

Rules and Regulations of Skyline Ranch Country Club Community

These Rules and Regulations are incorporated by reference into the rental or lease agreement for Skyline Ranch Country Club Community (the “Park”). These Rules and Regulations may be amended from time to time in accordance with the Lease Agreement and California law.

1. USE OF COMMON AREAS

A. POOL AND SPA AREA. The operation of the swimming pool may be a potential hazard if those using it are not careful in every way. Use of the spa may pose a health and safety hazard to persons with certain medical conditions. Park Residents and guests are advised to consult with their physicians prior to using the spa.

- 1) The pools and spa are for use by Park residents and their guests only. Park Residents must accompany their guests while in the pool and spa area.
- 2) All persons using the pool do so at their own risk. The Park and its management is not responsible for accidents or injuries due to the use of these facilities.
- 3) Rules and times for the use of these facilities are posted in the pool area. Generally the hours of operation are 7 a.m. to 10 p. m. daily (subject to change as may be posted from time to time).
- 4) For guests 14 and under, the pool is open 10 a.m. to 3 p.m. when accompanied by a Park resident. The lap pool and spa is prohibited at all times for children 14 and under.
- 5) Anyone subject to involuntary body functions must wear proper bathing apparel (such as swimming diapers) with snug fitting leg openings.
- 6) Swimming suits and proper bathing attire is required.
- 7) No life guard is provided; enter at your own risk. No person should swim alone or if intoxicated.
- 8) For health and safety reasons, showers must be taken before entering the pool or spa.
- 9) No glass containers (glasses and bottles) are permitted in the pool or spa or areas around them.
- 10) Alcoholic beverages are strictly forbidden in the pool or spa area.
- 11) No animals are permitted in pools, spa or areas surrounding them.
- 12) Each person must clean up after themselves, including proper disposal of all food or beverages, trash and personal belongings.

B. CLUBHOUSE

- 1) The clubhouse is for use by Park residents and guests for their enjoyment and relaxation. When using the facility, please ensure that you and your guests are not interfering with other Park residents and their guests’ use of the facilities
- 2) A Park resident must accompany guests of any age and persons under 18 at all time.
- 3) No one under the age of 21 is permitted in the bar area of the clubhouse regardless of whether or not alcohol is being served in the bar area.
- 4) The use of pool tables is restricted to persons 18 and older, unless supervised by a Park resident.
- 5) Wearing of swimming suits is not permitted in the Clubhouse at any time. Proper clothing must be worn at all times.
- 6) Management does not assume responsibility for injury, loss of property or any damage sustained by a member or guests when using club facilities.
- 7) Costs for damage to Club property or facilities by guests are the responsibility of the Park resident host.
- 8) All meetings, gatherings, or parties must be approved by Management and placed on the Activities Calendar.

- 9) Any Park resident may reserve the clubhouse for private parties under the following conditions.
- a. Park residents wishing to reserve the Clubhouse for parties or other approved functions must apply by completing the necessary agreement form and be included in the Activity Calendar.
 - b. For those reserving the facilities for private events, a use fee of \$25 and a refundable cleaning deposit of \$100.00 shall be submitted five days in advance of the event.
 - c. Those reserving and using the facilities are liable for any and all damages.
 - d. The Park resident who reserved the Clubhouse must be present at all times both for Park resident and outside guest parties.
 - e. For private parties, only the kitchen, ballroom, and small dining room can be reserved. The card room, billiard room, swimming pools, barbecues, and practice golf areas cannot be reserved for private parties.
 - f. On Thursdays and Saturdays from 7 a.m. to 1 p.m. the Clubhouse is reserved for the Ladies' and Mens' golf clubs. For use of the Clubhouse during these times, the respective golf club's approval will be required.

C. GAZEBO , LAKES, & OPEN AREAS

- 1) The gazebos may be reserved for private parties under the same guidelines (I.B.9.a –d. above) as renting the Clubhouse.
- 2) Fishing (catch and release) is permitted from the gazebos; however it is not permitted on the golf course or the peninsula by golf course hole # 6.
- 3) The lake by golf course hole #6 can be used for model boating; the other lakes are off limits except for the gazebo and nature path along the outside of the lake. No swimming or wading is permitted in any lake.
- 4) Pedestrian and vehicular traffic around the waste water treatment plant is prohibited.
- 5) Open areas are for the use of all Park residents and guests. Any person under 14 must be accompanied by a Park resident at all times.
- 6) Be considerate of other Park residents, especially those whose homes are adjacent to open areas. Loud noise and general nuisance activities are not permitted.

D. GOLF COURSE

- 1) The golf course opens for play at 7 a.m. No Park resident or guest may start prior to such time. All golf course play must conclude by the time it becomes dark in the evenings (which actual time will vary by season).
- 2) No one under the age of 14 is permitted to play golf or be on the course unless they are accompanied by a Park resident, have had golf lessons and are cognizant of golfing etiquette.
- 3) Every Thursday is reserved for the Ladies' Golf Club from 7 a.m. to 1 p.m. or completion of the tournament. No one is permitted to play golf during this time period except members and guests of the Ladies' Golf Club.
- 4) Every Saturday is reserved for the Men's Golf Club from 7 a.m. to 1 p.m. or completion of the tournament. No one is permitted to play golf during this time period except members and guests of the Men's Golf Club.
- 5) No practicing, including chipping or putting is allowed on the full golf course.
- 6) All play on the course (except for management approved play, including Ladies' and Men's Golf Club events, Twilight Golf, and some SCGA functions), must commence on the first tee.
- 7) No more than five players in a group is permitted, except for the Ladies' and Men's Golf Club events where groups of six are permitted.

- 8) Proper golf attire is required at all times. This includes shirts with collars and soft spiked golf shoes (tennis shoes are permitted as well). Absolutely no tank tops or metal golf spikes are permitted.
- 9) Each player must have their own set of clubs and bag.
- 10) Golf carts must remain on the cart paths at all times, with the exception of Park residents having an official SRCC red flag issued by Park management.
- 11) The cart paths are not to be used for recreational walking or jogging; only golf carts.
- 12) There is a \$2.00 charge per guest for each nine holes played by the guest. A container at Tee # 1 is for the guest charge.
- 13) Management does not assume responsibility for injury, loss of property or any damage sustained by a member or guests when using the golf facility.

2. VEHICLES (CAR, TRUCK, MOTORCYCLE, GOLF CARTS & RV)

A. GENERAL GUIDELINES/PROHIBITIONS

- 1) Each resident vehicle shall be registered with the Park and will receive a vehicle sticker. Each household will receive up to two (2) guest passes with additional single use day passes available upon request. The use and display of resident vehicle stickers, visitor passes, or temporary passes are required at all times.
- 2) Pedestrians have the right of way at all times.
- 3) Vehicles shall be operated in the Park in a safe manner and no faster than the posted speed. Traffic signs must be obeyed for the safety of the residents. No noisy, smoky, unlicensed, or uninsured vehicles shall be operated in the community.
- 4) Inoperable vehicles may not remain on any lot, street, guest parking area, or RV lot. Only properly licensed and authorized vehicles are permitted within the Park.
- 5) No overnight parking on the street is allowed, with the exception of the loading and unloading of an RV for a maximum of 24 hours.
- 6) No parking is allowed in vacant lots or any other non designated area at anytime.
- 7) All Park resident vehicles must be parked within the Park resident's carport, driveway, and/or garage overnight.
- 8) Guest parking is for guests only. It is not to be used by residents as extra parking space.
- 9) Vehicles must be off the street between the hours of 11 p.m. and 6 a.m.
- 10) Any vehicle dripping fluids must be removed from the Park and repaired in order to prevent damage to driveways, parking lots, and streets. Any dripped fluids shall be properly and completely cleaned so as to not permit run off into the Park drainage system or onto either Park common areas or neighboring properties.
- 11) The maintenance, construction, repair, or rehabilitation of any vehicle, machine, electronic or other equipment is prohibited outside the mobile home or accessory building.
- 12) No recreational vehicle, camper, motor home, boat, or similar equipment shall be permitted to remain upon any area in the community except in the RV storage area.
- 13) Bicycles must follow the same rules as other vehicles and be ridden at a slow safe speed on paved roads only. Use of cart paths is prohibited.
- 14) The use of skateboards, roller blades, skates, scooters, tricycles, wagons, etc is strictly prohibited in the common areas of Park; provided however, such may be used in the streets of the Park so long as such use is safe and does not cause damage or pose safety risk to other Park residents, their properties, the Park or the user.
- 15) No gas powered golf carts are permitted in the Park.
- 16) Only street legal vehicles are permitted within the Park. Any motorcycle that exceeds the legally permitted noise limits shall not be operated within the Park. Riding of motorcycles

within the Park is only permitted from the entrance to the Park to the individual space and vice versa.

B. RECREATIONAL VEHICLES (RV)

- 1) Parking for RV (including, without limitation, all-terrain vehicles, dirt bikes, boats, campers, and trailers), is not permitted on any space (except as provided for herein) and parking in the RV storage area may be arranged if space is available.
- 2) Park residents will be limited to one space in the RV storage area. Rental of an additional space will depend on space availability and other restrictions.
- 3) All vehicles parked within the Park and/or the RV lot must be operational and have current licenses and insurance.
- 4) Junked vehicles and vehicles whose rent, operational status, licenses, and/or insurance has lapsed will be considered abandoned and towed from the lot at the owner's expense.
- 5) RVs may remain at the Park resident's home for a 24 hour period for loading and unloading.
- 6) No guests or Park residents are permitted to reside in their RV either in the RV lot or at their residency at any time.
- 7) Vehicle repairs are not permitted in the RV storage area.

3. ANIMALS

A. PETS

- 1) Park residents are limited to two domestic animals per space and each may not to exceed 70 pounds. All pets must be properly licensed and vaccinated in accordance with California law. The Park must approve all pets.
- 2) Exotic birds may be kept outside but must remain caged. Cages must be cleaned daily.
- 3) Fish may be kept in ponds; however the pond must remain clean and odorless and must not attract insects such as mosquitoes.
- 4) It is preferred that the pet is either spayed or neutered. Keeping of pets for breeding purposes is prohibited. In the event a litter is born by a household pet, the Park must be notified and the animals sold or given up for adoption within 6 months of the birth of the litter.
- 5) Pets must be restrained by a leash when not in the house or yard. Cats should be kept indoors.
- 6) A dog run (or enclosed yard space) is required for those pets which are left unattended outside. Service personnel must have safe access to yards.
- 7) All pets must be kept in the house at night.
- 8) Pets are not permitted in the clubhouse, recreation, pool areas, office, or on the golf course. Licensed and registered service animals are excepted from this restriction.
- 9) Pets must never be allowed to disturb Park residents or neighbors. Excessive barking and animals running loose will be cause for a 7 day notice to the owner of the pet and/or the Park resident (if different than the pet owner).
- 10) Yards must be maintained free of solid waste for sanitation and health reasons.
- 11) When walking a pet, solid waste must be picked up immediately. Carrying of necessary equipment for this purpose is required.
- 12) Do not permit your pet from relieving itself in common areas or other Park resident's yards.
- 13) Do not leave pet food outdoors at night. This invites wild animals especially skunks to visit the Park.
- 14) Guests are permitted to bring pets into the Park, but must follow the same rules as the Park residents.

B. WILD ANIMALS

- 1) No wild animals are to be kept on, or encouraged to enter onto, any property.
- 2) Do not feed wild animals, including raccoons, skunks, squirrels, possums, and especially coyotes.
- 3) Remove all pet food from outside feeding areas daily and before twilight.
- 4) Birds, ducks and other water fowl can be fed appropriate food for the animal. Try to keep the food in proper containers (bird feeders) or the water as not to attract other wild animals.
- 5) Report any wildlife nuisance problems to the County Animal Control.

4. LANDSCAPING

A. GENERAL GUIDELINES/CONDITIONS

- 1) The Park adopted the "Architectural Guidelines, Restrictions, and Standards" ("**Architectural Guidelines**") attached hereto as Exhibit A, which may be modified by the Park from time to time (and may be displayed as a separate document from time to time) to maintain the architectural character of the Park, and such Architectural Guidelines are incorporated into these Rules and Regulations as though set forth in full herein. A violation of the Architectural Guidelines shall be deemed a violation of these Rules and Regulations and the Lease and may be enforced as such. The Park reserves the right and authority to make changes to such Architectural Guidelines as it deems appropriate from time to time.
- 2) The Park owner has authorized the Park resident association to form an Architectural Control Committee for the purpose of enforcing the Park's Architectural Guidelines.
- 3) All landscaping and other site improvements must have prior approval of the Architectural Control Committee and must be in conformity with the Park's current aesthetics. The Park reserves the right and authority to veto any approval granted by the Architectural Control Committee as is set forth in the Architectural Guidelines.

B. SPECIFIC GUIDELINES

- 1) Park residents are reminded that approval from the Architectural Control Committee is required prior to construction, addition or any improvement including but not limited to:
 - a. All landscape improvements or major plantings.
 - b. All hardscape improvements or changes.
- 2) Artificial plants and flowers are not permitted.
- 3) Plastic and ceramic yard ornaments are discouraged in areas visible from the street; a maximum of four ornaments are permitted in a front yard if approval is obtained from the Architectural Control Committee.
- 4) Park trees are located throughout the Park including on some lots. Oak and Manzanita trees located throughout the Park and on individual spaces or lots shall be deemed "Park trees." Before trimming any tree, check with the Office for location of "Park trees". In the event a "Park tree" is located on a Park resident's lot, the Park will continue to maintain such "Park tree" and Park resident shall not interfere with such maintenance or make any modifications to the "Park tree." Residents shall not water any of the oak trees or other "Park trees."
- 5) Management will trim, remove, and spray "Park trees."
- 6) Park residents are responsible for trimming, spraying, and/or the removal of non-Park trees that may pose a hazard. Prior to removal, the Architectural Control Committee approval must be obtained.
- 7) Since the trees are an important part of the ambiance of the Park, it is required that every Park resident owning trees water them appropriately.
- 8) Weeds must be controlled so they are never unsightly or allow blooming, propagating, or spreading.

- 9) All plantings must be properly trimmed and maintained so as to remain in a clean and orderly manner.
- 10) During extended periods of absence, it is the Park resident's responsibility to arrange for yard maintenance.

5. EXTERIOR RESTRICTIONS AND REQUIREMENTS

A. GENERAL GUIDELINES/CONDITIONS

- 1) All rubbish, trash, and garbage shall be regularly removed from the unit.
- 2) Trash containers must be kept in a clean and sanitary condition stored in the garage or other area not visible from the street.
- 3) Carports are for vehicles only (such as truck, cars, motorcycles, golf carts).
- 4) Refrigerators, freezers, laundry equipment, mowers, boxes, barrels, ladders, machinery, storage shelves, etc. are not permitted on the exterior of the unit. They must be kept in garages or sheds.
- 5) Barbecue grills must be placed in a safe location so as not to endanger homes or adjacent property. Any barbecue grills that are constructed in place shall be approved by the Architectural Committee prior to construction.
- 6) Since the community is in a high fire hazard area, fire pits, stoves, or other temporary fire burning containers must be used with care and to avoid embers or sparks from leaving the fire area. The use of outdoor fires must be monitored and properly maintained at all times and must always occur in proper fire containers (trash cans are not considered a proper fire container).
- 7) Laundry, wearing apparel, rugs, towels, or blankets may not be hung outside. Clothing lines are prohibited within the Park.
- 8) All outdoor furniture must be of a type designed for that purpose and in the event the outdoor furniture becomes unsightly, such shall be removed from the Park.
- 9) All utility connections and meters must be readily accessible. If covered by any material, an unobstructed doorway must be built.
- 10) The posting of any sign with the exception of home for sale and open house signs is strictly prohibited. The for sale signs must be placed in the window of the unit; nothing in the yard or on the street is permitted, except for open house signs which may be placed in the yard during the hours of open house only.
- 11) Rooftop evaporators are not permitted.
- 12) Installation of antennas or other devices for radio and television broadcasting or reception is prohibited.
- 13) Installation of a satellite receiver is permitted, but it must have Architectural Committee Approval before installation.

B. SPECIFIC GUIDELINES

- 1) Homeowners are reminded that approval from the Architectural Control Committee is required prior to construction, addition or any improvement including but not limited to:
 - a. All exterior structures or alterations, fences, walls, pools, spas, patio covers, carports, cabanas, flagpoles, awnings, porches and decks, driveways, etc.
 - b. All mechanical equipment, air conditioners, pool equipment, and solar heating equipment.
 - c. All hardscape improvements or changes.
 - d. Painting of home.
 - e. Installation, painting, removal or modification of skirting around the home, a deck, patio, carport, ramp and/or stairways.

6. RESIDENCY RESTRICTIONS

A. GENERAL

- 1) The Park is a “housing for older persons” community under Federal law and consistent with the Mobilehome Residency Law. To ensure compliance with the requirements herein, Management shall approve all prospective owners and occupants within the Park.
- 2) All homes in the Park shall be occupied by persons fifty-five (55) years of age or older; provided, however, one person not younger than forty five (45) years of age may :
 - a. Occupy along with the 55 years of age or older occupant.
 - b. Continue to occupy a home after the death of the person 55 years of age or older.
- 3) The residency restriction shall in no way be deemed to restrict the ownership of any home; provided however, no Park resident or homeowner shall occupy the home unless he or she meet the age requirements.
- 4) No Park resident or homeowner shall transfer, sell, grant, assign, or convey any home to any person who intends to permit occupancy of the home by persons who do not meet the requirements of this rule. In the event of transfer of title to a home by operation of law, any occupant must comply with the requirement of this rule.
- 5) In the event of any intended change in occupancy of any home as a result of transfer, sale, gift, assignment, death, birth, marriage, separation, divorce or otherwise, the owner shall obtain management approval prior to said transfer. Management has ten (10) working days to make a determination of acceptance or not of the transfer.
- 6) Management shall approve or deny occupancy of a home in accordance with the Mobilehome Residency Law. All occupants shall, upon the request of Management, provide proof of age for all those residing in the home.

B. CAREGIVERS/SUPPORTIVE PERSONS

- 1) An owner of a home may share their home with any person eighteen (18) year of age of older if that person is providing live-in health care and live-in supportive care pursuant to a written treatment plan prepared by a physician (this person shall be referred to as a “caregiver”).
- 2) An owner of a home may share their home with any person eighteen (18) years of age or older if this person is a parent, sibling, child or grandchild of the owner and such person requires live-in health care, live-in supportive care, or supervision pursuant to a written treatment plan prepared by the person’s physician and surgeon (this person shall be referred to as the “underage family member”).
- 3) The caregiver and the underage family member shall have no rights of tenancy in and shall comply with the rules and regulations of the Park.

C. RENTING/SUBLETTING

- 1) No home shall be occupied or used except for residential purposes by the owners only.
- 2) No tent, shack, trailer, garage, outbuilding, or structure of a temporary character shall be used at any time as residence, either temporarily or permanently.
- 3) Except as may specifically be provided for in the Mobilehome Residency Law, no home or any portion thereof shall be leased, subleased, occupied, rented , let, sublet, or used for or in connection with any time-sharing agreement, plan, program, or arrangements, including, without limitations, any so-called ‘vacation license’, ‘travel club’, ‘extended vacation’ or other membership or time-interval ownership arrangement.

7. COMPLAINTS AND VIOLATION OF RULES AND REGULATIONS

A. COMPLAINT PROCEDURES

- 1) Any owner, Park resident, tenant, employee or Management Representative or agent of the owner of the Park may submit, in writing, a complaint against any other owner, Park resident or tenant relating to the violation of these Rules and Regulations or the Architectural Guidelines.
- 2) Prior to submitting a complaint, all Park residents are encouraged to discuss potential violations with the offending person to amicably resolve the matter without the need to involve the Park; however, any violation which poses a health or safety risk should immediately be reported to the Park.
- 3) All complaints must be signed by the complaining party and anonymous complaints will **not** be accepted. The complaint should be as detailed as possible including the specific rule allegedly violated, noting the description, date, time and location of the violation. List the name of violator or lot number, vehicle if involved with license, color, and make and model.

B. ENFORCEMENT PROCEDURES

- 1) Any complaint received will be evaluated by the Park (with right to review and issue notices may be assigned to the Skyline Ranch Country Club Homeowners Association (the "Association") by the Park) and if the alleged violation is deemed to have in fact occurred, the Park, or the Association, shall send a seven (7) day notice to comply with the Rules or Regulations or the Architectural Guidelines in accordance with the Mobilehome Residency Law. The Park resident shall have 7 days to comply with the Rules and Regulations or the Architectural Guidelines. Failure to comply within the 7 day period provided may result in the Park proceeding to terminate the occupancy of the violating Park resident.
- 2) If a Park resident has been given a written notice of an alleged violation of the same Rule or Regulation or Architectural Guidelines on three (3) or more occasions within a twelve (12) month period, no further written notices shall be required for subsequent violations and the Park may proceed to terminate occupancy within the Park.
- 3) If a Park resident fails to maintain their space in accordance with these Rules and Regulations or the Architectural Guidelines, the Park may send the Park resident a fourteen (14) day notice specifying the specific condition to be corrected and in the event that the Park resident fails to make such corrections within the 14 day period, the Park may commence to make such corrections on behalf of the Park resident provided that the notice states the estimated charge to be imposed by the Park for the services provided in making the corrections.
- 4) Park and its Management reserve the right to extend the time for compliance with the Rules or Regulations or Architectural Guidelines in the event the required compliance needs additional time.

8. SPECIAL PROVISIONS

A. GENERAL

- 1) No noxious, illegal or seriously offensive activities, including, but not limited to, activities defined as a nuisance under the County's municipal code, shall be carried on, upon or within any portion of the Park or a Park resident's home. Additionally, nothing shall be done which is or may become a serious annoyance or nuisance or which may in any way interfere with the quiet enjoyment of any Park resident of his or her respective home. Nothing will be permitted which shall in any way increase the rate of insurance for the Park or cause any insurance policy to be canceled, or cause a refusal to renew the same, or which will impair the structural integrity of any building.

- 2) Management has the right to enter onto the lot with proper notice except in an emergency for maintenance, installation or repair of utilities as needed.
- 3) The Park, its owners, managers, employees, or agents will not be responsible for injuries, accidents or losses of property by fire, theft, wind, floods, or "acts of God" on any lot. Park residents should carry the appropriate insurance to protect themselves and property.
- 4) The Architectural Committee has the right to enter onto any lot with proper notice for inspection of any property as to its improvement and maintenance in compliance with the rules of the Committee.
- 5) There are a maximum number of residents per space of two (2) persons per bedroom.
- 6) Guests staying longer than twenty (20) consecutive days or a total of thirty (30) days per year require written permission from Management.
- 7) Prior to delivering items in the Park resident "tubes" approval must be first obtained from Management. All items must be signed and submitted by a Park resident.
- 8) No commercial business shall be conducted in the Park.
- 9) No 'moving' or 'garage sales' shall be conducted in the Park; except for Park arranged community wide garage sale events. Estate sales conducted completely on the interior of the home are permitted with prior permission of Management.

B. MISCELLANEOUS

- 1) These Rules and Regulations and all separate rules and regulations, either published or posted in Park facilities, are by this reference incorporated in the Rental Agreement. Any provision of these Rules and Regulations which is now or may be in conflict with Federal, State or local law or regulation shall be void, but shall not invalidate the remainder of these Rules and Regulations.
- 2) No waiver of any rule, regulation or architectural standard shall be effective for any purpose unless in writing and signed by Management. Any such written waiver shall not be construed to waive any other rule, regulation or architectural standard or establish any binding precedent for other waivers.
- 3) All Park residents, guests, occupants, homeowners and the homes located within the Park shall comply with all laws, including those laws specifically applicable to the Park, including, without limitation, California Mobilehome Residency Law (Civil Code Section 798 et seq.); Manufactured Housing Act (Health and Safety Code Section 18000 et seq.); Mobilehome Parks Act (Health and Safety Code Section 18200 et seq.); and California Code of Regulations, Title 25.
- 4) The homeowner, Park resident, occupants and their respective guests, invitees, permittees, licensees, or any other person entering the Park at the request or with the permission of such persons (collectively "**Resident Indemnifying Parties**") shall indemnify, defend (with counsel selected by the Park Parties, as defined herein) and hold harmless the Park, its owners, management company, directors, officers, attorneys, employees, agents or assigns (collectively the "**Park Parties**") for any loss, damage, fines, penalties, causes of actions, costs, expenses or injury of any kind to the person or property of any Resident Indemnifying Parties, caused by any use or misuse of the Park, any common area facilities, or the lots, or by any defect in improvements erected in the Park, or arising from any other cause, unless resulting from the negligent or willful acts of a Park Party.

PURSUANT TO CIVIL CODE SECTION 798.25 THESE RULES AND REGULATIONS ARE EFFECTIVE AS OF MAY 14, 2013, UNLESS SIGNED BY HOMEOWNER ON AN EARLIER DATE, AT WHICH TIME THESE RULES AND REGULATIONS SHALL BECOME EFFECTIVE AS TO SAID HOMEOWNER. THESE RULES AND REGULATIONS SHALL REMAIN IN EFFECT UNTIL AMENDED OR OTHERWISE SUPERSEDED.

HOMEOWNER STATES THAT HE OR SHE HAS FULLY AND COMPLETELY EXAMINED THE PREMISES, THE STREETS, CLUBHOUSE, RECREATION FACILITIES, AND ALL OTHER COMMON AREAS OPEN TO HIS OR HER USE AND FOUND THEIR CONDITION SAFE AND ACCEPTABLE.

HOMEOWNER ACKNOWLEDGES HAVING READ AND RECEIVED A COPY OF THESE RULES AND REGULATIONS AND THE ARCHITECTURAL GUIDELINES, RESTRICTIONS AND STANDARDS ATTACHED HERETO AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS HEREAFTER AMENDED IN ACCORDANCE WITH SECTION 798.25 OF THE CALIFORNIA CIVIL CODE.

HOMEOWNER:

Signature

Signature

Print Name

Print Name

Address

Address

Date

Date

EXHIBIT A
ARCHITECTURAL GUIDELINES, RESTRICTIONS AND STANDARDS

I. AUTHORITY

These Architectural Guidelines, Restrictions and Standards (“**Architectural Guidelines**”) set forth the guidelines, restrictions, standard and procedures that have been adopted by the Park and its ownership and management (collectively, the “**Park**”). The Skyline Ranch Country Club Homeowners Association (the resident association) has been given the right by the Park to appoint an Architectural Control Committee (“**Committee**”) to approve all applications pursuant to these Architectural Guidelines; provided, however, the Park reserves the right to override or veto any decision by the Architectural Committee as is further provided for herein. Any violation of these Architectural Guidelines shall be deemed to be a violation of the Park’s Rules and Regulations and the Lease Agreement.

II. PURPOSE

In order to maintain the architectural character of the Skyline Ranch Country Club Community, it is necessary that modifications of structures, materials and colors be compatible with the rustic design of the Park. The Committee, by following these Architectural Guidelines and approving additions, alterations, or modifications to homes and structures, desires to assure a continuity of design which will help preserve the appearance and enhance the overall value of the property.

Homeowners are reminded that approval from the Committee is required prior to construction, addition or any improvement, including but not limited to:

1. All exterior structures or alterations, fences, walls, pools, spas, patio covers, etc.
2. All mechanical equipment, air conditioners, pool equipment, and solar heating equipment.
3. All landscape improvements or major plantings.
4. All hardscape improvements or changes.

III. SUBMITTAL PROCEDURES AND REQUIREMENTS

A. Approval Requirements. No building, accessory building, fence, wall, obstruction, exterior wiring, balcony, patio, screen, patio cover, awning, carport, carport cover, garage, pavement, equipment, improvement or structure of any kind and no landscaping, except for ordinary seasonal changes and normal maintenance of patios and yards, shall be undertaken, commenced, installed, erected, painted or repainted, nor shall any alteration or improvement of any kind be made thereto, until the same has been approved in writing by the Committee. Approvals shall only be granted upon confirmation that the proposed work conforms to these Architectural Guidelines and all applicable codes, ordinances and regulations, including without limitation California Code of Regulations, Title 25. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO PROVIDE INFORMATION ESTABLISHING COMPLIANCE WITH APPLICABLE CODES, ORDINANCES AND REGULATIONS. These Architectural Guidelines set forth minimum acceptable standards. All required permits must be presented to the Committee and the Park before work is started and obtaining any required permits does not waive the obligation to obtain approvals from the Committee.

B. Submittal. All requests for approvals pursuant to these Architectural Guidelines are to be made to a Committee representative, at the Management Office or at the residence of the Committee member. All requests for architectural approval must be made on the standard Committee Form attached hereto. Two complete sets of drawing or plans (as applicable to the proposed modifications) (collectively the “plans”) and application are required for submittal.

C. Construction Drawings. All requests for approvals must be accompanied by plans prepared

clearly and completely, in accordance with applicable building codes. All plans must be of a minimum size of 8 ½" by 11". It is recommended that work involving major additions, or work requiring a variance, be submitted at the preliminary drawing stages for review by both the Committee and the County of San Diego Building Department. Final drawings should not be prepared until after preliminary plans have been reviewed.

D. Neighbor Awareness. Each request for approval must include the signature of your neighbors to ensure they have been informed of the proposed modification. No application will be considered complete until the neighbor awareness conditions have been satisfied. This section requires that each requesting party notify and inform their neighbors affected by the proposed modification but does not require that the affected neighbors approve such.

E. Use of Common Areas of Park During Construction. If construction work requires the use of common area property for purposes of transporting labor and material or for the temporary storage of materials for the work, permission for the Association must be obtained during the course of the construction. A security deposit may be required by Park and will be refunded after completion of work, less any repair costs.

F. Approvals. Applications will receive an approval or disapproval on the application form indicating how the Committee responded. One set of plans will be returned to the applicant. The second set will be retained in the applicant's homeowner file for future reference in the Management's Office. In the event of a disapproval of the application, the Committee shall indicate the reasons for such disapproval sufficiently detailed to provide the homeowner with the knowledge of how they can amend their plans or application to obtain approvals.

The Committee shall provide a copy of all applications that it has approved to the Park manager. The Park shall have five (5) business days to override or veto such approval in the Park's sole discretion. In the event of an override or veto, the Park shall provide detailed information as to the reason for such determination.

G. No Waiver of Future Approvals. The approval by the Committee of any proposals, plans and specifications, or drawings for any proposals, plans and specifications, or drawings for any proposed or completed work, or in connection with any other matter requiring the approval and consent of the Committee, shall not be deemed to constitute a waiver of the right to withhold approval to similar proposals, plans and specifications, drawings, or matter, subsequently submitted to the Committee for approval or consent. Any modification within the Park that was in existence prior to the adoption of these Architectural Guidelines shall not waive or limit the Committee's ability to deny approvals for future proposals.

H. Time Periods.

1) The Committee will approve or disapprove the plans submitted in writing within ten business (10) days of the application submission.

2) The homeowner will complete all work with ninety (90) days of the approval date.

3) Extensions may be recommended to the Homeowners Executive Board by the Architectural Committee. All requests for extensions of variances must originate with the homeowner and be submitted in writing to the Architectural Committee.

I. Appeals. In the event plans or specifications submitted to the Committee are disapproved, the homeowner may appeal, in writing, to the Homeowners Association Executive Committee, with a copy provided to Management, ten (10) days prior to the Board meeting at which it will be reviewed.

J. Conformance with Plans. All improvements must conform to approved plans. Any deviation from owner's plans and specifications for construction of alterations or improvements shall nullify the approval of the Committee and said improvements shall be deemed to have been undertaken without the Committee's approval, resulting in violation(s) enforcement procedures.

K. Enforcement. Failure to obtain the necessary approval from the Committee constitutes a violation of the Rules and Regulations and may require modifications or removal of work at the expense of the homeowner. Park has the authority to commence legal actions to restrain any threatened breach of these restrictions and to enforce all of their revisions. This provides for reimbursement to Park for legal fees and expenses to enforce compliance, which, if unpaid, may result in liens against the property.

IV. IMPROVEMENT STANDARDS

A. Compliance with Laws. The construction, installation and placement of a home on a lot or any other improvement shall comply with all laws, regulations, statutes, ordinances or requirements of the County of San Diego ("County") and the State of California, specifically including California Code of Regulations, Title 25. All necessary approvals or permits by County or State officials, when and where necessary, must be obtained by the homeowner at its sole expense prior to commencement of any work approved by the Committee. It is recommend to discuss the proposed plans with the Committee prior to submitting plans or applications with the applicable governmental entity relating to permits or approvals to ensure such proposed work will be approved by the Committee.

B. Setback Requirements. For homes or attachments to homes, the minimum setback from the street to the home is five (5) feet, side yards is three (3) feet and three (3) feet for rear yards. No exterior structure shall be constructed or maintained within these setbacks. Notwithstanding anything to the contrary here, all set back, building or other legal requirements set forth in California Code of Regulations, Title 25 or county municipal codes shall be strictly complied with.

C. Room Additions

1) Structural or material additions or alterations of the exterior of any building shall resemble materials, colors, character and detailing as established on existing dwelling. Intrusion upon neighbor's privacy shall be kept to a minimum.

2) The maximum depth of a room addition as measured from the original rear wall of the dwelling toward the rear lot line shall be sixteen (16) feet.

3) The roof line of additions shall blend with the existing roof line of the structure.

D. Free Standing Structures. All free standing structures, including without limitation, patio structures, sunshades, arbors, awnings, and storage sheds, shall conform to the original architectural character of the existing dwelling.

1) Patio foundations and patio covers shall meet all of the County's Building Code requirements. Though the Architectural Committee may have approved the architectural plans, it is the homeowner's responsibility to see that the contractor has obtained a building permit. No work shall be permitted to proceed without County permits being obtained.

2) Patio covers, arbors, or trellis structural materials shall be of wood or wood appearing construction only, painted to match the house color or trim color.

3) The maximum depth of a patio cover, arbor or trellis, as measured from the wall of the dwelling toward the lot line, shall be sixteen (16) feet. Sunshades must be installed behind the patio beam, must be kept in good repair at all times, and must be rolled up and out of sight when the patio is not in use.

4) All awnings require Architectural Committee approval. Awning material must be of a single color matching the color of the house or trim and maintained in an aesthetic, non faded condition. Awnings may be made of power coated, non reflective metal, PVC plastic (color baked, factory finished) or fabric. Awning housing must be painted to match surface colors.

5) The maximum size of free-standing structures, including but not limited to gazebos or storage houses, shall be eighty (80) square feet, as measured between supporting posts, on most lots. Carport sizes are approved on a case by case basis.

6) The proposed maximum height of any free standing structures must be submitted on the Home Improvement Form, as the maximum height must be approved by the Committee. Overhangs may be as large as two (2) feet horizontally. Large lots may request approval for larger structures where appropriate. Pop-up tents or temporary gazebo type structures are not permitted except for temporary use not to exceed twelve (12) hours. The Committee and Board will determine justification and reserve right of approval for all free standing structures.

7) Free standing structures including but not limited to gazebos and storage houses shall conform to all setback requirements. Sheds or outbuildings, if approved, must match the exterior of the house and roof in color and material.

8) The following materials are not acceptable for roof surfaces and other free standing structures: corrugated metal; corrugated plastic or fiberglass, including sunscreen; or plastic webbing, canvas, split bamboo, reed or straw like material.

9) Structures under this section shall be painted to match the trim or color of the house.

10) All solid patio covers shall be reviewed individually.

E. Exterior Painting. Exterior repainting on any dwelling or structure will be subject to review and approval by the Committee. Paint chips or color pallets for approval are required.

F. Landscaping and Other Related Improvements

1) Yards, as referred to in these Architectural Guidelines, shall be defined as front yards, side yards, and rear yards. The intent of yard landscaping is to enhance the community and to provide an attractive environment for residents. All landscaping must be maintained in a manner to fulfill the above desires.

2) Vacant lots shall be maintained against the growth of weeds, brush, and erosion.

3) At least 50% of front yards and side yards abutting the street must be planted with a living ground cover and/or plants. However, a maximum of 25% of side areas (exclusive of driveways and walkways) may be devoted to planter areas, which are to be treated with living plants in quantity and selection as approved by the Committee.

4) Ground cover shall be grass or ground-hugging plantings with a creeping root structure which normally does not grow more than approximately six (6) inches high. Artificial turf will be approved on a case by case basis and upon approval will be considered a proper ground cover for Section IV.F.4 and IV.F.4.

5) Consider use of drought resistant plants needing minimum irrigation which include sedum or African daisies, succulents such as cactus or agave, annuals such as coreopsis, cosmos or poppies, perennials such as lavender, salvias, or geranium, shrubs such as ceanothus, bougainvillea or plumbago, or ornamental grasses.

6) Decorative rock, sand, gravel, or any other rock substance is limited to use in covering not more than 50% of the front/side yard area visible from the street. **Any use of such materials will require the approval of the Committee.**

7) The following materials and treatments are NOT permitted:

- (1) Hedges and plantings in front yard areas, adjacent to sidewalk or driveway, where such planting would exceed twenty-four (24) inches in height and within twenty-four (24) inches horizontally of public street.
- (2) Thorny shrubs planted directly adjacent to the streets, i.e. roses, Natal plum, bougainvillea, cactus.

8) In general, homeowner's view cannot be and are not protected. Homeowners are encouraged to solicit their neighbors' cooperation if maturing shrubs and trees become a problem. However, rear yards and side yards abutting the golf course shall be planted so as not to unreasonably obstruct neighbor's lateral views.

G. Walls and Fences

1) Where fencing abuts other fencing on the same lot it must be the same fencing or wall material and all fencing and wall materials shall conform to the design, material, and colors established within these Architectural Guidelines.

2) Where fencing abuts other fencing it must be the same height "stepped" up or down in four foot lengths to meeting existing fencing.

3) Structural framing or an unfinished side of a fence or wall shall not be exposed to any street, park, neighboring lot or the golf course. All fences must be painted on both sides by either the party installing the fence or by agreement between the parties affected by the fence.

4) The following materials are examples of unacceptable and not permitted fencing materials: aluminum or sheet metal; chicken wire or wire mesh; plastic webbing, reed or straw like materials; corrugated or flat plastic, or fiberglass sheets or panels; rope or other fibrous strand elements; or barbed wire.

5) Brown or black plastic coated chain link fencing may be used only for animal enclosures.

6) Where units abut the golf course, any wall or fence along the rear lot line, or side lot lines in the rear yard as measured from the area of the house, shall be constructed so as not to unreasonably obstruct neighbor's lateral views.

7) The maximum height of fences or walls in rear and side yards shall be up to six (6) feet. Double fencing is not permitted.

8) The maximum height of fences or walls in front yards shall be twenty-four (24) inches.

H. Mechanical Equipment

1) Installation of mechanical equipment, including, but not limited to, air conditioning, solar energy, and spa equipment, shall require approval by the Committee.

2) Drawings must indicate the location of equipment and the method of screening if applicable.

I. Drainage and Fill

1) The original course of surface water flow shall not be disturbed or altered so as to adversely affect neighboring property. No drainage off any lot shall flow onto adjoining lots.

2) Gutters, down spouts or scuppers shall be primed and painted to match adjacent surface color. If surface drains of any kind or gutter drains are connected to underground pipe drains, such underground drain lines shall extend under sidewalks to face of curbs.

J. Antennae. Antennae, other than satellite dishes, installed outside any dwelling or garage is prohibited. Satellite dishes are permitted provided the dish is no larger than specified by the FCC. The satellite dish should be placed in the least visible location from the street and neighboring property that allows reception of an acceptable quality signal. Wires and cable must be secured and painted to match the adjacent surface color. In all cases, approval must be first obtained from the Committee for the placement of any satellite dish.

K. Flagpoles. Flagpoles require approval by the Committee. Flags or pennants are limited to the United States', State flags, MIA/POW flags, military department flags, and sports flags. All other flags must be approved.

L. Weathervanes. Weathervanes require approval by the Committee.

M. Window Tinting. Reflective materials which create a mirror affect from the outside are not permitted.

N. Roll-up Shades (sunshades). Plastic /Bamboo shades may be permitted, provided that when not in immediate use they are rolled up behind the patio support structure. All shades must be maintained in good repair.

O. Solar Energy Equipment

1) Roof top solar energy equipment requires approval by the Architectural Control Committee. Approval will be based to a great extent on the homeowner's ability to design and accommodate the installation with the least amount of exposure to adjacent units.

2) Solar energy equipment includes all panels, collectors, piping, attachment, bracing flashing, mechanical hardware, supporting structure and other related elements.

3) Guidelines

(1) Maintain as low a profile as functionally practical. Maximum of height (8) inch projection above top surface of roofing materials.

(2) Piping should go through the roof rather than on the face of the roof or dwelling.

(3) Long runs of piping should be concealed.

(4) Equipment enclosures should be painted to match adjacent surface color.

(5) Roof top tanks are not permitted.

- (6) No exterior wiring shall be attached to the house without approval of the Committee.
- (7) All heat collecting equipment must be enclosed and glazed. Unglazed or open piping or plastic tubing will not be permitted.

P. Pet Enclosures. Dog enclosures are permitted with the approval of the Committee. Locations of such enclosures are limited to the residence rear yard, with no portions of enclosures in side yards or extending into area outside the normal side walls of the residence or the extension of said side wall back to the rear lot line. The enclosure shall not encroach into the rear yard legal setback area. Size of enclosure shall be limited to ninety (90) square feet and shall not be higher than five (5) feet high. Enclosure material shall be limited to standard chain link fence five (5) in height and in an inconspicuous color (plain metal or vinyl-coated metal in black or brown)

Q. Spas. All spas, portable or otherwise, shall require Committee approval and all spa construction, drainage, and fencing will be required to conform to County building codes and health ordinances. Plans are required to indicate all set backs from property lines, fences, automatic closing gates, and distances from dwellings including neighbors.

V. PARK REVIEW AND APPROVAL

Park reserves the right to review all decisions of the Committee. Any deviation or waiver from these standards requires concurrence from Park.