area parking area, except for brief periods for loading, unloading, making deliveries or emergency repairs. Prohibited Vehicles may only be parked in an owner's fully enclosed garage with the door closed so long as their presence in the community does not otherwise violate these rules and regulations or CC&R's.

E. Guest Parking.

Guest parking spaces are for temporary use, not to exceed forty-eight (48) hours, by guests of residents only. No resident of the community may park in any guest parking space. Guest parking spaces are unreserved or unassigned and available on a first come first serve basis.

F. No Parking Areas. Parking is not permitted in the following locations at any time.

- Posted no parking areas;
- Fire lanes (this includes marked red curbs, near fire hydrants and alleyways);
- On grass, curbs, sidewalks or other unauthorized locations on the common areas;
- Any additional location where Ontario Ordinance and California Vehicle Code prohibit parking;

In a manner that blocks passage of other vehicles either on a community street or driveway. In addition, no vehicle shall be left parked and unattended in such a manner as to prevent the ingress and/or egress of emergency vehicles (e.g., fire, EMS) or service vehicles (e.g., refuse trucks).

As indicated on the attached Fire Master Plan (see attached).

G. Street Parking. The following vehicles may not park on the streets within the property:

- Restricted vehicles;
- Prohibited vehicles;
- Unregistered vehicles or vehicles with expired registration;
- Any vehicle undergoing vehicle maintenance or car care on a street;

Prohibited vehicles may be parked for brief periods for loading, unloading, making deliveries or emergency repairs.

H. Garage, Driveways and Streets

Owners must park the required number of vehicles in their garage and must make accommodations to park authorized vehicles for which it was originally constructed by the Declarant. At no time may a garage be used for the sole purpose of storing items. Owners may also park authorized vehicles on the driveway if applicable. Owners may utilize the street for parking authorized vehicles so long as the driveway is occupied by other authorized vehicles. Vehicles may only be parked on driveways that are a minimum of eighteen (18) feet in length. Vehicles parked on aprons or driveways less than eighteen (18) feet in length will be in non-compliance. Vehicles must be parked vertical with driveway.

Establishment of Rules and Regulations.

The Board may establish additional regulations regarding any parking areas not assigned to individual lots, including designating “parking,” “guest parking,” and “no parking “ areas; however, in view of the fact that one of the key design concepts of the properties under the Edenglen Master Association Specific Plan is to have ample on-street parking, the Board shall not establish regulations that reduce on-street parking unless such reduction is approved by the City in writing and there are legitimate health and safety reasons for doing so;

The Board may take all actions necessary to enforce all parking and vehicle use regulations for the properties including removing violating vehicles from the properties pursuant to California Vehicle Code Section 22658.2 or other applicable law;

If the Board fails to enforce any of the parking or vehicle use regulations, the City may enforce such regulations if properly posted pursuant to California Vehicle Code Section 22658.2;

Owners who rent their units are required to give a copy of the Parking and Vehicle Control Regulations to their tenants.

Traffic Community Driving Regulations:

General Rules. The general rules below apply to the entire Belcourt Community:

The speed limit, as established by City regulation, is 25 miles per hour or slower when necessary;

Motorcycles may be used for entering and leaving the community only. Motorcycles cannot be used for repeated riding throughout the community;

Operation of scooters must be in compliance with City of Ontario traffic laws.

Enforcement of Parking Rules and Vehicular Rules:

The Board may take all actions necessary to enforce these Parking and Vehicular Rules including, without limitation, removing violating vehicles from the properties pursuant to California Vehicle Code Section 22658.2 or other applicable law. Owners are required to provide tenants with a copy of these rules and are held responsible for the violations of their tenants.

Conditions for Immediate Vehicle Towing Without Prior Notice:

Vehicles parked or unattended in a marked fire lane;

Vehicles parked or unattended within fifteen feet (15') of a fire hydrant;

Vehicles parked in a parking space designated for the handicapped without proper authority (*i.e.*, without a handicap placard);

Vehicles parked on any of the alleyways, except for emergency repairs as stated in section A;

Vehicles parked on any portion of a street or sidewalk that block access to another driveway, garage, entrance or exit to the properties;

Parked on any unpaved part of the common areas, or on any paved part of the common areas not intended for use as a parking space;

Parked on any portion of a street or sidewalk that blocks access to another driveway or garage.

Vehicles parked in any on the no parking areas as indicated by the Fire Master Plan Map (see attached map).

If a vehicle is in violation of Section A of these rules, the vehicle can be towed without any notice or warning. Residents may notify the Community Property Management Company for vehicles in violation of Section A.

The cost of all enforcement actions against a vehicle owner, resident or guest of a resident may include but are not limited to: towing fees and charges, all of the Association's legal fees, administrative fees, collection fees and any other related costs.

Portable Sports Equipment:

No owner may place, keep or store any portable sports equipment such as a portable basketball unit or hockey net in the common area at any time.

Rights of Disabled:

Each Owner may modify his residence and the route over the Association Property leading to the front door of the owner's residence, at the Owner's sole expense to facilitate access to the residence by person who are blind, visually impaired, deaf or physically disabled, or to alter conditions which could be hazardous to such persons, in accordance with California Civil Code Section 1360 or any other applicable law.

Screen Doors:

No homeowner may install a screen door on the front door without obtaining the prior approval of the Design Review Committee.

Signs:

Subject to Civil Code Sections 712, 713 and 1353.6, no sign, advertising device or other display of any kind shall be displayed on the Properties except for the following signs:

- A. Entry monuments, community identification signs and traffic or parking control signs maintained by the Association;
- B. Each condominium may have one (1) nameplate or similar owner name or address identification sign;
- C. Each condominium may have one (1) sign advising of the existence of security protecting a residence or condominium;

- D. Each condominium may have one (1) sign advertising the residence or condominium for sale or lease with the following requirements:
1. The sign is not larger than eighteen (18) inches by thirty (30) inches in the size and does not adversely affect public safety, including traffic safety; and
 2. The sign is of a color and style and location authorized by the Architectural Committee.
- E. Each condominium may have a noncommercial sign, poster, flag or banner that complies with the following requirements:
1. A noncommercial sign or poster may not be more than nine (9) square feet in size and a noncommercial flag or banner may not be more than fifteen (15) square feet in size; and
 2. A noncommercial sign, poster, flag or banner may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting or architectural surfaces.

Solar Energy Systems:

In accordance with Civil Code Section 714 and 714.1, each owner may install a solar energy system, as defined in California Civil Code Section 801.5, on the owner's condominium to serve the owner's domestic needs, as long as the design and location of the solar energy system meet the requirement of all applicable governmental ordinances, and the design and location receive the prior written approval of the Design Review Committee.

Temporary Buildings:

No outbuilding, tent, shack, shed or other temporary building or Improvement may be placed upon any portion of the Properties either temporarily or permanently, without the prior written consent of the Design Review Committee. No garage carport, trailer, camper, motor home, recreation vehicle or other vehicle may be used as a residence in the Properties, either temporarily or permanently.

Trash Enclosures:

All trash must be disposed of in the common trash dumpsters located in the trash enclosures. No trash may be permitted in any other area except solely in the trash dumpsters.

View Obstructions:

Each owner acknowledges the following:

- A. There are no protected views in the Properties, and no condominium is assured the existence or unobstructed continuation of any particular view;
- B. Any construction, landscaping, including the growth of landscaping, or other installation of improvements by Declarant or other owners may impair the view from any condominium, and each owners hereby consent to such view impairment.

Water Supply System:

No individual water supply, sewage disposal or water softener system is permitted on any condominium unless such system is designed, located, constructed and equipped in accordance with the requirements, standards and recommendations of any water district having jurisdiction, the City, the Design Review Committee and all other applicable governmental authorities with jurisdiction.

Window Coverings:

Curtains, drapes, shutters or blinds may be installed as window coverings. No window shall be covered with aluminum foil, sheets, newspapers or similar material not intended or designed for use as a window cover. The tinting of windows is strictly prohibited. Owners may use white sheets as temporary window coverings for a period not to exceed 90 days after the close of escrow.

Adopted by the Board of Directors May 14, 2014