

Forster Ranch Master Association I



RULES AND REGULATIONS

Updated: 07/06/04

In order to maintain acceptable standards for the community, The Board of Directors has adopted a set of Rules and Regulations. These Rules and Regulations are derived from the Covenants, Conditions and Restrictions (CC&R's).

As Forster Ranch Homeowners, we feel confident that you want your community to be a pleasant and attractive environment. Home ownership in Forster Ranch establishes acceptance of shared responsibility for the upkeep and maintenance of the development and demands compliance with the CC&R's, By-Laws, Rules and Regulations, and Architectural Guidelines of the Forster Ranch Master Association I.

We appreciate your cooperation in abiding by the Rules and Regulations, and look forward to assisting you with any questions or concerns, which may occur in the future.

GENERAL STATEMENT

1. The Rules and Regulations contained herein apply to all homeowners and residents of Forster Ranch Master Association I, and are published under the Provisions of Article V, Section 5.3 (a) of the CC&R's. Section 5.4 applies to the sub-Associations.
2. It is the intent of the Board of Directors that these Rules and Regulations shall not be in conflict with, or diminish the effect of the CC&R's, By-Laws, and Architectural Guidelines of the Association.
3. These Rules and Regulations shall be considered in effect as supplementary to the existing published CC&R's, By-Laws and Architectural Guidelines of the Association.
4. Inform the Management Company promptly of any change in occupancy of your property. Keep the Management Company advised of your proper address and phone number if you are a non-resident owner.

IT IS RECOMMENDED THAT THESE RULES AND REGULATIONS BE RETAINED IN YOUR PERMANENT PROPERTY FILES. IF YOUR PROPERTY IS RENTED, IT IS SUGGESTED THAT A COPY BE FURNISHED TO YOUR TENANTS.

RULES AND REGULATIONS

1. **UNSIGHTLY STORAGE AREAS /STORED ITEMS/TRASH ITEMS AND TRASH CONTAINERS** must not be visible from the street and must:
 - a) All garbage is to be kept in covered, sanitary containers.
 - b) Trash containers should be placed on the street no sooner than the evening prior to pick-up and must be stored from view no later than the evening following pick-up.
 - c) No rubbish, trash, debris, garbage, storage item or other waste material shall be kept or permitted upon any Lot or Common Area, except in sanitary containers located in appropriate areas screened and concealed from view.

2. **BOATS/RV'S/CAMPER SHELLS** must be stored either in your garage or on a pad beside your garage.
 - a) They must be at least partially screened from the street and your neighbors by a 6' high solid and gated fence as approved by the Board.
 - b) They may be visible by a height of no more than 4', providing their appearance is aesthetically conforming to the surrounding neighborhood.
 - c) Trees, plants, trellises, or covers may be used, WITH APPROVAL, to further screen those boats/RV's/camper shells that are visible above the 6' fence so as to make their appearance aesthetically conforming.
 - d) Boats/RV's/Camper Shells that are damaged or in a state of disrepair visible above the 6' foot fence will not be allowed.

3. **VEHICLE STORAGE** on private property is prohibited.
 - a) A "STORED" vehicle, is a vehicle, which is not driven more than once a week (i.e., autos, motorcycles, etc.)
 - b) Stored vehicles must be located behind legal enclosures at least 20' from the front curb and not visible from the street or neighbors.

4. **DRIVEWAYS**
 - a) Driveways must be kept clean and free of oil stains.
 - b) Expansion joints in driveways and sidewalks must be weed free.
 - c) Driveways shall be maintained with minimal concrete cracking.

5. **CHRISTMAS/HOLIDAY LIGHTING** is permitted during the Christmas/Holiday season.
 - a) For Association purposes, the holiday season begins after Thanksgiving and ends on January 15.
 - b) All Christmas/Holiday lights and decorations must be removed from the home no later than January 15.

6. **CLOTHESLINES VISIBLE** by neighbors or from the street are prohibited.

7. **MIRRORED REFLECTIVE FILMS** and aluminum are not permitted on windows.

8. **NO ANIMALS, FOWL, REPTILES OR POULTRY** shall be kept on property with the exception of domestic dogs, cats, birds and fish. Other domestic pets kept in reasonable number with no external evidence, thereof, is also accepted.

- a) Pet owners are required to pickup after their pets waste and dispose of it in a sanitary manner.
- b) All pets are to be confined to the inside of the homeowner's residence or backyard. Pets are not permitted outside the residence or backyard unless on a leash controlled by a person capable of restraining the animal.
- c) No animals shall be kept on the premises which in good faith opinion of the Board results in an unreasonable annoyance (i.e., barking) or are obnoxious to your neighbors.

9. **LANDSCAPE**

- a) All portions of your lot must be maintained and kept weed free.
- b) Lawns must be mowed on a regular basis.
- c) Lawns/slopes must be fertilized and kept looking healthy.
- d) Adequate plant material coverage must be provided for on all bare slopes/landscaped areas.

10. **SLOPES**

- a) Use of the Common Area shall be subject to the provisions of the CC&Rs, the Rules and Regulations, Architectural Guidelines and to any additional limitations imposed by the Association.

11. **HOMEOWNERS ARE RESPONSIBLE**

- a) For damage caused to Association Maintained Common Area Maintenance Easements or property by residents, tenants and guests.

12. **BUSINESS OR COMMERCIAL ACTIVITY**

- a) No part of the properties shall ever be used or caused to be used for any business, commercial, manufacturing, mercantile, storage, vending, or any such non-residential purposes.

13. **NUISANCES**

- a) No Noxious or offensive activity shall be carried on, in or upon any Lot or Common Area, nor shall anything be done which may be or become an unreasonable annoyance or a nuisance to any other Owner.

14. **STRUCTURAL CHANGES**

- a) No building, fence, wall or other structure shall be commenced, erected or maintained upon the covered property, nor shall there be any addition to or change in the exterior of any structure or other improvement including, without limitation, the painting of exterior walls and fences, nor shall any landscaping be planted or installed unless plans and specifications therefore have been submitted to and approved by the Architectural Committee.

15. **REPAIR AND MAINTENANCE**

- a) Each owner shall be responsible, at his sole cost and expense, for all maintenance and repair work on his Lot, including all side and rear yard walls/fences, roofs, drainage,

patios, decks, windows, screens, locks and doors of his Residence, landscaping and irrigation improvements, irrigation lines, sewer laterals, and all other improvements located on or which solely provide service to the Owner's lot.