

MARINA HILLS PLANNED COMMUNITY ASSOCIATION

RULES AND REGULATIONS

Revised December 2009

**Questions Regarding the Content of These Rules & Regulations
Should be Directed to:**

**KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC.
16845 VON KARMAN, SUITE 200
IRVINE, CA 92606
(949) 833-2600**

Revised: December 2009

The following Rules and regulations have been adopted pursuant to Article V, Section 5.2 of the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Marina Hills Planned Community (the "Master Declaration") for the purpose of promoting safety, for the preservation of the aesthetic values of the community, and to enhance the enjoyment of the Association Membership and their guests.

These rules shall apply to any person or persons occupying a home within Marina Hills Planned Community (the "Community") whether they are owners, the family of owners, friends, guests or tenants.

Owners are responsible for their tenants and guests, and are to inform them of these Association Rules and Regulations.

Three written complaints or one written complaint with written verification from a District Delegate shall be required for the following violations:

- Animal Issues
- Parking Violations – Failure to utilize garage & driveway for vehicle parking
- Garage Door remaining open for extended period of time
- Indoor and outdoor furniture in front yards when not in use - If Management receives three written complaints or one written complaint with written verification from a District Delegate regarding indoor or outdoor furniture in a front yard, the complaint will be forwarded to the Architectural Committee or Board of Directors for final review and determination if the complaint is reasonable.

All written complaints received will be acted upon as long as they are not anonymous and are deemed violations of the documents governing the Marina Hills Planned Community Association. Written complaints will not be kept confidential, as the violating homeowner has a right to know who his/her accuser is. Residents are encouraged to work out their concerns with their neighbors prior to soliciting the assistance of the Association.

VEHICLE PARKING RESTRICTIONS

1. No trailer, motor home, or truck in excess of three quarter (3/4) ton, camper, boat or van of 18 feet or more in length, or any vehicle with advertising on it other than an automobile shall be kept or maintained anywhere within Marina Hills in such a manner as to be visible from other parts of the properties.
2. No vehicle or boat shall be stored, constructed, or repaired upon any property or street (public or private) in such a manner as to be visible from any other parts of the properties. Vehicle repair or maintenance may only be performed inside a garage with the garage door closed.

VEHICLE PARKING RESTRICTIONS (Continued)

3. All approved vehicles, those not prohibited as set forth herein, may be parked in the garage or on the owner's driveway. Owners may not park or otherwise maintain vehicles of any kind on the streets within the Property for more than one (1) hour.
4. Garage doors must remain closed at all times, except when entering or leaving the garage with an extended period of time not to exceed 1-2 hours per occurrence.
5. No parking is permitted on individual driveways where the parked vehicle extends over a street or walkway.
6. In the event a driveway provides access to more than one owner's garage, no parking in the driveway is permitted which may block access to any other garage entrance.
7. No parking is permitted at any time in front of mailboxes, fire hydrants or curbs that are painted red.
8. Street and guest parking shall be used for the temporary parking of vehicles belonging to guests, delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of services to the Master Association or the members, and for the parking of vehicles belonging to or being used by members for loading and unloading purposes. No vehicle shall be parked for more than ninety-six (96) hours in any guest parking space.
9. Inoperable vehicles may not be parked anywhere on the properties, except inside a garage with the door closed.
10. Operation of off-road motorized vehicles is not permitted anywhere in Marina Hills.

COMMON AREA

1. All walkways are restricted to walking and jogging. No bicycles, tricycles, mopeds, skateboards or any other type of wheeled vehicle are permitted on any walkway.
2. In the event any member or owner, or such owner's guest, tenant or family member is found destroying any portion of the common area landscaping facilities or properties, such owner shall be subject to a special assessment for the replacement and repair of such destruction.

3. No party shall be conducted on any portion of the common areas without the prior written consent of the Board. Applications for the use of the common area facility (Clubhouse & Patio Area) for a function may be made through the Clubhouse Manager.

PETS

1. Pets are limited to a total combination of three (3) dogs, cats or birds, provided all three of such animals are not of the same type.
2. All owners are responsible to clean up after their pets. All dogs must be on a leash outside the confines of an owner's residence or enclosed yard area.
3. All pets must have owner's identification tags.
4. No pets are allowed at any time in the pool or tennis areas.
5. In the event any pet creates a nuisance for community residents, the owner of such pet shall be subject to action by the Board.

TRASH

1. All trash must be securely tied or completely covered when set out onto the curb.
2. Trash barrels/sacks must not be set out more than 12 hours prior to trash pick up, and must be removed from the curb not more than 12 hours after scheduled collection time.
3. Trash containers are to be stored behind a gate or must not be visible from the street.

NOISE

1. Loud or disturbing noise emanating from T.V.'s, stereos, or Clubhouse parties, etc... is not allowed.
2. The Marina Hills Board of Directors may determine whether an activity is creating a nuisance.

WINDOWS

1. No windows shall be covered by paint, foil, sheets, newspaper or similar items.

2. No exterior surface of any window covering shall bear any design or color other than white or beige.
3. No reflective or metallic window covering of any kind is permitted.

HOLIDAY DECORATIONS

1. Year-end holiday decorations are permitted from Thanksgiving until January 10th. Outdoor lights are permitted as long as they are securely and safely mounted, any mounting materials are removed when the lights are removed.
2. Decorations for other holidays are permitted 7 days before and 7 days after the holiday.

USE OF UNITS

1. Units shall be used for residences only. Commercial or business activities are limited to professional and administrative occupations carried out within a unit without external evidence of the business.
2. No resident shall engage in any activity upon the property which is in violation of any law, ordinance, statute, rule or regulation of any county, state, or federal body.

SIGNS

1. No sign, poster, billboard, advertising device poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from outside the Properties. Contractors performing work on individual lots may not post their company's sign upon the Owner's lot. One sign of reasonable and customary dimensions (18" x 24") may be displayed on or from any Improvements on any Lot advertising the sale or lease of the Lot, provided such sign shall not be attached to the exterior of any Improvements on any Lot or Condominium in a manner which requires fasteners to be embedded in any manner in such exterior.
2. Open House signs are allowed on weekends only from Saturday morning through Sunday at sunset. Any signs remaining after this time are subject to removal. Open House directional signs are allowed at each corner and one directly in front of the home. However, placement must be in such a manner as not to block visibility of any other real estate agent's signs. Real estate signs may be displayed on Thursdays, preview day, from 9:00 a.m. to 1:30 p.m. The agents are to remove the signs promptly at 1:30 p.m.; if not removed, they are subject to confiscation. Preview day real estate signs are limited to realtors who have Marina Hills' homes for sale only and cannot be used to direct traffic to another community. No signs are allowed to be

placed in front of the main water fountain in front of the clubhouse located on the corner of Marina Hills Drive/Parc Vista West.

3. One security sign or alarm company sign may be displayed near the front door of the residence.

OUTSIDE INSTALLATIONS/STORAGE

1. Radio station or short-wave operations may not be operated from any Lot unless approved by the Architectural Committee.
2. Please refer to the satellite dish and antenna policy included in the Architectural Guidelines.
3. No clothes may be dried outside if they are visible from any other lot, or anywhere else within the Marina Hills Community.
4. No basketball backboard or other fixed sports apparatus shall be constructed or maintained on or about the exterior of any property, unless prior written consent is received from the architectural committee.
5. Portable basketball backboards and other sports equipment must not be stored on common property, the streets or sidewalks.
6. Items such as tools, toys, and bikes shall not be left in front yards or driveways overnight.
7. No fire pits are allowed to be used in front yards.

LOT MAINTENANCE

1. Each owner shall maintain, repair, replace and restore all improvements located on his lot and the lot itself in a neat, sanitary and attractive condition.
2. Lawns are to be mowed, edged, irrigated and fertilized on a regular basis.
3. Planter areas are to be kept weed free and filled in with plant material.
4. Driveway and sidewalk expansion joints are to be kept weed free.
5. Driveways are to remain oil and rust free.
6. Stucco and awnings are to be kept clean and free of dirt and algae. Torn and discolored awnings are to be replaced.

7. Roof tiles are to be kept clean and free of dirt and algae.

End