

PACIFIC ISLAND VIEW TERRACE

Rules and Regulations

In the interests of safety, common courtesy, consideration and maintaining a high standard for the complex, all residents of Pacific Island View Terrace, owners, tenants and guests, are expected to comply with the Association's Bylaws, Resolutions and the accompanying Rules and Regulations, which are authorized by the Association Bylaws, page 7, Art. VI, Sec. 1.B.

A. Alterations, Changes, Additions and

No external items, such as but not limited to, television and radio antennae, flag poles, clotheslines or decorative sun screens (such as bamboo) are permitted. (CC&R's, pg. 19, Art. IX, Sec. 12)

No sign or nameplate shall be displayed to public view without prior written approval of the Board of Directors. Notwithstanding the foregoing, each Owner will be allowed to display, without prior approval, one (1) "For Sale" or "For Rent" sign, which dimensions shall not exceed eighteen inches by twenty-four inches (18" x 24"), of customary design, which may be displayed within the Unit or immediately adjacent thereto. (CC&R's, pg. 18, Art. IX, Sec. 3)

Only curtains, drapes, shutters and shades in good condition may be installed as window covers. No window shall be covered by paint, foil, sheets or similar items.

Window screens must not be torn and must be uniform in color with all other units in the complex.

No permanent or temporary fence, building or other structure of a permanent or temporary nature shall be placed upon or in the complex except as ordered by the Board for security reasons. (CC&R's, pg. 20, Art. IX, Sec. 16) (his includes fencing deck areas for pets.)

- A.5 External drying or airing of clothing, towels, beach wear, rugs, etc., is prohibited.

No exterior alterations and/or additions of any type shall be permitted under any circumstances unless prior to installation and/or construction, the Owner obtains written approval of the Architectural Committee, Board approval and, after obtaining

those approvals, receives the necessary permits from the City of Ventura. (CC&R's pg. 13, Art. VII, Sec.1)

- A.7 To offset water damage to decks, plant containers must be supported plastic carpet protectors (with "tooth" side down) or artificial turf (cut to size of container bottom with "turf" side down). No plant containers are allowed on deck railings

B. Common Area Conduct

Speed limit on all streets within the complex is five (5) miles per hour.

Each Owner will be responsible to the Association for any damage to the Common Areas sustained by reason of willful misconduct and/or negligence of that Owner, his/her family, tenants, guests or agents.

- B.3 No obnoxious and/or offensive activities shall be permitted in Common Areas, which would be a nuisance and/or annoyance to the other residents. (CC&R's pg. 18, Art. IX, Sec. 4)

Streets, alleys or Common Areas are not to be used for play areas, recreation or sporting events. **NO BICYCLING, SKATEBOARDING OR ROLLER SKATING IS PERMITTED.**

No private party and/or gathering shall utilize the Common Area without prior approval of the Board.

C. Noise, Pets, Non-residential Use

Television, radios, stereos or any other audio equipment volume shall be kept at a level which will not disturb other residents whether such equipment is inside or outside the property. (CC&R's pg. 18, Art. IX, Sec. 4)

No animals, other than household pets such as dogs and cats, are allowed to be kept within the complex. All pets must be kept restrained, such as on a lease, and the owner of the pet must be in control of the leashed animal at all times.

- C.3 Pet owners are responsible for promptly cleaning up animal waste. (CC&R's pg. 19, Art. IX, Sec. 6)

Any pet causing annoyance or disturbance within the complex will be subject to a request by the Board to the owner for removal of said pet. (CC&R's pg. 19, Art. IX, Sec. 6)

D. Trash, Litter and Landscaping

D.1 All trash and recycling containers must be stored in garages. These containers may be set out for pickup and removed after pickup not in excess of twelve (12) hours before and after scheduled trash pickup times. (CC&R's pg. 19, Art. IX, Sec 8)

In consideration of other occupants, trash/recycle containers should not be wheeled up from nor down to Poli St. before 6:30 a.m. (8:00 a.m. on weekend mornings) nor after 10:00 p.m. at night.

D.2 Trash and recycling containers must have the address number of the occupant's property painted on each container.

Littering and/or destruction of landscaping and property is strictly forbidden.

E. Parking and Garages

Cars are to be parked in an occupant's garage or in the parking space designated for that particular unit.

No work or repairs on automobiles, motorcycles or other vehicles shall be permitted in the Common Area.

E.3 No vehicle in an inoperable condition shall be parked in the Common Area at any time. Vehicles left over 72 hours are subject to towing at the owner's expense.

E.4 Parking spaces are to be kept clean of oil, etc. This is the responsibility of each owner/tenant (CC&R's Amendment No. 2, dated 4/13/94, pg. 3)

E.5 NO PARKING IS PERMITTED IN FRONT OF GARAGES OR IN THE RED CURB AREAS. This is in compliance with the Ventura City Code.

Garage doors are to remain closed except for limited periods of time, i.e., entering, leaving or working in the garage.

No garage may be converted into a living area. Garages are for vehicle parking and storage of excess household goods. (Planned Urban Development Permit No. 322, Sec. 3)

E.8 Recreational vehicles, boats or campers may only be parked within an enclosed garage. (CC&R's Art. IX, Sec. 5, pg. 18)

F. Renting/Leasing of Units

- F 1 All leases for the renting of units within the complex shall be in writing and shall contain a provision that the lease is subject to the Association's Declaration, Articles, By-Laws and these Rules and Regulations. The lease shall also provide that any failure by the Lessee to obey the Rules and Regulations, Declarations, Articles and By-Laws shall be deemed a default under the lease. Compliance with the foregoing is the responsibility of the leased unit's Owner. (subject to attorney review)

Any Owner leasing his or her unit shall notify the Board of the lease and provide the Board with a written copy thereof.

In addition, the owner shall fill out a "New Resident" form and return it to the Association, along with a processing fee of Ten Dollars (\$10.00), within twenty (20) days of the Lessee's move-in date.

Units may not be leased to more than one (1) family or more than four (4) lessees. If leased to individual lessees, with regard to parking within the complex, refer to G.1 above.

G. Enforcement

- G.1 One (1) written warning will be sent to the owner and/or occupant explaining the violation, asking for compliance and/or correction and giving the owner fifteen (15) days to respond. The owner may contact the Board, in writing, at least five (5) days before a regularly scheduled meeting and appear to be heard at that meeting.

A fine schedule follows for repeated violations after the first warning has been issued:

Second violation:	\$10.00
Third violation:	\$25.00

- G.3 If a fourth violation occurs, the owner will be called to a hearing before the Association Board to discuss the violation(s) and lack of compliance.