

FALLBROOK CONDOMINIUM RULES AND REGULATIONS

It should be understood by all unit owners that the exteriors of the building and all the land area and facilities outside the individual units are common property. Certain parts of the common property, namely garage stalls, parking spaces, decks and mailboxes are "limited common areas" reserved for the exclusive use of the designated unit owners. The maintenance, alteration, improvement, general appearance and use of the common property, including the limited common areas, are under the control of the Association through its Board of Directors. Attention is called to the Declaration and to the Bylaws for specific definition of the common property and for the general responsibilities of units owners with respect to the common property and to their units.

As provided in the Bylaws, in order to assure the peaceful and orderly use and enjoyment of the buildings and common areas and facilities, the following Rules and Regulations, or House Rules, have been adopted:

GENERAL

1. Wherever in these Regulations reference is made to "unit owners", such term shall apply to the owner of any unit, to his family, tenants whether or not in residence, servants, employees, agents, visitors and to any guests, invitees or licensees of such unit owner, his family or tenant of such unit owner. Wherever in these Regulations reference is made to the Association, such reference shall include the Association and the Managing Agent when the Managing Agent is acting on behalf of the Association.

2. No part of the Condominium shall be used for any purpose except housing and the common purposes for which the Condominium was designed. Each unit shall be used as a single-family residence. Please refer to Article 6 of the Declaration.

3. Unit owners who lease their property must obtain from the lessee a written agreement to abide by these rules and submit a copy of such agreement to the Board of Directors.

4. There shall be no obstruction of the common elements. Nothing shall be stored on the common elements without the prior consent of the Board of Directors, except as herein or in the Bylaws expressly provided.

5. No noxious or offensive activity shall be carried on in any unit or on the common elements, nor shall anything be done therein which may be or become an annoyance to the other units owners or occupants. No unit owner shall make or permit any disturbing noises in the buildings or do or permit anything which will interfere with the rights, comforts or convenience of other unit owners. All unit owners shall keep the volume of any radio, television or musical instrument in their units sufficiently reduced at all times so as not to disturb other unit owners. Despite such reduced volume, no unit owner shall operate or permit to be operated any such sound-producing devices in a unit between the hours of 11:00 p.m. and the following 8:00 a.m. if such operation shall disturb or annoy other occupants of the buildings.

6. No "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising may be maintained or permitted on any part of the Condominium or in any unit without the written approval of the Board of Directors. Approved signs will be no larger than one by two feet.

7. There shall be no solicitation by any person anywhere in the Development for any cause, charity or any purpose whatever, unless specifically authorized by the Board.

8. Unit owners shall be liable for all damages to buildings, limited common and common elements, caused by receiving deliveries, or moving or removing furniture or other articles, to or from the building.

9. No unit owner shall hold a garage or outside sale of any kind. FBK.HR-I

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ALTERATIONS

10. Alterations or improvements in the "limited common areas" which involve structural changes or additions, painting, or affixing anything permanently to existing structures shall not be undertaken without prior approval by the Board of Directors of a detailed written proposal, including a scale drawing if appropriate.

I I. Plantings, structures, or other objects shall not be installed in the common areas or facilities without the same approval required in Rule #10.

12. No awnings, canopies, clotheslines, shutters, glass enclosures, or projections shall be attached to outside wall, doors, windows, roofs or other portion of the buildings except for window air conditioners. No objects shall be hung from window sills; no cloths, clothing, rugs or mops shall be hung upon, or shaken from, windows, doors, and patios.

13. No buildings shall have any aluminum foil placed in any window or glass door, nor any reflective substance placed on any glass, except as is approved by the Board for energy conservation purposes.

14. All storm doors, storm windows and screens installed on the front of units must be the same as those on all other units.

15. No exterior antenna shall be permitted on the building or common elements, except as is approved by the Board.

PARKING AND STORAGE

16. All personal property placed in any portion of the buildings or any place appurtenant thereto, shall be at the sole risk of the unit owner and the Association shall in no event be liable for the loss, destruction, theft or damage to such property.

17. Unless otherwise authorized by the Association, parking areas may not be used for any purpose other than parking automobiles. No buses, trucks, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways except in such areas, if any, specifically designated for such parking by the Board of Directors. All vehicles must have current license plates and be in operating condition. Vehicles shall be parked in designated areas only and not on lawns or walkways.

18. No vehicle which cannot operate on its own power shall be permitted at the common area.

19. Parking so as to block driveways or in spaces designated for the use of another unit owner shall not be permitted. If any vehicle owned or operated by a unit owner, any member of his family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the Condominium, the Association shall be held harmless by such unit owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the owner or driver may have under the provisions of state and local laws and ordinances are hereby expressly waived. Vehicles parked in violation of any such regulations may be towed away at the unit owner's sole risk and expense. The unit owner shall indemnify the Association against any liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof. Vehicles may not display "For Sale" signs.

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20. Garages should be kept in orderly condition and garage doors should be kept closed as much of the time as is practical in order to maintain the good appearance of the parking areas. For the same reason, major car repair or overhaul should be done only in a garage stall.

21. Firewood must be neatly stored in the garage. Any damage caused by wood delivery will be repaired at the unit owner's expense.

22. Trash, garbage and other waste shall be kept only in sanitary containers and shall be disposed of in such a manner as may be prescribed from time to time in rules and regulations established by the Board. All refuse, waste, bottles, cans and garbage shall be securely contained in tightly covered trash containers and **placed outside the unit no earlier than the night before** regularly scheduled weekly trash collection and **taken inside no later than 24 hours after** the scheduled pick-up.

23. Snow removal. During a snow storm, motor vehicles must be moved to facilitate snow removal.

CHILDREN

24. The activities of children in the common areas shall be under the control of a responsible person at all times and children shall not be allowed to play on the driveways, sidewalks, front lawns, concrete slabs or rock formations. Reasonable play activities by children of residents or their guests shall be at the rear of their building unit, provided such activities do not take place so near other units that they are objectionable at the time to the residents of those units. Play equipment which has to more or less be permanently installed outside shall not be allowed by the Board. Bicycles or means of locomotion other than "feet" may not be ridden or driven across grassed areas.

PETS

25. Resident owners are allowed two(2) pets. With owner approval, tenants are allowed one cat. Pets registered as of 6/1/98 are grandfathered. Pets are welcome as long as their owners comply with the following rules:

a) A pet may be maintained in a unit so long at it is not a nuisance. Actions which will constitute a nuisance include, but are not limited to, unreasonable crying, barking, scratching or aggressiveness.

b) All pets must be registered and inoculated as required by law and registered with the Association office.

c) When outside within a resident's limited common area, pets must be under effective control at all times without exception: effective control means on a leash or within both sight and actual effective voice control of a responsible person. Outside of a resident's limited common area, pets must be on a leash at all times without exception.

d) Residents and guests are responsible for cleaning up after their pets at all times and places within the Condominium without exception.

e) Residents shall be liable for personal injuries, property damage, and for the full cost of any work (including cleaning and sod replacement) made necessary by pets owned by them or their guests.

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ENTRY INTO UNITS

26. The Association or Managing Agent shall not cause a master key system to be used for units in the Condominium; however, any unit owner away for a prolonged period of time should provide a key to the Managing Agent to facilitate entry in the event of an emergency.

COMPLAINTS

27. All complaints or suggestions regarding maintenance, nuisances or general welfare should be submitted in writing to the Managing Agent. Problems with the Managing Agent should be directed in writing to the Board of Directors.

ADDITIONAL RULES FOR UNITS WITH FIREPLACES

28. Every unit that contains a fireplace and/or wood or coal stove and every owner of that unit shall be subject to additional rules for such units.

28a Every wood or coal stove must be installed by a licensed and insured contractor. Every installation must include fire safe materials for the hearth and walls and must be inspected and certified to code by the appropriate local fire officials. Heaters requiring storage of liquid/gas fuel within the building are not allowed.

28b There will be no chopping, sawing or splitting of wood permitted within the development. Delivery trucks are not permitted on lawns or walks and delivery must be in designated areas only. Storage must be located within unit garage and must be effected within one day of delivery.

28c The Association shall appoint a sub-committee for supervising the use of fireplaces, wood or coal. The sub-committee shall be responsible for contracting one annual chimney, pipe and stove inspection and cleaning to be performed by a licensed and insured contractor. The sub-committee shall also be responsible for periodic inspection of stoves to insure that the fire-safe hearth and wall coverings are maintained according to code.

28d The sub-committee shall be authorized to specially assess those units which contain fireplace/wood or coal stoves to cover the expense of wood delivery and ash removal, inspection and cleaning and the replacement of chimneys and pipes as necessary. Every owner of a Unit containing a fireplace and/or wood or coal stove acknowledges the right of the sub-committee to enter, inspect, repair and/or replace stoves, chimneys and pipes which may be hazardous and may no longer be up to code standards.

EXCEPTIONS

29. Any exception to these rules must be approved by the Board.

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OTHER

30. Additional rules and regulations may be promulgated from time to time by the Board.

31. Every owner, tenant and occupant shall comply with and be bound by these Rules and Regulations as set forth herein, and any and all rules and regulations which, from time to time, may be adopted, as amended from time to time. Failure of an owner, tenant or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, other responsive action, or any combination thereof. The Board shall have standing to enforce these Rules and Regulations.

SUMMARY

The preceding Rules and Regulations were promulgated by the Board of Directors for the general safety, well-being and convenience of all unit owners. The Board is charged, under the Declaration, with the efficient administration of Condominium affairs and it is, indeed, their duty to interpret and enforce the Declaration, Bylaws and Rules and Regulations.

These House Rules were unanimously approved by a special meeting of the Board of Directors on January 22, 1992.

Amendments to Section 27 and Section 25 were unanimously approved in a regular meeting of the Board of Directors on July 14, 1997.

An amendment to Section 25 was unanimously approved in a regular meeting of the Board of Directors on May 18, 1998.

FBK.HR-5

Revised 5/18/98 Printed 9/25/00

FALLBROOK CONDOMINIUM ASSOCIATION

DECK ADDITION POLICY JULY 28,1992

Additions to existing decks are allowed only under the following conditions:

- 1. Size:** Deck additions will not exceed 10'x12' or 120 square feet;
- 2. Style:** Deck additions will be built in the same manner as the original deck. No railings, privacy fences or other structures may be erected;
- 3. Site Preparation:** Deck additions will be set on bricks on patio blocks at the comers and at appropriate stress points. All grass and weeds will be removed, and two inches of crushed rock will be installed in the area directly beneath the addition;
- 4. Materials:** Deck additions will be constructed from the same type and size lumber as used in the original deck. All nails are to be galvanized, and all lumber is to be pressure-treated. Additions are to be created with three coats of clear water seal after the appropriate drying time has passed, but in every case within one year of installation.
- 5. Maintenance Fee:** A fee equal to \$5.00 per month will be assessed by the Association for the future upkeep and eventual replacement of the addition. The fee will be payable in one lump sum on June I of each year. Additions made during a new year will pay a lump sum payment for the remaining months in the year, beginning with the month directly following completion of the structure (not completion of the sealing).
- 6. Authorization:** Deck additions must be approved in writing by the Board of Directors. A written request must be submitted to the Board. The request must address conditions 1, 2, 3 & 4 of this document. A sketch of the proposed addition is also required.