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**RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
INDIAN SPRINGS COMMUNITY ASSOCIATION
A Planned Residential Development**

[Cover Page]

RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR INDIAN SPRINGS COMMUNITY ASSOCIATION

A Planned Residential Development

May 2017

IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (p) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

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**RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
INDIAN SPRINGS COMMUNITY ASSOCIATION
*A Planned Residential Development***

THIS RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made on the day and year hereinafter written, by Indian Springs Community Association, a *California Nonprofit Mutual Benefit Corporation* ("Declarant"), with reference to the following Recitals.

RECITALS

A. Declarant is a homeowners association whose Members are the Owners of all the Residential Lots within that certain real property in the City of Indio, County of Riverside, State of California, more particularly described as set forth on Exhibit A, attached hereto and made a part hereof by this reference (hereinafter "Property").

B. The Property was developed as a Planned Development, as defined in Section 4175 of the California *Civil Code*, and consists of 709 Residential Lots and related Association Properties. The Owners of each Residential Lot shall have a non-exclusive easement over the Association Property, which non-exclusive easement shall be subordinate to any separate Ownership interests and any exclusive easements and/or Exclusive Use Common Areas appurtenant to the Residential Lots.

C. Ownership of the Property is currently subject to the covenants, conditions, restrictions, rights, reservations, easements, equitable servitudes, liens and charges set forth in the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easement for Indian Springs Homes recorded March 30, 2001, as Instrument No. 2001-131516, Official Records of the County Recorder of Riverside County and any amendment thereto (hereinafter "Declaration").

D. Declarant now desires to amend and restate the Declaration and replace it in its entirety with this Restated Declaration. Declarant further desires that, upon recordation of this Restated Declaration, the Property shall be subject to the covenants, conditions, restrictions, rights, reservations, easements, equitable servitudes, liens and charges contained herein, and that this Restated Declaration take the place of and relate back in time to the recording of the original Declaration.

E. Article 19.12 of the Declaration provides that it may be amended by the affirmative vote or written consent of not less than sixty-seven percent (67%) of the total voting power of the Association. The undersigned President and Secretary of the Association certify that, to the best of their knowledge, the affirmative vote or written consent of at least the required percentage of association members has been obtained.

F. Declarant hereby declares that all of the Property is and shall continue to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the declarations, limitations, covenants, conditions, restrictions, reservations, rights, and easements set forth in this Restated Declaration, and as may be amended from time to time, all of which are declared and agreed to be in furtherance of a plan established for the purpose of enhancing and perfecting the value, desirability, and attractiveness of the Property. All provisions of this Restated Declaration shall constitute covenants running with the land and enforceable equitable servitudes upon the Property, and shall be binding on and for the benefit of all of the Property and all parties having or acquiring any right, title, or interest in all or any part of the Property, including the heirs, executors, administrators, and assigns of these parties and all subsequent Owners and lessees of all or any part of the Residential Lot.

ARTICLE 1 — DEFINITIONS

1.1 "Articles" means the existing Articles of Incorporation of the Association or, if adopted by the membership, the Restated Articles of Incorporation of the Association, as well as any duly adopted amendments thereto.

1.2 "Association" and "Declarant" means Indian Springs Community Association, a *California Nonprofit Mutual Benefit Corporation*, consisting of all Owners of Residential Lots in the Project, created for the purpose of managing and operating a common interest development.

1.3 "Association Property" means and refers to all the real property and improvements located thereon, including, without limitation, the private streets, controlled access gates and related facilities, entry monument signs, landscaped areas and all recreational areas which are owned by the Association in fee, or over which the Association has an easement for maintenance purposes, or which the Association is otherwise obligated to maintain pursuant to this Restated Declaration, or any agreement, easement, license, permit or other similar document executed by the Association. The Association shall have nonexclusive easements for access on, over, across and through all Residential Lots necessary for the Association to fulfill its maintenance responsibilities hereunder, specifically including, but not limited to an easement over each Residential Lot. Association Property does not include any wall, sidewalk, hardscape and/or any landscape lighting located within the Front Yard/Side Yard Landscaping Areas.

1.4 "Board" means the Board of Directors of the Association.

1.5 "Bylaws" means the existing Bylaws of the Association or, if adopted by the membership, the Restated Bylaws of the Association, as well as any duly adopted amendments thereto, which are incorporated herein by reference.

1.6 "Eligible Mortgagee" means a holder, insurer or guarantor of a First Mortgage that provides a written request to the Association stating the name and address of such holder, insurer or guarantor and the lot number, and requesting notice to which such Eligible Mortgagee is due under the Governing Documents.

1.7 "Exclusive Use Common Area" means those portions of the Association Property designated herein for the exclusive use of the Owner(s) of a Residential Lot and which is appurtenant to the Residential Lot. "Exclusive Use Common Area" and "Restricted Association Property" shall have the same meaning and shall consist of all utility lines, pipes, conduits and wiring designed to serve a Residential Lot but located outside the boundaries of the Residential Lot.

1.8 "Front Yard/Side Yard Landscaping Areas" means those areas of the Residential Lots that the Association is obligated to maintain consistent with Section 3.5.11 of this Restated Declaration.

1.9 "Governing Documents" means this Restated Declaration and any other documents such as the Articles, Bylaws, Architectural & Landscape Guidelines ("Architectural Rules"), Rules and Regulations, and/or Enforcement Procedures which govern the operation of the Association.

1.10 "Member" means every Person or entity entitled to membership in the Association as provided in this Restated Declaration.

1.11 "Mortgage" means a mortgage or deed of trust encumbering a Residential Lot or any other portion of the Project. "First Mortgage" means a mortgage that has priority over all other mortgages encumbering the same Residential Lot or other portions of the Project.

1.12 "Mortgagee" means a Person to whom a Mortgage is made and includes the beneficiary of a deed of trust and any guarantors or insurer of a mortgage. "Institutional Mortgagee" means a mortgagee that is a financial intermediary or depository, such as a bank, savings and loan, or mortgage company, that is

chartered under federal or state law and that lends money on the security of real property or invests in such loans, or any insurance company or governmental agency or instrumentality, including the Federal National Mortgage Association (FNMA), the Federal Home Loan Mortgage Corporation (FHLMC), and the Government National Mortgage Association (GNMA). "First Mortgagee" means a mortgagee that has priority over all other mortgages or holders of mortgages encumbering the same Residential Lot or other portions of the Project. The term "Beneficiary" shall be synonymous with the term "Mortgagee."

1.13 "Mortgagor" means a Person who mortgages his, her, or its property to another (i.e., the maker of a mortgage), and shall include the trustor of a deed of trust. The term "Trustor" shall be synonymous with the term "Mortgagor."

1.14 "Owner" means the record owner(s) of a fee simple interest in a Residential Lot in the Project, and any contract sellers under recorded contracts of sale. "Owner" shall not include any persons or entities who hold an interest in a Residential Lot merely as security for performance of an obligation.

1.15 "Person" means an individual, a corporation, or any other entity with the legal right to hold title to real property.

1.16 "Project" means the common interest development which is a planned residential development, including all improvements thereon, located within the Property.

1.17 "Property" means the real property described in Recital A above, which is subject to this Restated Declaration.

1.18 "Properties" has the same meaning as Property.

1.19 "Residential Lot" means any one of the Residential Lots identified in Exhibit A attached hereto and made a part hereof by this reference. The term "Residential Lot" shall also mean and include the Residential Unit located thereon. For purposes of this Declaration, the term "Residential Unit/Lot" may also be used, but shall have the same meaning as "Residential Lot".

1.20 "Residential Unit" means all structures located on the Residential Lot.

1.21 "Restated Declaration" means this Restated Declaration of Covenants, Conditions and Restrictions and any amendments thereto.

1.22 "Rules and Regulations" means any Rules and Regulations for the Association regulating the use of the Residential Lots, Exclusive Use Common Areas, Association Property, the Project and any facilities located thereon adopted by the Board pursuant to Subsection 3.5.2 herein.

1.23 "Shared Wall" shall mean any wall in which one side of the wall is located on either Association Property and the other side of the wall is facing an Owner's Lot. Shared Walls would not include any wall or fence located within the Front Yard/Side Yard Landscaping Areas.

ARTICLE 2 — THE PROPERTY

2.1 **Project Subject to Restated Declaration.** The entire Project and Property shall be subject to this Restated Declaration.

2.2 **Description of Land and Improvements.** The Property consists of all real property described in Recital A herein. Except for the Front Yard/Side Yard Landscaping Areas, the Owners of Residential Lots shall have a nonexclusive easement over all other Association Property. Such nonexclusive

easements shall be subordinate to any separate Ownership interests and any exclusive easements and/or Exclusive Use Common Area appurtenant to an Owner's Residential Unit.

2.3 Equitable Servitudes. The covenants and restrictions set forth in this Restated Declaration shall be enforceable equitable servitudes and shall inure to the benefit of and bind all Owners. These servitudes may be enforced by any Owner or by the Association or by both.

2.4 Presumption Regarding Boundaries of Residential Units. In interpreting deeds, declarations and plans, the existing physical boundaries of a Residential Unit shall be conclusively presumed to be its boundaries, rather than the description expressed in the deed, final tract map, or this Restated Declaration. This presumption applies regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown on the final tract map or described in the deed and those of the building as constructed or reconstructed.

2.5 Prohibition Against Severance of Elements. Any conveyance, judicial sale, or other voluntary or involuntary transfer of a Residential Lot shall include all interests and appurtenances as shown in the original deed of conveyance. Any conveyance, judicial sale, or other voluntary or involuntary transfer of the Owner's entire estate shall also include the Owner's membership interest in the Association, as provided in Article 3 herein. Any transfer that attempts to sever those component interests shall be void.

2.6 Association Maintenance Easement. The Association is hereby granted a nonexclusive easement of access, ingress and egress across the Residential Lots for the purpose of maintaining the Association Property, any irrigation systems for the Association Property, and any other areas or property for which the Association has either the obligation or the right to maintain pursuant to the terms of this Restated Declaration or pursuant to any conditions imposed by any public or quasi-public agency having jurisdiction over the development of the Properties (the "Association Maintenance Easements"). The Association's rights in and to the Association Maintenance Easements may be assigned or delegated to any public or quasi-public agency which has reserved the right to maintain such areas.

2.7 Drainage and Slope Easements. Easements for the installation, repair and maintenance of drainage areas, drainage improvements, irrigation lines and equipment and slopes are hereby reserved and established in favor of the Association, any public or quasi-public agency, and any utility company who would be adversely affected by any alteration, modification or failure of any drainage area, drainage improvements, irrigation lines and improvements, or slopes. Each Owner of a Residential Lot shall be responsible to maintain and repair the appearance and integrity of all drainage areas, drainage improvements and slope areas located on its Residential Lot unless such areas and improvements are expressly made the maintenance responsibility of the Association, or a public or quasi-public agency or utility company. The Association and any public or quasi-public agency, and any utility company responsible for the maintenance of any utility, Association Property, or other area shall have the right, but not the obligation unless expressly set forth in this Restated Declaration, to go upon the Residential Lots of the Owners to maintain, repair, replace or stabilize drainage areas, drainage improvements and slopes which affect such person's interests in the Project. No structure, slabs, planting, or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with or cause the failure of any drainage areas, drainage improvements or slopes, or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage areas or drainage improvements without the express written consent of the Association and if applicable, the City of Indio ("City").

2.8 Easements Over Association Property. The Association, acting through its Board, shall have an easement on, over, across and through the Association Property (including, without limitation, any Association Property located outside the boundaries of the Project) for inspection, maintenance, repair and replacement of improvements for which the Association is responsible. Such easement shall include the right to enter a Residential Lot to inspect, repair and maintain any portion of the Association Property. No Owner shall interfere with the exercise by the Association of its rights pursuant to the easement described herein.

No Owner shall alter or remove any improvements within the Association Property without the written consent of the Association.

2.9 Easements for Maintenance of Retention Basins. All property in the Project, including all Association Property, Residential Lots and rights-of-way, shall be subject to permanent, nonexclusive easements in favor of the City for the purpose of allowing City vehicles to inspect and maintain the retention basins within the Project. The Association hereby covenant to indemnify, protect and defend the City and its elected and appointed officers, employees and agents, and hold them free and harmless from any claim, demand or judgment for personal injury, wrongful death and/or property damage arising out of the City's inspection and maintenance of the retention basins.

2.10 Easement for Maintenance of Front Yard/ Side Yard Landscaping Areas. There is hereby created, granted and reserved a nonexclusive easement in favor of the Association for ingress, egress, access and maintenance, on, over and across all portions of each Residential Lot in the Project for landscape and irrigation maintenance to be performed by the Association on the Front Yard/Side Yard Landscaping Areas located on each Residential Lot.

2.11 Easements for Clustered Mailboxes. In order to comply with the various requirements of the City and the United States Postal Service, kiosk-style mailboxes have been installed within the Project. Easements are hereby created on and over the affected Association Property in favor of the Owners (and their respective residents) who use such mailbox as well as the United States Postal Service for delivery and deposit of mail, and for reasonable access to and from such mailboxes.

2.12 Easements Over Sidewalks. Association hereby covenants for itself, and its successors and assigns, that each and every Owner, his tenants and invitees, shall have appurtenant nonexclusive reciprocal easements on, over and across all sidewalks located on portions of the Residential Lots, if any, immediately adjacent to streets within the Project.

2.13 Easements For Flight and Retrieval of Golf Balls. Association hereby covenants for itself, and its successors and assigns, that a non-exclusive easement shall exist in favor of the users of the adjacent golf course parcel over every portion of the Project for the encroachment of golf balls resulting from golfing activities of users of the adjacent golf course parcel.

2.14 No Interference with Easements. No structure, improvements, landscaping, paving concrete slab or other materials shall be placed or permitted to remain on any easements which may interfere with the use of such easement or any improvements associated with such easements or any improvements associated with such easements or which may change the direction or obstruct the flow of the drainage patterns, or alter the slope of any slope areas. Any costs or expenses resulting to the beneficiary of any easement resulting from a violation of this restriction by an Owner shall be paid by the responsible Owner. The Association shall have a right to levy a special assessment against such Owner to collect any costs or expenses incurred by the Association as a result of such Owner's breach of this restriction. The easement area found on each Residential Lot and all improvements thereon shall be maintained continuously by the Owner of the Residential Lot, except for those improvements for which the Association, a public or quasi-public agency or any public utility is expressly responsible.

ARTICLE 3 — ASSOCIATION

3.1 Organization of the Association. The Association is incorporated as a nonprofit corporation organized under the California Nonprofit Mutual Benefit Corporation Law. The Association is created for the purpose of managing the Project and is charged with the duties and granted the powers prescribed by law and set forth in the Governing Documents.

3.2 Membership. Every Owner, upon becoming an Owner, shall automatically become a Member of the Association. Ownership of a Residential Lot is the sole qualification for membership. Each Member shall have the rights, duties, privileges, and obligations as set forth in the Governing Documents. Membership shall automatically cease when the Owner no longer holds an ownership interest in a Residential Lot. All memberships shall be appurtenant to the Residential Lot conveyed, and cannot be transferred, assigned, conveyed, hypothecated, pledged, or alienated except as part of a transfer of the Owner's entire ownership interest, and then only to the transferee. Any transfer of the Owner's title to his/her/its Residential Lot shall automatically transfer the appurtenant membership to the transferee.

3.3 Membership Class Voting Rights. The Association shall have one voting class of membership and the rights, duties, obligations and privileges of the Members shall be as set forth in the Governing Documents. There shall be one membership per Residential Unit/Lot and each such membership shall be entitled to cast one (1) vote for each Residential Lot owned, subject to the provisions set forth in the Bylaws (such as voting for directors).

3.4 Membership Meetings. Meeting of Members shall be held in accordance with Article 2 of the Bylaws.

3.5 General Powers and Authority. The Association shall have all the powers of a nonprofit mutual benefit corporation organized under the California Nonprofit Mutual Benefit Corporation Law, subject to any limitations set forth in the Governing Documents. In the event of any inconsistency between the provisions of this Restated Declaration, the Bylaws and/or the Articles of the Association, the Restated Declaration shall prevail. In the event of any inconsistency between the provisions of the Bylaws and the Articles, the Articles shall prevail. The Association may perform all acts that may be necessary for or incidental to the performance of the obligations and duties imposed upon it. Its powers shall include, but are not limited to:

3.5.1 The power to establish, fix, levy, collect, and enforce the payment of Assessments against the Owners in accordance with the procedures set forth in this Restated Declaration.

3.5.2 The power to adopt reasonable rules and regulations and Architectural Landscape Rules governing the use of the Residential Units/Lots, the Association Property, (including establishing no parking areas in any portion of the Association Properties), any common facilities and Association owned property, and the conduct at Board and Members' meetings, in accordance with the following:

(a) The rules and regulations may include, but are not limited to reasonable restrictions on use by the Owners and their families, guests, employees, tenants and invitees; rules of conduct; the setting of reasonable administrative rules, fees, deposits; and the setting of reasonable hearing procedures and monetary penalties and fines in the event of a violation of any provisions of the Governing Documents, subject to Article 4.14 of the Bylaws.

(b) Except as noted in Section 3.5.2(c) below, prior to the adoption of a Rule Change, as that term is defined herein, the Board of Directors shall provide Members with written notice and an opportunity to comment on any such Rule Change. The written notice to the Owners shall include all the following information:

- (i) The text of the proposed Rule Change;
- (ii) A description of the purpose and effect of the proposed Rule Change;
- (iii) The deadline for submission of a comment on the proposed Rule Change;

(iv) For a period of not less than thirty (30) days following delivery of the written notice of the proposed Rule Change, the Board of Directors shall accept written comments from Owners on the proposed Rule Change; and

(v) The Board of Directors shall consider any comments received from the Owners and shall make a decision on the proposed Rule Change at a Board meeting open to the membership. A decision by the Board on whether or not to adopt the Rule Change shall not be made until after the comment submission deadline. The Board of Directors shall deliver notice of any Rule Change to every Association Member. The Notice shall set out the text of the Rule Change and state the date the Rule Change takes effect. The date the Rule Change takes effect shall not be less than fifteen (15) days after Notice of the Rule Change is delivered. For purposes of this paragraph, the term "Rule Change" shall mean an adoption, amendment or repeal of the Association's Rules and Regulations and/or Architectural Rules.

(c) Prior notice to Members is not required for the following actions of the Board, regardless of whether those actions may be construed as being a Rule Change as defined in the *Civil Code* and/or in Section 3.5.2(b): (i) any Rule Change that the Board adopts to address an imminent threat to public health or safety or imminent risk of substantial economic loss to the Association (such "emergency rules" may be adopted and remain in effect for up to 120 days); (ii) decisions regarding maintenance of the Association Properties; (iii) a decision on a specific matter that is not intended to apply to all Members, generally; (iv) establishing the amount of an assessment; (v) adoption of a Rule Change this is required by law (if the Board has no discretion regarding the substantive effect of the Rule Change); and (vi) issuance of a document that merely repeats existing law or the Governing Documents.

(d) **Members' Right to Challenge Proposed Rule Changes.** With respect solely to Rule Changes requiring prior Member notice as described in Section 3.5.2(b) above, Members owning five percent (5%) or more of the Lots in the Project have the right to demand that a ballot measure be distributed to the Members to reverse a proposed Rule Change, so long as the request for ballot measure is delivered to the Association within thirty (30) days after the Members are given notice of the Rule Change. If a proper and timely demand for a ballot measure to vote to rescind a Rule Change is tendered to the Association, the Board shall establish the date and time for return of ballots by the Members consistent with its election rules.

The Rule Change can be reversed on the affirmative vote of a majority of a quorum of the Members, with each Member having one vote on the matter for each Residential Lot owned. If the Members vote to reverse a Rule Change, the Board may not take action to readopt the Rule Change for a period of one (1) year after the date of tabulation of votes on the ballot measure to reverse the Rule Change, provided, however, that this provision is not intended to preclude the Board from adopting a different Rule Change on the same subject as the Rule Change that was successfully reversed. As soon as possible following the close of voting on any proposal to reverse a Rule Change, but not more than fifteen (15) days after the close of voting, the Board shall provide notice to each Member of the results of the Member vote by personal delivery or first class mail.

(e) A copy of the current Rules and Regulations, if any, and all modifications, revisions and updates shall be distributed to each Owner in a manner consistent with *Civil Code* §4045 or any successor statute. Any and all Owners who provide the Association with their e-mail address hereby agree that the Association can provide Notice of Rule Changes, Notice of Adoption of Rule Changes, and a copy of all current Rules, and Regulations (including Architectural Rules), if any, and all modifications, revisions and updates to same by such e-mail address (and, to the extent California law permits any other disclosures or notices to be sent to the membership by e-mail, the Owner hereby agrees that such other additional notices or disclosures can be provided to such Owner via e-mail).

If any provision of the Rules and Regulations conflicts with any provision of this Restated Declaration, the Articles, or the Bylaws, the Restated Declaration, Articles, or Bylaws shall control to the extent of the inconsistency.

3.5.3 The right to institute, defend, settle, or intervene in litigation, arbitration, mediation, or administrative proceedings in its own name as the real party in interest and without joining with it the Owners, in matters pertaining to:

- (a) Enforcement of the Governing Documents.
- (b) Damage to the Association Property.
- (c) Damage to any Residential Units/Lots that the Association is obligated to maintain or repair.
- (d) Damage to the Residential Units/Lots that arises out of, or is integrally related to, damage to the Association Property or Residential Units/Lots that the Association is obligated to maintain or repair.
- (e) Enforcement of payment of Assessments in accordance with the provisions of Section 4.11 herein.
- (f) Any other matter(s) in which the Association is a party, including, but not limited to contract disputes.

3.5.4 The right to discipline Owners for violation of any of the provisions of the Governing Documents by (i) suspending the Member's membership rights, including the Owner's voting rights and the rights and privileges to use the Association Property and/or facilities appurtenant to the Member's Residential Lot (including any video/internet privileges consistent with the bulk agreement entered into by the Association), remote entry system (transponders, license plate recognition systems and/or fobs), and (ii) by imposing monetary fines, subject to the limitations set forth in Section 4.14 of the Bylaws.

3.5.5 The right and easement for its agents and employees to enter any Residential Lot when necessary in connection with any emergency, maintenance, landscaping, inspection for compliance with the Governing Documents, and/or construction work for which the Association is responsible (provided there shall be no access to the inside of any Residence without a court order or permission of the Owner).

3.5.6 If, for any reason, an Owner fails to maintain or repair an area required to be maintained by him/her, Association shall have the authority and easement to enter into or upon the Residential Lot for the purpose of maintaining or repairing said area upon at least twenty-four (24) hours prior written notice to the Owner or such greater notice as may be required by any provision hereof; provided, however, that such entrance shall be permitted without any prior notice whatsoever, in the event of an emergency. This section shall not be construed to permit access inside any Residence without a court order or permission of the Owner.

3.5.7 Except for Front Yard/Side Yard Landscaping Areas, the Board of Directors shall have the right to allow one or more Owners to exclusively use portions of the Association Property as enumerated within Section 5.2.8 herein, as well as any other reason identified within California *Civil Code* §4600 or any successor statute thereto, as well as upon approval of a majority of a quorum of the members.

3.5.8 The Association shall have the power to remove any vehicle within the Project parked in violation of this Restated Declaration or the Rules and Regulations in accordance with the provisions of California *Vehicle Code* Section 22658, any other powers granted to an association under California law, and any amendments thereto.

3.5.9 The Association shall have the power to pay taxes and assessments (and to contest same) which are or could become a lien on the Association Property and/or the Association Property, or any portion thereof.

3.5.10 The Association shall have the authority to take such action, whether or not expressly authorized by this Restated Declaration, as may reasonably be necessary to enforce the governing documents of the Association.

3.5.11 Unless there is a separate written agreement with an Owner to the contrary, the Association shall also be responsible for maintaining, replacing, replanting and irrigating the landscaping within (i) the front yards of all Residential Lots within the Project from the adjacent street curb ("Street Frontage") up to but not including the front yard fences or walls, if any, located on the Residential Lots which run parallel to the street, (ii) the front yards of Residential Lots which are located adjacent to a street but do not contain a front yard fence or wall, from the Street Frontage up to but not including the walls of the Residential Unit located thereon and the gate in the entry way of the Residential Unit, if any, on such Residential Lots, (iii) the side yards of all Residential Lots for which the side yards are located parallel to a street from the Street Frontage up to but not including the side yard fences or wall, if any, located on such Residential Lots, and (iv) the side yards of Residential Lots for which the side yards are located parallel to a street but such side yard does not contain a side yard fence or wall, from the Street Frontage up to but not including the side walls of the Residential Unit located thereon and the gate in the entry way of the Residential Unit, if any, on such Residential Lots.

Notwithstanding the above, the Association shall have the right (but not the obligation) to remove any plant material (within the Front Yard/Side Yard Landscaping Area) believed to be (pursuant to an arborist's report obtained by the Association) creating a health and/or safety issue or could cause potential future property damage to either the Association Property, the Residential Unit itself, other improvements within the Front Yard/Side Yard Landscaping Area, as well as plant material the Association believes is not consistent with the aesthetics in the Project.

3.6 Duties of the Association. In addition to the duties of the Association, its agents and employees set forth elsewhere in the Governing Documents, the Association, acting through the Board of Directors, shall be responsible for the following:

3.6.1 The Association shall provide for the maintenance and preservation of those portions of the Association Property and improvements thereon in good order and repair, consistent with Article 6 herein.

3.6.2 The Association shall pay all real property taxes and assessments levied upon any portion of the Association Property not assessed to or paid by the Owners.

3.6.3 The Association shall be responsible for the financial management of the Association as provided in the Governing Documents.

3.6.4 The Association shall operate, maintain, repair, and replace those components described in Section 6.4, or contract for the performance of that work, subject to the provisions of the Governing Documents.

3.6.5 The Association shall use the regular assessments described in Article 4 herein to, among other things, acquire and pay for goods and services for the Project, including, but not limited to:

(a) Water, sewer, refuse, electrical, telephone, gas, and other necessary utility service for the Association Property and, to the extent not separately metered and charged, for the Residential Lots, provided, however, that the Association, acting through the Board of Directors, shall have the right to enter into agreements with public utilities and/or video/internet service providers to provide bulk services to the Residential Units/Lots.

(b) The insurance policies described herein.

(c) The services of any personnel that the Board determines are necessary or proper for the operation of the Association Property and the Association.

(d) Legal and accounting services necessary or proper in the operation of the Association Property and the Association or the enforcement of the Governing Document.

3.6.6 The Association shall maintain such areas adjacent to the Project as the Board of Directors shall determine from time to time to be desirable in order to enhance the appearance of the Project or as may be required from time to time by the City or other applicable governmental agency.

3.6.7 Unless there is a separate written agreement with an Owner to the contrary, Association shall provide for the maintenance and repair of the Front Yard/Side Yard Landscaping Areas consistent with Section 3.5.11 of this Restated Declaration.

3.7 Board of Directors. The affairs of the Association shall be managed and its duties and obligations performed by an elected Board of Directors, as provided in Article 4 of the Bylaws.

3.8 Inspection of Accounting Books and Records. The rights of Owners and directors to obtain and inspect the accounting books and records of the Association shall be in accordance with Article 7 of the Bylaws, governing the duty of the Association to maintain certain accounting books and records and the rights of Owners and directors to obtain and inspect those accounting books and records.

ARTICLE 4 — ASSESSMENTS AND COLLECTION PROCEDURES

4.1 Covenant to Pay. Each Owner by acceptance of the deed to the Owner's Residential Lot is deemed to covenant and agree to pay to the Association regular, special, reimbursement, and/or enforcement assessments, and all other charges duly levied by the Association pursuant to the provisions of this Restated Declaration. A regular, special, reimbursement, or enforcement assessment and any late charges, reasonable costs of collection, and interest, as assessed in accordance with the provisions of this Article, shall also be a personal debt of the Owner of the Residential Lot at the time the assessment or other sums are levied. The Owner may not waive or otherwise escape liability for these assessments by nonuse of the Association Property or abandonment of the Owner's Residential Lot.

4.2 Purpose of Assessments. Except as provided herein, the Association shall levy regular, special, reimbursement, and/or enforcement assessments sufficient to perform its obligations. The assessments levied by the Association shall be used exclusively to promote the recreation and welfare of the Owners, and for the operation, replacement, improvement, and maintenance of the Project, and to discharge any other obligations of the Association under this Restated Declaration.

4.3 Regular Assessments. Concurrently with preparation of the financial documents and budget as required in Article 4.12 of the Bylaws, the Board shall estimate the net charges to be paid during that next fiscal year, including a reasonable provision for contingencies, replacements and reserves, with adjustments made for any expected income and surplus or deficit from the prior year's fund. The resulting amount shall constitute the Regular Assessments for the budgeted year. Regular Assessments shall be allocated among, assessed against and charged to the Owners on an equal basis and shall be borne by the Owners in equal shares (hereinafter "Regular Assessment"). Failure of the Board to estimate the net charges within the time period stated herein shall not void any assessment imposed by the Board. Regular Assessments for fractions of any month shall be prorated. Each Owner is obligated to pay Regular Assessments to the Association in equal monthly installments on or before the first day of each month unless the Board adopts an alternative method for payment.

4.4 Special Assessments. If the Board determines that the amount to be collected from regular assessments will be inadequate to defray the common expenses for the year due to the cost of any construction, unexpected repairs or replacements of capital improvements upon the Association Property, or

any other reason, it shall make a special assessment for the additional amount needed, subject to any limitations imposed by law or the Governing Documents allocated among, assessed against, and charged to the Owners in the same manner as Regular Assessments (hereinafter "Special Assessments"). Special assessments shall be allocated equally among the Owners within the Association.

4.5 Reimbursement Assessments. Subject to the limitations of the Governing Documents and in addition to regular and special assessments, the Board may levy reimbursement assessments against Owners and Residential Lots in accordance with the following:

4.5.1 The Board may levy a reimbursement assessment whenever the Association (i) performs any service or accomplishes any item of repair or maintenance which is the duty of any Owner to accomplish, but which has not been accomplished by such Owner, or (ii) incurs any costs which by law or as required by the Governing Documents must be reimbursed by an Owner. Such reimbursement assessment shall include the cost thereof, together with any financing costs and administrative costs incurred by the Association. Prior to levying such a reimbursement assessment, the Board shall provide the Owner with notice and a hearing in accordance with Section 4.14 of the Bylaws. The notice and hearing regarding the levy of a reimbursement assessment may be combined with the notice and hearing regarding the underlying violation.

4.5.2 Duly levied reimbursement assessments shall be subject to the provisions in the Governing Documents regarding costs, late charges and interest for delinquent payment, and may become a lien on the Residential Lot. Except as specifically prohibited by law, it is the intent of this Restated Declaration that reimbursement assessments (including without limitation those imposed to recover late payment penalties or to reimburse the Association for the cost of repairing damage to the Association Properties or Association Property for which the assessed Member is responsible), if not paid prior to delinquency, may be collected either in an action at law or by resort to the lien and foreclosure remedies set forth in Section 4.11 below.

4.6 Enforcement Assessments. The Board of Directors may levy, subject to the limitations of the Governing Documents, enforcement assessments against an Owner and his/her/its Residential Lot for failure to comply with the Governing Documents. Enforcement Assessments can include all costs, including attorneys' fees, incurred by the Association to bring an Owner (and/or his/her/its) residence, tenants, occupants and guests) into compliance with the Governing Documents. In the event the Board of Directors imposes an enforcement assessment, that enforcement assessment shall be subject to costs, late charges and interest as described in Article 4 for delinquent payment. Enforcement Assessments imposed to recover monetary penalties for failure of a Member to comply with the Governing Documents may become a lien against the Member's Residential Lot that is subject to foreclosure pursuant to Section 4.11 unless such lien and foreclosure remedies are prohibited by law.

4.7 Limitations on Assessments. Except in emergency situations, the Board may not, without the approval of Owners constituting a quorum of the Owners and casting a majority of the votes through a ballot measure conducted in accordance with *Civil Code* §5115 or any successor statute, impose a regular assessment per Residential Lot that is more than twenty percent (20%) greater than the regular assessment for the preceding fiscal year, or levy special assessments that in the aggregate exceed five percent (5%) of the budgeted gross expenses of the Association for that fiscal year. For purposes of this Section, a "quorum" means more than fifty percent (50%) of the Owners of the Association. These limitations shall not apply to assessment increases that are necessary for emergency situations. An emergency situation is an extraordinary expense that is:

4.7.1 Required by a court order.

4.7.2 Necessary to repair or maintain the Project or any part of it for which the Association is responsible when a threat to personal safety in the Project is discovered.

4.7.3 Necessary to repair or maintain the Project or any part of it for which the Association is responsible that could not have been reasonably foreseen by the Board in preparing and distributing the annual budget report. Before the Board may impose or collect an assessment in this emergency situation, it shall pass a resolution containing written findings as to the necessity of the extraordinary expense and why the expense was not or could not have been reasonably foreseen in the budgeting process, and shall distribute the resolution to the Owners with the notice of assessment.

4.8 Owner Notice of Assessments. The Association shall provide notice by first-class mail to the Owners of any increase in the regular assessments or the imposition of a special assessment not less than thirty (30) nor more than sixty (60) days prior to the increase in the regular assessment or special assessment becoming due.

4.9 Limitation on Assessment Increases. Any annual increases in regular assessments for any fiscal year, as authorized by Section 4.7, above, shall not be imposed until the Board has sent out the annual budget report in accordance with Section 5300 of the California *Civil Code* with respect to that fiscal year, or has obtained the approval of Owners, constituting a quorum, casting a majority of the votes at a meeting or election of the Association conducted in accordance with *Civil Code* §5115 or any successor statute. For the purposes of this Section, "quorum" means more than fifty percent (50%) of the Owners of the Association.

4.10 Costs, Late Charges and Interest. Late charges may be levied by the Association against an Owner for the delinquent payment of regular, special, reimbursement and enforcement assessments. An assessment, including any installment payment, is delinquent fifteen (15) days after its due date. If an assessment is delinquent the Association may recover all of the following from the Owner.

4.10.1 Reasonable costs incurred in collecting the delinquent assessment, including actual attorneys' fees.

4.10.2 A late charge not exceeding ten percent (10%) of the delinquent assessment or ten dollars (\$10.00), whichever is greater, or the maximum amount allowed by law.

4.10.3 Interest on the foregoing sums, at an annual percentage rate of twelve percent (12%) commencing thirty (30) days after the assessment becomes due.

No late charge may be imposed more than once for the delinquency of the same payment. However, the imposition of a late charge on any delinquent payment shall not eliminate or supersede charges imposed on prior delinquent payments. The amounts delinquent, including the entire unpaid balance and any related costs described herein, may be collected by the Association as provided in Section 4.11 hereinbelow.

4.11 Enforcement of Assessments and Late Charges. Unless California law provides otherwise, a delinquent regular, special, enforcement or reimbursement assessment, and any related late charges, reasonable costs of collection (including actual attorneys' fees), penalties, and interest assessed in accordance with Section 4.7 herein shall become a lien upon the Residential Lot when a Notice of Assessment Lien is duly recorded as provided in Section 5675 of the California *Civil Code* or applicable statute. The Notice of Assessment Lien shall describe the amount of the delinquent assessment or installment, the related charges authorized by this Restated Declaration, a description of the Residential Lot, the name of the purported Owner, and, if the lien is to be enforced by power of sale under nonjudicial foreclosure proceedings, the name and address of the trustee authorized by the Association to enforce the lien by sale. The Notice may be signed by any officer or director of the Association, or any attorney, employee or agent of the Association authorized to do so by the Board.

The Notice of Assessment Lien may not be recorded until thirty (30) calendar days after the Association has mailed a written demand for payment to the delinquent Owner in accordance with California law. If the delinquent assessment or installment and related charges are paid or otherwise satisfied in accordance with the demand for payment, the Association shall not record the Notice of Assessment Lien.

Any lien described herein may be enforced in any manner permitted by law, including judicial foreclosure or nonjudicial foreclosure, subject to the limitations contained in California *Civil Code* Sections 5720 and 5705 or any successor statute(s) thereto. Any nonjudicial foreclosure shall be conducted by the trustee named in the Notice or by a trustee substituted pursuant to Section 2934(a) of the California *Civil Code*, in accordance with the provisions of Sections 2924, 2924(b), and 2924(c) of the California *Civil Code*.

If all sums specified in the Notice of Assessment Lien are paid before the completion of any judicial or non-judicial foreclosure, the Association shall (i) record a notice of satisfaction and release of lien, and (ii) upon receipt of a written request by the Owner, shall also record a notice of rescission of any recorded notice of default and demand for sale.

The Notice of Assessment Lien is not required to be amended by the Association or Trustee to reflect any partial payments made on the account of the delinquent Owner after its recordation, and any such partial payments received shall not be construed to invalidate the Notice of Assessment Lien and said Notice of Assessment Lien may be foreclosed upon as set forth herein even though the delinquent Owner has made one or more partial payments.

4.12 Priority of Assessment Lien. As set forth hereinbelow, the assessment lien referred to in Section 4.11 shall be superior to all other liens, except (i) all taxes, bonds and governmental assessments which, by law, would be superior thereto, and (ii) the lien or charge of any First Mortgage of record. Notwithstanding any other provision to the contrary, the following provisions shall govern the priority and obligation for payment of the assessment lien:

4.12.1 Only the judicial or non-judicial foreclosure of the First Mortgage shall operate to transfer title free of the assessment lien or obligation for any assessment lien, and then only as to payments which became due prior to the date of sale, and excluding those assessment liens recorded prior to the recording of the First Mortgage.

4.12.2 Should any person or entity other than a First Mortgagee foreclose on a Residential Lot, the new Owner shall be personally liable for all unpaid assessments whether or not a lien has been recorded if such new Owner expressly assumed such personal liability. In the event the new Owner assumes such liability, the Association may elect to collect such unpaid assessments, including late charges, interest and other costs, from the new Owner, either personally or against the Residential Lot, upon the transfer of title.

4.12.3 Neither the transfer of a Residential Lot pursuant to a foreclosure of any Mortgage, nor an election by the Association to proceed against any new Owner for payment, shall serve to cancel the personal obligation of the prior Owner for payment of the delinquent assessments and charges which accrued during such Owner's period of Ownership. The personal obligation of any Owner for payment of delinquent assessments and charges may only be satisfied, and therefore discharged, by payment of the entire amount of the delinquent assessments and charges, whether or not such Owner remains in possession of his/her/its Residential Lot.

4.12.4 No sale or transfer of any Residential Lot shall relieve such Residential Lot or its new Owner from liability for any future assessments which accrue during such Owner's period of Ownership.

4.13 Statement of Delinquent Assessment. The Association shall provide any Owner, upon written request, with a statement specifying the amounts of any delinquent assessments and related late charges, interest, and costs levied against the Owner's Residential Lot. Association shall have the right to charge a reasonable fee for such statement.

ARTICLE 5 — USE RESTRICTIONS AND COVENANTS

5.1 **General.** The use and enjoyment of the Project by Owners and their tenants, guests, invitees or any other person deriving rights from such Owner, shall be subject to the covenants and restrictions contained in the Governing Documents. Each such person shall comply with the provisions hereof and be subject to any enforcement actions in the event of violations. Unless otherwise stated in the Governing Documents, the Association, through the Board of Directors, shall be responsible for the enforcement of these provisions.

5.2 **Association Property.** The following provisions govern the use and enjoyment of the Association Property:

5.2.1 To the extent the Association does not own the Association Property, the Association shall have an easement in, to, and throughout the Properties and the improvements thereon to perform its duties and exercise its powers.

5.2.2 Except as provided in this Restated Declaration, there shall be no judicial partition of the Association Property, nor shall Declarant or any person acquiring an interest in all or any part of the Project seek any judicial partition.

5.2.3 Subject to the provisions of this Restated Declaration, each Owner has non-exclusive rights of ingress, egress, and support through the Association Property. These rights shall be appurtenant to any deed of conveyance. However, these rights shall not interfere with, and shall be subordinate to, any exclusive right to use an area and/or any Exclusive Use Association Property appurtenant to a Residential Lot.

5.2.4 The Owner's rights of use and enjoyment of the Association Property and/or any Exclusive Use Association Property shall be subject to the restrictions set forth in the Governing Documents, and the right of the Association, subject to the limitations of any laws or the Governing Documents, to:

(a) Adopt and enforce reasonable rules and regulations for the use of the Association Property, as well as all matters impacting the Project.

(b) Reasonably limit the number of persons using the Association Property.

(c) Assign or otherwise control the use of any unassigned parking spaces within the Association Property.

(d) Remove any vehicle within the Project parked in violation of this Restated Declaration or the Rules and Regulations of the Board in accordance with the provisions of California *Vehicle Code* Section 22658, any California law, and any amendments thereto.

(e) Suspend the voting rights of any Owner, video/internet cable service to a Residential Unit/Lot (but only if the Association has entered into a bulk agreement for the Property), remote entry system (transponders, license plate recognition system and/or fobs) and the rights of any Owner, and the Persons deriving rights from any Owner, to use and enjoy the Association Property for any period during which the Owner is delinquent in the payment of any Assessment, fine or monetary penalty, or as otherwise provided in the Governing Documents. Additionally, for violations of the governing documents, the Association has the right to require minor children to be accompanied by an adult whenever they utilize the Association's recreational amenities for a period not to exceed one year.

(f) Cause the construction of additional improvements in the Association Property, or to cause the alteration or removal of existing improvements on the Association Property.

(g) Approve any proposed alteration of or modification to the Association Property, or the exterior of any Residential Unit/Lot.

5.2.5 The Association may grant to third parties easements in, on and over the Association Property for the purpose of constructing, installing, or maintaining necessary utilities and services, or other purposes reasonably related to the operation of the Project, and each Owner, in accepting his/her/its deed to the Residential Lot, expressly consents to these easements. However, no such easement may be granted if it would unreasonably interfere with any exclusive easement, or with any Owner's use, occupancy, or enjoyment of his/her/its Residential Unit/Lot.

5.2.6 Notwithstanding the easement rights or other rights contained herein, an Owner who has sold his/her/its Residential Lot to a contract purchaser or who has leased or rented the Residential Unit/Lot shall be deemed to have delegated his/her/its rights to use and enjoy the Association Property to the contract purchaser or tenant who resides in the Owner's Residential Unit/Lot, subject to reasonable regulation by the Board.

5.2.7 All utilities designed to serve a Residential Lot, but located outside the boundaries of the Residential Lot is allocated exclusively to such Residential Lot. The Owner of said Residential Lot shall be entitled to reasonable access to the Association Property for the purpose of maintaining these utilities, subject to the consent of the Association and to any other conditions reasonably imposed by the Association. The Association's consent shall not be unreasonably withheld.

5.2.8 Except for Front Yard/Side Yard Landscaping Areas, the Board of Directors shall have the right to allow one or more Owners to exclusively use portions of the Association Property for any other reason identified within California *Civil Code* §4600 or any successor statute thereto, as well as upon approval of a majority of a quorum of the members.

5.3 **General Restrictions on Use.** In exercising the right to occupy or use a Residential Lot or the Association Property and its improvements, the Owner and the Owner's family, guests, employees, tenants, and invitees:

5.3.1 Shall not attempt to further subdivide a Residential Lot without obtaining the prior approval of the Association.

5.3.2 Except as permitted in Section 5.4, shall not occupy or use a Residential Unit, or permit all or any part of a Residential Lot to be occupied or used, without Board approval, for any purpose other than as a private residence.

5.3.3 Shall not permit anything to obstruct the Association Property or store anything on the Association Property without the prior written consent of the Board, except as otherwise provided in the Governing Documents.

5.3.4 Shall not perform any act or keep anything on or in any Residential Unit/Lot or in the Association Property that will increase the rate of insurance for the Project without the Board's prior written consent. Further, no Owner shall permit anything to be done or kept in his/her/its Residential Unit or in the Association Property that would result in the cancellation of insurance on any Residential Unit or on any part of the Association Property or that would violate any law.

5.3.5 Shall not disconnect, damage, tamper with or otherwise modify any alarm/gate entry system and/or video surveillance system.

5.3.6 Shall not store gasoline, kerosene, cleaning solvents, or other flammable liquids or substances, or any toxic or hazardous materials on the Association Property or in any Residential Unit/Lot, provided, however, that reasonable amounts of these liquids, substances or materials may be placed in appropriate containers and properly stored on a Residential Lot. All rubbish, trash, and garbage shall be

regularly removed from the Residential Unit/Lot consistent with the Association's Rules and Regulations, and shall not be allowed to accumulate anywhere within the Project. No such rubbish, trash and/or garbage shall be placed or kept on any portion of the Residential Lot except in covered containers of the type, size and style which are approved by the Board. In no event shall such containers be placed in the front yard except to make the same available for collection, and then only the shortest time reasonably necessary to effect such collection consistent with the Association's Rules and Regulations.

5.3.7 Shall not erect or display any for sale/ for lease sign on or from any Residential Unit/Lot except as allowed by Sections 712 and 713 of the California *Civil Code*. Shall not erect or display other signs on the Association Property, Residential Unit/Lot, and/or Exclusive Use Association Property, except as permitted in the Rules and Regulations and/or required by California law.

5.3.8 Except as otherwise permitted by federal or state law, shall not erect or display any radio or television antenna, satellite dish or other equipment or apparatus for transmitting or receiving transmissions which is visible from any street, Residential Unit/Lot, or the Association Property, unless otherwise permitted by the Architectural Committee of the Association.

5.3.9 Shall not keep animals, reptiles, rodents, birds, fish, livestock or poultry within any Residential Unit/Lot or elsewhere within the Project, except that domesticated dogs, cats, aquatic animals kept within an aquarium, and birds inside bird cages may be kept as household pets within any Residential Unit/Lot, if they are confined or kept on leash and not kept, bred or raised for commercial purposes or in unreasonable quantities. As used in this Restated Declaration, "unreasonable quantities" shall be deemed to limit the total number of all dogs and cats to three (3) per Residential Unit/Lot. The Board can prohibit the keeping of any pet or other animal that, in the sole and exclusive opinion of the Board, constitutes a nuisance to any other Owner in the sole and exclusive opinion of the Board and any decision rendered by the Board shall be enforceable as other restrictions contained herein. Each person bringing, keeping or permitting another person to bring or keep a pet or other animal upon the Project shall be liable to the other Owners, their family members, guests, invitees for any damage to persons or property proximately caused by the pet brought upon or kept upon the Project. The Association, its Board, officers, employees and agents shall have no liability (whether by virtue of this Restated Declaration or otherwise) to any Owners, their family members, guests, invitees, tenants and contract purchasers for any damage or injury to persons or property caused by any pet or other animal. Unless approved by the Architectural Committee, no structures for the care, housing or confinement of pet or other animal in any Residential Unit/Lot shall be maintained so as to be visible from a neighboring Residential Unit/Lot. No pets or other animals shall be permitted upon the Association Property except as controlled on a leash or similar device held by its Owner or his agent. No pet or other animal shall be left chained or otherwise tethered outdoors within a Residential Unit/Lot or in the Association Property. Pet or other animal owners shall be responsible for the prompt removal and disposal of animal wastes deposited by their animals in the Project. Each person bringing or keeping a pet or other animal within the Project shall be solely responsible for the conduct of the Owner's pet or other animal.

5.3.10 Shall not engage in any illegal, noxious or offensive activity in any part of the Project, or do any act which unreasonably threatens the health, safety and welfare of other residents of the Project. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any property within the subdivision, and no odor shall be permitted to arise therefrom, so as to render any such property or portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or its occupants. No nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any one property in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other similar devices, except for security devices used exclusively for security purposes, shall be located, used or placed on any such Residential Lots.

5.3.11 Shall not alter (including trimming or modifying any landscape within the Association Property), attach, construct, or remove anything on or from the Association Property, except upon the written consent of the Board.

5.3.12 Shall not keep or maintain any fixture, personal property or other object upon any courtyard or patio which interferes with the quiet enjoyment of adjacent Residential Lots, courtyards or patios and/or which may be in violation of any Rules duly adopted by the Board.

5.3.13 Shall not conduct, maintain, or permit on any part of the Project any industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational, or otherwise, except for home occupation use in compliance with this Restated Declaration and in particular, Section 5.4.

5.3.14 Shall not permit windows be covered in whole or in part with paper, newspaper, aluminum foil, or other materials not specifically intended for such purpose.

5.3.15 Shall not allow his/her/its Residential Unit/Lot to be leased, subleased, occupied, rented, let, sublet, or used for or in connection with any time-sharing agreement, plan, program, or arrangement, including, without limitation, any so-called "vacation license," "travel club," "extended vacation," or other membership or time-interval ownership arrangement. The term "time-sharing" as used herein shall be deemed to include, but shall not be limited to: any time-share project, time-share estate, and/or time-share use (as those terms are defined under *Business and Professions Code* §11003.5 or any successor statute thereto); any qualified resort vacation club (as those terms are used under *Business and Professions Code* §10260, *et seq.*); or any agreement, plan, program or arrangement under which the right to, use, occupy, or possess the Residential Unit in the Project rotates among various persons, either corporate, partnership, individual, or otherwise, on a periodically recurring basis for value exchanged, whether monetary or like-kind use privileges, according to a fixed or floating interval or period of time; provided, this section shall not be construed to limit the personal use of any Residential Unit in the Project by any Owner or his/her social or familial guests or his tenants under leases created in accordance with this Restated Declaration.

5.4 Home Occupation. Owner or his/her/its tenant may operate a business within the Residential Lot (hereinafter "home occupation"), provided that the home occupation is specifically limited to the use of the Residential Unit through the means of telephone, internet use and reasonable mail as described below and for no other purpose. Any activity conducted in compliance with Owner's home occupation shall not be visible from the exterior of the Residential Unit, through any modification to the Residential Unit, or through the operation of any business activity.

5.4.1 All home occupations shall comply with the Rules and Regulations adopted by the Board of Directors, but shall include at a minimum the following:

- (a) All employees shall be members of the resident family and shall reside on the premises;
- (b) There shall be no direct sales of products or merchandise;
- (c) There shall be no displays, inordinate amount of delivery of mail or merchandise;
- (d) There shall be no advertising (including in any telephone book or internet) which identifies the home occupation by street address;
- (e) Pedestrian and vehicular traffic will be limited to that normally associated with residential districts;
- (f) The home occupation shall not involve the use of commercial vehicles for the delivery of materials to or from the premises beyond those commercial vehicles normally associated with residential uses;

(g) No more than fifteen percent (15%) of the living space or two hundred fifty (250) square feet, whichever is greater, of the home may be used for storage of materials and supplies related to the home occupation;

(h) There shall be no outdoor storage of materials or equipment, nor shall merchandise be visible from outside the home;

(i) The home occupation shall be confined within the main building of the Residential Unit. Garages shall not be used for home occupation;

(j) The appearance of the structure shall not be altered nor the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emissions of sounds, noises and vibrations;

(k) No use shall create or cause noise, dust, vibration, odor, smoke, glare, or electrical interference or other hazards or nuisances;

(l) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises; and

(m) If the home occupation is to be conducted on rental property, the Owner's written authorization for the proposed use shall be obtained prior to the approval of the home occupation.

5.4.2 A home occupation approval may be prohibited upon thirty (30) days' written notice by the Association if a majority of the Board of Directors, at its discretion, determine any one of the following findings can be made:

(a) That the use has become detrimental to the quiet enjoyment of any Owner within the Project and/or constitutes a nuisance;

(b) That the use has become detrimental to the Association and/or any Owner based on any health or safety concern;

(c) That the home occupation is generating pedestrian or vehicular traffic and/or parking concerns;

(d) That the applicant is advertising the home occupation by identification of the street address either in a telephone book or any other form;

(e) That the use is in violation of any statute, ordinance, law or regulation.

5.5 Leases.

5.5.1 No Owner shall be permitted to lease his Residential Unit/Lot for transient or hotel purposes for a period of less than thirty (30) days. No Owner may advertise on the internet, on any hardcopy, magazine, newspaper, website, email, flyer, television, radio ad or any other form or offering the Residential Unit/Lot for a period of less than thirty (30) days.

5.5.2 All leases or rentals must be for the entire Residential Unit/Lot and not merely parts thereof, unless the Owner remains in occupancy.

5.5.3 All leases or rentals shall be subject in all respects to the Governing Documents, and shall provide that failure to comply with the requirements of the Governing Documents shall constitute a default under the lease which may be cured by eviction of the tenant either by the Owner or the Association.

5.5.4 An Owner who leases or rents his/her/its Residential Unit/Lot shall promptly notify the Association in writing of the names of all tenants and members of a tenant's family occupying such Residential Unit/Lot and furnish the Association with a copy of any lease or rental agreement.

5.5.5 All Owners leasing or renting their Residential Unit/Lot shall promptly notify the Association of the address and telephone number where such Owner can be reached.

5.5.6 Each Owner assigns to the Association, absolutely and regardless of possession of the property, all money now due or to become due under any agreement for the use or occupation of any part of any Unit, now existing or hereafter made, for the purpose of collecting all Assessments and costs and expenses due to the Association which are delinquent. The Association confers on each Owner the authority to collect and retain money due under any agreement for the use or occupation of any part of any Unit, provided that the Association may revoke the authority at any time, by written notice, of a default in the payment of any Assessments. Upon revocation the Association may collect and retain the money until the delinquent Assessments and related charges are satisfied, whether the money is past due and unpaid or current. The Association's rights under this provision are subordinate to the rights of any first mortgagee.

5.6 Residential Unit/Lot Modification. Subject to other applicable restrictions contained in the Governing Documents, Owners may modify their Residential Units/Lots subject to the following:

5.6.1 Modifications or alterations of the exterior of any Residential Unit/Lot must have the prior written consent of the Board or duly appointed Architectural Committee, including any modifications to facilitate handicapped access as provided by Section 4760 of the California *Civil Code*. Any approval of such handicapped access modification may be conditioned on such modification's removal, by the Owner at his/her/its sole expense, once the handicapped access is no longer necessary for the Residential Unit/Lot.

5.6.2 No Owner may install any shutter, screen or other appurtenance in or on any window or door (which can be seen from the exterior of the Residential Unit) except those items which are in conformance with the Architectural Rules.

5.6.3 No Owner may enclose and/or alter his/her/its Residential Unit/Lot's patio, courtyard, and/or atrium without the prior written consent of the Board.

5.6.4 Except as provided by the Governing Documents, Owners shall not have the right to alter or modify the Association Property without the written consent of the Board.

5.7 Damage Liability. Each Owner shall be liable to the Association for any damage to the Association Property or to Association-owned property if the damage is sustained because of conduct by the Owner or the Owner's family, guests, tenants, contract purchasers, or invitees. In the case of joint ownership of a Residential Unit/Lot, the liability of the co-owners shall be joint and several, unless the co-owners and the Association have agreed in writing to an alternative allocation of liability.

5.8 Parking and Vehicle Restrictions. The Board of Directors shall have the right to promulgate rules and regulations related to vehicle and parking as it deems necessary from time to time. Unless otherwise expressly permitted by the Board:

5.8.1 Only "conventional passenger vehicles" are permitted to park within the Property. Except for temporary parking as defined in this Section, no commercial vehicles shall be permitted to remain within any area of the Property, including, without limitation, streets, driveways, Association Property, or the Residential Lot side and rear yards unless parked within the enclosed garage of the Residential Lot Owner.

The Association shall have the power, but not the obligation, to have any vehicle which is parked in violation of the Association's Governing Documents towed from the Property at the expense of the owner of such vehicle. Nothing contained in this Section 5.8, 5.9 shall preclude the parking of an operable vehicle within the enclosed garage of a Residential Lot.

5.8.2 Camping and/or overnight living in any recreational vehicle, commercial vehicle, conventional passenger vehicle, truck, boat, trailer, van, or garage is strictly prohibited.

5.8.3 Recreational vehicles and boats owned or rented by an Owner or tenant may be parked in front of said Owner's/tenant's Residential Lot (and not in front of any other Residential Lot) for the sole purpose of loading and/or unloading such recreational vehicle or boat immediately prior to or after the use of such recreational vehicle or boat for recreational purposes, subject to time limitations and other rules and regulations established from time to time by the Board of Directors.

5.8.4 Except as otherwise provided in this Section 5.8, in order to maintain the aesthetic environment of the Property, except for temporary parking or parking approved by the Board of Directors, no conventional passenger vehicle of any Owner, tenant and/or other resident or any other motorized vehicle of any tenant and/or Owner or resident may be parked upon any street within the Property. Vehicles of all Owners, tenants and residents should be kept in garages and residential driveways of the Residential Lot; provided, however, this Section shall not be construed to permit the parking in the above described areas of any vehicle whose parking in the Property is otherwise prohibited or the parking of any inoperable vehicle.

5.8.5 No conventional passenger vehicle, recreational vehicle or equipment or commercial vehicle or any other motorized vehicle may be dismantled, rebuilt, repaired, abandoned, disabled, serviced or repainted within the Property. The foregoing restrictions shall not be deemed to prevent temporary parking for loading or unloading of vehicles or washing and polishing and those activities normally incident to washing and polishing of vehicles. Unregistered and/or non-operable vehicles may not be parked/stored within the property except within the enclosed garage.

5.8.6 There shall be no loud noises or noxious odors from motor vehicles (including motorcycles, off-road vehicles, conventional passenger vehicle or commercial vehicles), which may unreasonably interfere with the quiet enjoyment of the Property.

5.8.7 As used in this Section, "conventional passenger vehicles" shall be defined to be station wagons, family sedans, compacts, sport utility vehicles, subcompacts, and similar passenger vehicles, as well as pick-up trucks having a manufacturer's rating or payload capacity of 1.5 ton or less, and passenger vans designed to accommodate eight (8) or fewer people.

5.8.8 As used in this Section, "recreational vehicles" shall be defined as, including but not limited to, all recreational vehicles, van conversions, buses, motor homes, camper shells, house camp cars, campers, boats, or other similar equipment or vehicles, with the exception of pick-up trucks with camper shells and/or passenger vans not exceeding seven feet (7') in height (measured from ground level) and eighteen feet (18') in length, which are used on a regular or recurring basis for basic transportation.

5.8.9 As used in this Section, "commercial vehicle" shall be defined as a truck having a manufacturer's rating or payload capacity of greater than 1.5 ton, passenger vans designed to accommodate nine (9) or more people, and/or any vehicle with a sign displayed on any part thereof advertising any kind of business or on which trucks, materials, and/or tools are visible, or with a body type normally employed as a business vehicle whether or not a sign is displayed on any part thereof. The type of motor vehicle license plate shall not be material to the foregoing definition.

5.8.10 "Temporary parking" shall mean parking for a short period of time for the purposes of furnishing services to an Owner or for loading and unloading purposes related to the Owner(s)' Residential

Lot. Temporary parking shall only be permitted during normal business and construction hours as may be identified by the Association from time to time. There shall be no temporary parking overnight within any portion of the Project except that guests may temporarily park conventional passenger vehicles on the street (for a period not to exceed seven (7) days) as long as the proper parking pass is obtained from the Association's gate staff and prominently displayed on the drivers side of the dashboard and visible through the windshield so it may be clearly viewed.

5.8.11 The Board may adopt rules for the regulation of the admission of vehicles (including but not limited to motorcycles, mopeds, motor scooters, and other motorized vehicles with less than four wheels) and parking of vehicles within the Property, including the assessment of charges to Owners who violate or whose invitees violate such rules. Any charges so assessed shall be Enforcement Assessments.

5.8.12 Garages shall be used for storage and parking purposes only, and shall not be converted for living or recreational purposes unless written approval for a variance is or was obtained from the Board of Directors. Guests of residents shall park in accordance with the rules and regulations adopted from time to time by the Board of Directors.

5.9 Pool Equipment. All pool equipment shall be obscured from view by a landscaping, a fence or appropriate screen approved, in writing, by the Architectural Committee. All Owners shall take all appropriate and reasonable noise abatement measures with respect to pool equipment so as to not to interfere with the right of quiet enjoyment of other Owners.

ARTICLE 6 — REPAIR AND MAINTENANCE

6.1 General. The Association and all Owners have a shared responsibility to fulfill the maintenance requirements imposed by the Governing Documents. For purposes of this Article "maintenance" shall include without limitation, painting, weatherproofing and cleaning to keep a clean, safe and sanitary condition necessary to preserve the attractive appearance of each Residential Unit/Lot and the Project and protect the values thereof. The Board shall have the power to determine the standards of such maintenance. The responsibility for its maintenance shall be determined in accordance with the provisions of this Article and, if no such allocation is made by this Article, then as otherwise provided by statute or law. Except as otherwise provided in the Governing Documents, the costs of maintenance, repair and replacement shall be borne by the party responsible for the maintenance.

6.2 Failure to Maintain. In the event an Owner fails to maintain the areas (required to be maintained by the Owner as described herein) pursuant to the standards set by the Board, the Board may notify the Owner of the work required and request that the same be done within a reasonable time from the giving of such Notice. In the event the Owner fails to carry out such maintenance within said time period, the Board may, following notice and a hearing, cause such work to be done and the cost thereof shall immediately be paid by such Owner to the Association and until paid shall bear interest at the rate of twelve percent (12%) per annum (but no greater than the maximum rate authorized by law).

6.3 Maintenance by Owner. Except as specifically allocated as a maintenance and repair responsibility of the Association pursuant to this Restated Declaration, each Owner shall be responsible for the maintenance, repair and replacement of all portions of the Residential Unit/Lot as well as the Exclusive Use Common Area (as those terms are defined under this Restated Declaration or under California law) in a clean manner, consistent with the surrounding properties, and to ensure that such area does not pose a threat to the health, safety or welfare of other Owners. Owners maintenance obligation as identified in this section 6.3 shall include, but not be limited to, all landscape light fixtures, wiring and other similar equipment related to the landscape lights as well as all walls, driveways and sidewalks that are located within the Front Yard/Side Yard Landscaping Areas (All Owner maintenance responsibilities identified in this section 6.3 shall be collectively referred to as "Owner Maintenance Responsibilities"). The replacement of exterior items shall be subject to the requirements of Article 7 herein.

6.4 **Maintenance by Association.** Except as indicated herein, the Association shall be responsible for the maintenance repair and replacement of all improvements within the Association Property which does not constitute Exclusive Use Common Area under this Restated Declaration or under California law, including the following:

6.4.1 All Association Properties except for Owner Maintenance Responsibilities within the Front Yard/Side Yard Landscaping Areas.

6.4.2 All landscaping and irrigation systems located on Association Properties as well as time clocks/controllers servicing such areas.

6.4.3 All furnishings, equipment and property that is owned by or may be acquired by the Association.

6.4.4 Except for Owner Maintenance Responsibilities, the maintenance and repair of all Association Property pavement, whether concrete, asphalt or otherwise, and all parking areas located within the Association Property.

6.5 **Termite Control.** The responsibility for control of wood destroying pests or organisms shall be as follows:

6.5.1 Notwithstanding the means by which termites have entered an Owner's Residential Unit (i.e., regardless whether they are subterranean or otherwise), each Owner shall be responsible for the maintenance and repair of his/her/its Residential Unit/Lot and his/her/its personal property, as well as improvements and betterments within the Residential Unit (e.g., floor tile, wall treatments, carpet, mirrors), as required to control the presence of or damage caused by wood-destroying pests or organisms or repairs for same.

6.5.2 Owner shall be responsible for the cost of termite treatment by the pest control company for any portion of the Residential Unit/Lot. The responsibility for the cost to repair or replace any item which has been damaged by the presence of wood-destroying pests or organisms and/or which requires repair because of the access needed to facilitate termite treatment (hereinafter "termite damage and repair costs") on a Residential Lot shall be allocated to the Owner. The Association shall be responsible for the payment of termite damage and repair costs related to any building located on Association Property.

6.6 **Damage Caused by Owner or Item Under Control of Owner.** Should any damage to the Association Property or any Residential Unit/Lot result from the wilful or negligent act or neglect of any Owner, or such Owner's tenants, guests, invitees, pets or other person or entity deriving any interest through such Owner, or from any item the maintenance, repair or replacement of which an Owner is responsible (hereinafter "Culpable Owner"), the cost of all repairs shall be borne solely by the Culpable Owner and not the Association.

The Association shall be responsible for performing the repair of any damage to the Association Property or items over which the Association is responsible to maintain at the Culpable Owner's expense. The Culpable Owner shall be responsible for performing the repair of any damage to his/her/its Residential Unit for which such Owner has control. The Owner of any other Residential Unit which sustained damage shall be responsible for performing the repair of any such damage, and may charge the cost thereof to the Culpable Owner.

If the Culpable Owner disputes or refuses to pay the costs of repair, the Association, after reasonable notice and hearing procedures as provided for the imposition of enforcement assessments or suspensions, may charge the cost of such repair to such Owner as a reimbursement or special assessment with the full authority to lien on such amount in the event of non-payment. If the damage is such as may be covered by any insurance carried by the Association, the Board may, in its sole unfettered discretion, elect to submit the claim for the cost of repairs to its insurance carrier. Provided the submitted claim is covered by

the Association's insurance, the Culpable Owner shall be responsible for the cost of any deductible applicable to the covered claim. If the submitted claim is not covered by the Association's insurance or the Association elected not to submit the claim due to the Owner's negligence, the Culpable Owner shall be responsible for the total cost of repair.

All repairs performed to correct any damage shall be sufficient to return the damaged property only to its condition prior to the damage, with upgrades as may be required to conform with any applicable building codes in effect at the time the damage is repaired.

6.7 Water Intrusion Damage. Notwithstanding any other provision in the Governing Documents, each Owner shall be solely responsible for causing the repair or replacement of any damage (including but not limited to mold rehabilitation and remediation) to any and all interior items of his/her/its Residential Unit/Lot and the cost thereof, including, but not limited to, any personal property, decorations, interior surfaces, floor and wall coverings, appliances, fixtures or other items therein, caused by water intrusion from whatever source. An Owner may obtain and maintain such insurance, at his/her/its sole expense, to protect against any damage or loss of property due to water intrusion, or the cost of repair or replacement of damaged items for which such Owner is responsible. The Association shall not be liable for damage to property in the Project resulting from water which may leak or flow from outside of any Residential Unit/Lot or from any part of the building, or from any pipes, drains, conduits, appliances or equipment or from any other place or cause, unless caused by the gross negligence of the Association, its Board, officers, agents or employees.

6.8 Rights of Disabled. Subject to Architectural Committee approval, each Owner may modify his/her/its Residential Unit/Lot and the route leading to the front door of his Residence, at his/her/its sole expense to facilitate access to his Residence by persons who are blind, visually impaired, deaf or physically disabled or to alter conditions which could be hazardous to such persons, in accordance with California Civil Code Section 4760 or any other applicable law.

6.9 Rodent or Insect Damage. Notwithstanding any other provision in the Governing Documents, each Owner shall be solely responsible for causing the repair or replacement of any damage to any and all interior items of his/her/its Residential Unit/Lot, and the cost thereof, including, but not limited to, any personal property, decorations, interior surfaces, floor and wall coverings, appliances, fixtures or other items therein, caused by rodent or insect damage from whatever source. Association shall not be liable for damage to personal property, wall coverings, floor treatment or any other fixtures or furnishings within the interior of the Unit, resulting from rodents or insects which may damage the inside or outside of any Unit or from any part of the building, or from any pipes, drains, conduits, appliances or equipment or from any other place or cause, unless caused by the gross negligence of the Association, its Board, officers, agents or employees.

6.10 Shared Walls Between Association Properties and Residential Lots. The rights and duties between an Owner and the Association with respect to a Shared Wall shall be as follow:

6.10.1 Except as indicated in 6.10.2, the Association shall have the responsibility of maintaining the top of the Shared Wall, as well as the facia of the Shared Wall facing the Association Property, and the Owner of the Residential Lot facing the Shared Wall ("Shared Wall Owner") shall maintain the facia of the Shared Wall facing the Shared Wall Owner's Residential Lot. The Association and the Shared Wall Owner shall both equally have the right to use such wall, provided that such use by one party does not interfere with the use and enjoyment by the other party.

6.10.2 In the event that any Shared Wall is damaged or destroyed through the act of a Shared Wall Owner or any of his/her/its tenants, agents, guests, or members of his family including, but not limited to, damage caused by landscaping or other improvements installed by the Owner (whether or not such act is negligent or otherwise culpable), it shall be the obligation of such Shared Wall Owner to rebuild and repair the Shared Wall without cost to the Association. Any dispute over a Shared Wall Owner's liability for such damage shall be resolved as provided in subsection 6.10.5, but any liability imposed on a Shared Wall

Owner hereunder shall not prevent the Shared Wall Owner from seeking reimbursement therefore from the persons causing such damage.

6.10.3 In the event any Shared Wall is destroyed or damaged including deterioration from ordinary wear and tear, lapse of time or act of God (other than by the act of a Shared Wall Owner, his/her/its tenants, agents, guests or family members as enumerated in Section 6.10.2 above), it shall be the obligation of the Association to rebuild and repair such wall, with the Association paying one-half (½) of the cost and one-half (½) of the cost shall be paid by the Shared Wall Owner. To the extent there are improvements on either side of the Shared Wall which are damaged or destroyed pursuant to this Section 6.10.3 or damaged or destroyed during the course of reconstruction of the Shared Wall pursuant to this section then, in such an event, the Association shall pay for the cost of any such damaged improvement on its side of the Shared Wall and the Shared Wall Owner shall pay for the cost of the repair or replacement of such damaged improvements on his/her/its side of the Shared Wall.

6.10.4 Notwithstanding anything to the contrary herein contained, there shall be no impairment of the structural integrity of any Shared Wall without the prior consent of the Association and the Shared Wall Owner, whether by way of easement or in fee.

6.10.5 In the event of a dispute between Shared Wall Owner on the one hand and the Association on the other, with respect to the construction, repair or rebuilding of a Shared Wall or with respect to any other matter in connection therewith, then upon written request of either the Shared Wall Owner or the Association, the matter shall be submitted to neutral and binding arbitration under such rules as may from time to time be adopted by the Association.

6.10.6 The right of the Association to contribution from the Shared Wall Owner under this Section shall be appurtenant to the Residential Lot and shall pass to and be binding upon such Shared Wall Owner's heirs, assigns and successors in title.

ARTICLE 7 — ARCHITECTURAL AND DESIGN CONTROL

7.1 General. Any change or improvement to the exterior of a Residential Unit/Lot, any Exclusive Use Common Area, or the structural integrity of any building, shall be governed by this Article. Changes or improvements to the Association Property by the Association do not need to comply with the requirements of this Article. The powers and duties set forth in this Article shall be vested in, and exercised by, the Board or, if so designated, the Architectural Review Committee. The Board may establish an Architectural Review Committee (sometimes, hereafter, referred to as "Architectural Committee") as provided herein to assist the Board in reviewing architectural submittals, and to provide recommendations to the Board with regard to approval or disapproval of any submittal. The foregoing notwithstanding, if the Board has delegated architectural review to the Architectural Committee, the Architectural Committee shall be responsible for approving or rejecting any architectural submittal in conformance with the Architectural Rules. Any architectural submission which does not conform to and is a variance of the Association's Architectural Rules shall require approval by the Board of Directors.

7.2 Architectural Changes Not Requiring Prior Approval. Nothing contained herein shall be construed to limit the right of an Owner to (a) make minor repairs to the exterior of the Residential Unit/Lot; (b) make landscaping changes which do not alter the exterior aesthetics of the Residential Unit/Lot; (c) paint the interior of his/her/its Unit any color desired; (d) paint the exterior of his/her/its Residential Unit the same color; or (e) improve or alter any improvements within the interior of the Residential Unit, provided such improvement or alteration does not impair or alter the Association Property, any utilities, or other systems servicing the Association Property or other Residential Lots.

7.3 Architectural Changes Requiring Prior Approval. Except as noted in Section 7.2, nothing may be erected, placed or planted on the exterior of any Residential Unit/Lot or on the Association Property by any Owner, including any building, fence, wall, pool, spa, obstruction, outside or exterior wiring, balcony,

screen, patio, patio cover, tent, awning, atrium cover, courtyard cover, trellis, tree, grass, shrub or other landscaping, any improvement or structure of any kind without the prior written approval of the Board or the Architectural Committee, if such authority is so delegated. Additionally, prior written approval by the Architectural Committee and/or, if appropriate, the Board shall be required for any alteration, modification, painting or other change or addition to any existing exterior improvement or landscaping.

7.4 Procedure for Obtaining Approval of Architectural Changes. The procedure for obtaining approval of any architectural change shall be as follows:

7.4.1 Complete plans and specifications showing the nature, kind, shape, color, size, height, materials to be used and location of any proposed improvements, alterations or landscaping, as well as the proposed contractor and any other information as required by the Board, shall be prepared by the requesting Owner and submitted to the Architectural Committee.

7.4.2 The Architectural Committee shall review the submission and provide a written approval or disapproval of any such submission, including the reasons for any decision, to the requesting Owner within sixty (60) days of receipt of such submission.

7.4.3 In the event the Architectural Committee fails to provide a written response to the requesting Owner within sixty (60) days of receipt of a completed application (or any extension thereof as provided below), the requesting Owner may submit his/her/its application to the Board of Directors for review. Such failure by the Architectural Committee shall not be deemed approval of the architectural application / submission. The Architectural Committee shall have the right to extend this sixty-day time line for an additional sixty (60) days upon written notice to the Owner. In considering any architectural submittal in conformance with the Architectural Rules, if the Architectural Committee denies an Owner's architectural request, the requesting Owner shall have a period of fifteen (15) days to appeal the denial by the Architectural Committee to the Board of Directors, in which case the Board of Directors shall review the requesting Owner's architectural submission at an open Board meeting and render a decision within sixty (60) days of receipt of the request. Any architectural submission which is a variance from the Association's Architectural Rules shall require approval by both the Architectural Committee and Board of Directors in accordance with Section 7.8 below. All approvals by the Architectural Committee or Board of Directors must be in writing. Oral approvals shall not be deemed effective.

7.4.4 Once an Owner has obtained approval for an architectural submittal, work on such approved submittal shall promptly commence and shall be completed within a reasonable time.

7.5 Inspection of Work. The Association may require that final approval of an architectural submittal be conditioned upon an inspection of the completed work. Provided a final inspection is required, the Owner shall be responsible for the costs associated therewith. After such inspection, the Association shall provide the Owner with written notice of either a letter of completion or a letter of non-compliance, setting forth either: (a) all improvements made and other work completed by said Owner complies with the Governing Documents, or (b) such improvements or work do not so comply, in which event the notice shall identify the non-compliance improvements or work and set forth with particularity the basis of such non-compliance. In the event the work is found not to comply with the Governing Documents, the Owner shall promptly correct such deficiency and reapply for another inspection, or shall remove the proposed improvement and return the area to its original condition.

7.6 Standard of Architectural Review. An architectural submittal made by an Owner shall be reviewed for conformity with the Architectural Rules. Additional factors to be considered include, but are not limited to, the quality of proposed workmanship, the design and harmony of the improvement with existing structures, the location of the improvement in relation to surrounding structures, topography, and finish grade elevation, Owner and contractor insurance coverage, compliance with governmental permit requirements and contractor license status.

7.7 Architectural Rules. The Board may, in its sole discretion, adopt, amend and repeal, as it deems necessary and by majority vote, Rules and Regulations to be known as "Architectural Rules." Said Architectural Rules shall interpret and implement the provisions of this Article by setting forth the standards for review by the Board and Architectural Committee and guidelines for architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features which are recommended for use in the Project, provided, however, that said Architectural Rules shall not be in derogation of the standards required by this Restated Declaration. The Architectural Rules may also address the information which is required to be presented in connection with an architectural submittal.

7.8 Variances from Architectural Rules. The Board of Directors may authorize variances from compliance with any of the architectural provisions of this Restated Declaration, including restrictions upon height, size, floor area or placement of structures, or similar restrictions, which circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require. Such variances must be evidenced in writing, must be signed by at least a majority of the members of the Committee, and shall become effective upon Recordation. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Restated Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such variance shall not operate to waive any of the terms and provisions of this Restated Declaration for any purpose except as to the particular property and particular provision hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the use of his/her/its Residential Lot/Residential Unit.

7.9 Architectural Committee. The Architectural Committee shall consist of three (3) to five (5) Members, formed as follows:

7.9.1 The Board shall have the right and the duty to appoint all of the Members of the Committee.

7.9.2 Members appointed to the Committee by the Board shall be Members of the Association.

7.9.3 Members shall be appointed for terms as prescribed by the Board, provided that no term may be less than one (1) year. Notwithstanding the foregoing, all Members of the Committee may be removed by the Board at any time with or without cause.

7.9.4 The Committee shall meet as often as it deems necessary to properly carry out the obligations imposed upon it, unless otherwise directed by the Board. Alternate Members may participate in all Committee meeting discussions, but may not participate in voting, except as set forth below.

7.9.5 The Architectural Committee's approval or disapproval of matters required by this Restated Declaration must be decided by a majority vote of the Committee in attendance. If the Committee determines to take action through written consent, at least a majority of the entire Committee shall be required to execute the written consent before the Committee's decision shall be effective.

7.10 Compensation. The members of the Board and Architectural Committee shall receive no compensation for services rendered, other than reimbursement by the Association for expenses incurred by them in the performance of their duties hereunder.

7.11 Liability. Neither the Board, the Architectural Committee nor any member thereof shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed on account of: (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications, (c) the development of any property within the neighborhood, or (d) the execution and filing of a certificate, pursuant to Section 8.5 below, whether or not the facts therein are correct, provided, however,

that such member has acted in good faith on the basis of such information as may be possessed by him or her.

7.12 Enforcement. In addition to other enforcement remedies set forth in this Restated Declaration, the Board or Architectural Committee shall have enforcement rights with respect to any matters required to be submitted to and approved by it, and may enforce such architectural control by any proceeding at law or in equity in accordance with this Section.

7.12.1 No work for which approval is required shall be deemed to be approved simply because it has been completed without a complaint, notice of violation or commencement of a suit to enjoin such work.

7.12.2 The Board or Committee shall have the authority to order an abatement of any construction, alteration or other matter for which approval is required to the extent that it has not been approved by the Board or Committee or if it does not conform to the plans and specifications submitted to the Board or Committee.

7.12.3 If the Owner fails to remedy any noticed noncompliance within the time frame identified by the Association, the Board shall then set a date on which a hearing before the Board shall be held regarding the alleged noncompliance. The hearing date shall not be less than ten (10) days after the notice of the noncompliance is issued by the Board to the Owner, to the Architectural Committee, and to any other interested party.

7.12.4 At the hearing, the Owner, a representative(s) of the Committee and, in the Board's discretion, any other interested person may present information relevant to the question of the alleged noncompliance. After considering all such information, the Board shall determine whether there is a noncompliance.

7.12.5 If a noncompliance is determined to exist, the Board shall require the Owner to remedy or remove the same within such period or within any extension of such period as the Board, at its discretion, may grant.

7.12.6 If the Owner fails to take corrective action after having a reasonable opportunity to do so, the Board at its option, may pursue all legal and equitable remedies available to remedy or remove the noncomplying improvement and the Owner shall reimburse the Association for all expenses incurred in connection therewith upon demand. If such expenses are not properly repaid by the Owner to the Association, the Board shall recover such expenses through the levy of an enforcement assessment against such Owner. In addition to all of the remedies available to the Association and to the extent permitted by California law, the Association has the right to record in the office of the Riverside County Recorder a Notice of Non-Compliance against the Residential Lot of the Owner who fails to take the corrective action as described above. This Notice shall remain against the Residential Lot until the corrective action has been taken, as determined by the Board of Directors, at which time the Association will record a Release of said Notice.

7.12.7 The approval by the Architectural Committee of any plans, drawings or specifications for any work of improvement done or proposed, or for any other matter requiring the approval of the Architectural Committee under this Restated Declaration, or any waiver thereof, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval by the same or some other Owner. Different location for improvements, the size of the structure, proximity to other residences or the Association Property and other factors may be taken into consideration by the Board or Committee in reviewing a particular submittal.

7.12.8 If any legal proceeding is initiated to enforce any of the provisions hereof, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to the costs of such proceeding.

7.13 Non-Compliance with Laws. Neither the Association, the Board nor the Architectural Committee shall be responsible for any non-compliance with any governmental law, rule or regulation of any building or other structure erected, constructed, installed, placed, altered or maintained in accordance with or pursuant to any plans and specifications approved by the Architectural Committee and/or Board or any defect in any conditions or requirements they may have imposed with respect thereto.

7.14 Approval by City. Prior to commencing any alteration or improvements approved by the Association, the Owner shall comply with all appropriate governmental laws and regulations. The Association shall not be obligated to enforce the provisions of this Section. Approval by the Association shall not be considered to satisfy the appropriate approvals that may be required by any governmental entity with appropriate jurisdiction, nor shall the approval of any governmental entity be considered to completely satisfy the requirement of Association approval. An Owner's failure to obtain such governmental approval may subject such Owner to certain penalties imposed by the governmental entity, notwithstanding the approval of the Association, which penalties shall be the responsibility of such Owner.

ARTICLE 8 — INSURANCE

8.1 Property Insurance. The Association shall obtain and maintain a master or blanket property insurance policy that shall provide coverage against losses caused by fire and all other hazards normally covered by a "special form" policy or its equivalent for the insurable replacement value of all of the improvements (except for the improvements located within the Front Yard/Side Yard Landscaping Areas) within the Association Property ("Master Property Insurance"). The Master Property Insurance shall be, at a minimum, a "bare walls policy" for any buildings located on the Association Property provided, however, that the Association has the right, but not the obligation, to include within the Master Property Insurance additional items, as determined by the Board of Directors. The amount of any deductible shall be determined by the Board. This insurance shall be maintained for the benefit of the Association and the Owners.

8.2 General Liability Insurance. The Association shall obtain and maintain a policy or policies insuring the Association, its officers, directors, agents and employees, the Owners, and the Owner's invitees, guests, employees, and their agents against any liability for bodily injury, death, and property damage arising from the activities of the Association and its Members, with respect to the Association Property and any property owned by the Association, including but not limited to General Liability Insurance. Limits of liability under the insurance shall not be less than three million dollars covering all claims for death, personal injury, and property damage arising out of a single occurrence.

The limits and coverage shall be reviewed at least annually by the Board and increased or decreased in its discretion. Such policies shall include a provision for at least ten (10) days' prior written notice to the Association of any cancellation or substantial modification.

8.3 Officers and Directors Liability Insurance. The Association shall obtain and maintain one or more policies of insurance which include coverage for individual liability of officers and directors of the Association for negligent acts or omissions of those persons acting in their capacity as officers and directors. Limits of liability under this insurance shall be determined by the Board at its sole discretion, provided, however, that said limits shall not be less than two million dollars (\$2,000,000.00).

8.4 Fidelity Bond Coverage. The Association shall also purchase and maintain fidelity bond coverage which names the Association as an obligee, for any person or entity handling funds of the Association, whether or not such persons or entities are compensated for their services. If there is a management agent who handles Association funds, such agent shall also be covered by a fidelity bond. As long as commercially available for a reasonable price, the Association should require coverage equal to the estimated maximum amount of funds in the custody of the Association or its managing agent at any given time during the term of each bond; provided, however, that there shall be no requirement to obtain any fidelity bond in excess of two hundred and fifty thousand dollars (\$250,000). The bonds must contain a provision that they

may not be canceled or substantially modified without at least ten (10) days prior written notice to the Association.

8.5 Other Association Insurance. The Association shall purchase and maintain workers' compensation insurance to the extent necessary to comply with any applicable laws. The Association also may purchase and maintain a blanket policy of flood insurance, and demolition insurance in an amount that is sufficient to cover any demolition that occurs following the total or partial destruction of the Project and a decision not to rebuild. The Association may purchase such other insurance the Board considers necessary or advisable, including earthquake insurance coverage. The Association shall have the authority, but not the obligation, to obtain earthquake insurance coverage for the Association Property improvements. Any earthquake insurance coverage provided shall be in an amount recommended by one or more reputable insurance brokers or consultants.

8.6 Qualifications of Insurance Carriers. All insurance provided under Section 8.1, 8.2, and 8.3 of this Article must be written by an insurance carrier with an A.M. Best Company rating of A or better (or a similar rating from another rating service company).

8.7 Failure to Acquire Insurance. The Association, and its directors and officers, shall have no liability to any Owner or Mortgagee if, after a good faith effort, it is unable to obtain any insurance required hereunder, because the insurance is no longer available or, if available, can be obtained only at a cost that the Board in its sole discretion determines is unreasonable under the circumstances, or the Members fail to approve any assessment increase needed to fund the insurance premiums. In such event, the Board immediately shall notify each Member entitled to notice that the specific insurance will not be obtained or renewed.

8.8 Trustee for Policies. The Association, acting through its Board, is appointed and shall be deemed trustee of the interests of all named insured under all insurance policies purchased and maintained by the Association. All insurance proceeds under any of those policies shall be paid to the Board as trustee. The Board shall use the proceeds for the repair or replacement of the property for which the insurance was carried or for the purposes described in Article 9 herein. The Board also is authorized to negotiate loss settlements with the appropriate insurance carriers, to compromise and settle any claim or enforce any claim by any lawful action, and to execute loss claim forms and release forms in connection with such settlements.

8.9 Individual Insurance. An Owner should separately insure his/her/its real and personal property, and should obtain and maintain personal liability and property damage liability insurance for his/her/its Residential Lot. Each Owner is responsible for integrating his/her/its personal insurance with the Association's insurance to confirm that such Owner's property will be protected in the event of a loss.

8.10 Insurance Premiums. Insurance premiums for any insurance coverage obtained by the Association shall be included in the regular or special assessments.

8.11 Insurance Policy Deductibles. As provided in this Article, the Board of Directors shall have the power, in its sole discretion, to determine the amount of any deductible applicable to any insurance policy carried by the Association. In the event of a loss for which Association insurance coverage is used, the responsibility for payment of any deductible shall be as follows:

8.11.1 Owners shall be responsible for the cost of any deductible if the damage or loss occurs to an item of his/her/its personal property and/or any damage to any portion of his/her/its Residential Unit, as well as any property damage which is based upon an occurrence located in an area for which the Owner is responsible to maintain.

8.11.2 The Association shall be responsible for the cost of any deductible if the damage or loss occurs to any item owned by the Association, or for any property damage located within that portion of the Association Property which does not constitute Exclusive Use Association Property.

8.11.3 The foregoing notwithstanding, if the damage or loss is caused by the negligence or misconduct of any Owner, or resident, guest, tenant or invitee of an Owner, the responsible Owner shall be liable for the cost of the deductible.

8.12 **Owner Notification of Insurance.** In accordance with Section 5300(b) of the California *Civil Code*, or any successor statute or law, the Association shall, upon issuance or renewal of insurance, but no less than annually, notify the Owners as to the amount and type of insurance carried by the Association. The notice shall include a statement regarding whether the Association is or is not insured to the levels specified by California *Civil Code* Section 5805, and that if not so insured, Owners may be individually liable for the entire amount of a judgment, and if the Association is insured to the levels specified, then Owners may be individually liable only for their proportional share of assessments levied to pay the amount of any judgment which exceeds the limits of the Association's insurance. The Association shall be required to comply with the provisions of this Section to the extent it is required by California *Civil Code* Section 5805 or any successor statute or law.

ARTICLE 9 — DAMAGE OR DESTRUCTION

9.1 **Duty to Restore.** A portion of the Project for which insurance carried by the Association is in effect, that is damaged or destroyed, must be repaired or replaced promptly by the Association unless:

9.1.1 The Project is terminated.

9.1.2 Repair or replacement would be illegal under a state statute or municipal ordinance.

9.1.3 Seventy-five percent (75%) of Owners, including each Owner of a Residential Lot that will not be rebuilt, vote not to rebuild.

9.2 **Cost of Repair.** Except as otherwise provided in this Restated Declaration, any cost of repair or replacement in excess of insurance proceeds and any applicable reserve for the building component to be rebuilt shall be a common expense, levied against Residential Lots in the same proportion as regular assessments are levied.

9.3 **Repair Plans.** The Project must be repaired and restored in accordance with either (a) the original plans and specifications, updated as required to reflect applicable building codes, or (b) other plans and specifications which have been approved in writing by the Board and a majority of Owners.

9.4 **Uninsured Loss.** The Board shall have the duty to repair and reconstruct all Association Properties without the consent of Members in all cases of partial destruction, unless the amount of any uninsured loss exceeds One Hundred Thousand Dollars (\$100,000). In such cases wherein the uninsured loss exceeds One Hundred Thousand Dollars (\$100,000), the Board shall have the duty to repair and reconstruct only those portions of the Association Properties related to the uninsured loss if a majority of a quorum of the Members approves such reconstruction for the uninsured loss areas. In the case of such uninsured loss for which Members approve such reconstruction or repair, all Residential Lots shall be assessed a special assessment for their equal portion of any such uninsured loss. The Board may waive this absolute duty to repair by a unanimous vote, which shall be duly noted in the minutes of the meeting at which the vote was taken, and shall be communicated to Owners.

9.5 **Damage to Residence on a Residential Lot - Reconstruction.** If all or any portion of any Residence on a Residential Lot thereon is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner of such Residential Lot to rebuild, repair or reconstruct the Residence on such Residential Lot in a manner which will restore them substantially to their appearance and condition immediately prior to the casualty or as otherwise approved by the Architectural Committee. The Owner of any damaged Residence on a Residential Lot shall be obligated to proceed with all due diligence hereunder, and such Owner shall cause reconstruction to commence within three (3) months after the damage occurs and to be completed

within nine (9) months after damage occurs, unless prevented by causes beyond his/her/its reasonable control. A transferee of title to the Residential Lot which is damaged or upon which is located a damaged Residence shall commence and have complete reconstruction in the respective periods which would have remained for the performance of such obligations if the Owner of the Residential Lot at the time of the damage still held title to the Residential Lot. However, in no event shall such transferee of title be required to commence or complete such reconstruction in less than thirty (30) days from the date such transferee acquired title to the Residential Lot.

ARTICLE 10 — EMINENT DOMAIN

10.1 **Association Property Taking.** In the event of a taking by eminent domain of any part of the Association Property, the Association shall participate in the negotiations, and shall propose the method of division of the proceeds of condemnation, where Residential Lots are not valued separately by the condemning authority or by the court. Proceeds of condemnation, less any costs and fees incurred in collection thereof, shall be distributed among Owners of Residential Lot and their respective Mortgagees according to the relative values of the Residential Lots affected by the condemnation.

10.2 **Substantial Taking.** If there is a substantial taking of the Project (more than fifty percent (50%)), the Owners may terminate the legal status of the Project and, if necessary, bring a partition action under California *Civil Code* Section 4610 or any successor statute, on the election to terminate by fifty-one percent (51%) of the total voting power of the Association. The proceeds from the partition sale, less any costs or fees incurred in collection thereof, shall be distributed to the Owners and their respective Mortgagees in proportion to the fair market values of the Residential Lots.

ARTICLE 11 — RIGHTS OF MORTGAGEES

11.1 **General.** No breach of any of the covenants, conditions and restrictions herein contained, nor the enforcement of any lien provisions herein, shall render invalid the lien of any first Mortgage on any Residential Lot made in good faith and for value, but all of said covenants, conditions and restrictions shall be binding upon and effective against any Owner whose title is derived through foreclosure or trustee's sale, or otherwise.

11.2 **No Right of First Refusal.** This Restated Declaration neither contains nor shall be amended to contain any provision creating a "right of first refusal" to the Association before a Residential Lot can be sold. Should any such rights nevertheless be created in the future, such rights shall not impair the rights of any First Mortgagee to: (a) foreclose or take title to a Residential Lot pursuant to the remedies provided in the mortgage, (b) accept a deed (or assignment) in lieu of foreclosure in the event of a default by a mortgagor, or (c) sell or lease a Residential Lot acquired by the Mortgagee.

11.3 **Unpaid Dues or Charges.** Except as otherwise provided by statute, where the Mortgagee of a first Mortgage of record or other purchaser of a Residential Lot obtains title to the same pursuant to the remedies in the Mortgage or as a result of foreclosure, such acquirer of title, his successors and assigns, shall not be liable for the share of the Common Expenses or Assessments made by the Association chargeable to such Residential Lot which became due prior to the acquisition of title to such Residential Lot by such acquirer.

11.4 **Action Requiring Mortgagee Approval.** Except as provided by statute in case of condemnation or substantial loss to the Residential Lot and Association Property, unless at least fifty-one percent (51%) of the First Mortgagees (based upon one (1) vote for each mortgage owned) have given their prior written approval (as defined in Section 13.3, 14.10), the Association and/or the Owners shall not be entitled to:

11.4.1 By act or omission seek to abandon, or terminate the Project as a planned unit development (except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain).

11.4.2 Change the pro rata interest or obligations of any individual Residential Lot for the purpose of (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro rata share of ownership of each Residential Lot in the Association Property, provided that no Owner's undivided interest in the Association Property may be changed without the consent of that Owner.

11.4.3 Partition or subdivide any Residential Lot.

11.4.4 By act or omission seek to abandon or partition the Association Property, or any property owned, directly or indirectly, by the Association (the granting of easements by the Association is not a transfer in the meaning of this clause).

11.4.5 Use hazard insurance proceeds for losses to any of the Project (whether to Residential Lots or to Association Property) for other than the repair, replacement or reconstruction of such property.

11.5 **Mortgagees Furnishing Information.** Any Mortgagee can furnish information to the Board concerning the status of any Mortgage.

11.6 **Financial Statement.** Any First Mortgagee shall be entitled, on written request therefor, to have the Association provide an audited financial statement for the immediately preceding fiscal year, which statement shall be furnished within a reasonable time following such request.

ARTICLE 12 — ENFORCEMENT

12.1 **Right to Enforce.** The Association or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the Governing Documents. Each Owner of a Residential Lot shall have a right of action against the Association or any Owner for failure to comply with the provisions of the Governing Documents.

12.2 **Nuisance.** The result of every act or omission, whereby any provision, condition, restriction, covenant, easement, or reservation contained in the Governing Documents is violated in whole or in part, is declared to be and constitute a nuisance, and every remedy allowed by law or equity against a nuisance, either public or private, shall be applicable against every such result and may be exercised by any Owner and the Association. Each remedy provided herein shall be cumulative and not exclusive.

12.3 **Failure to Enforce.** Failure by the Association or any Owner to enforce any provisions of the Governing Documents shall in no event be deemed a waiver of the right to do so thereafter.

12.4 **Violation of Law.** Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any Residential Unit/Lot within the Project is declared to be a violation of the Governing Documents and subject to any or all of the enforcement procedures herein set forth.

12.5 **Compliance with Statute.** All activities to enforce the provisions of the governing documents shall be conducted in accordance with all applicable laws, statutes and ordinances. This Section shall apply to both the Association and to all Owners.

ARTICLE 13 — AMENDMENTS

13.1 **Owner Approval of Amendments.** This Restated Declaration may be amended by the vote or written consent of an affirmative vote of at least fifty percent (50%) plus one vote of all Owners. Notwithstanding any contrary provision in this Section, the percentage of the voting power necessary to amend a specific clause or provision of this Restated Declaration shall not be less than the percentage of affirmative votes prescribed for action to be taken under that specific clause or provision.

An amendment becomes effective after (a) the approval of the required percentage of Owners has been given, (b) that fact has been certified in the form of a written document executed and acknowledged by an officer designated by the Association for that purpose or, if no such designation is made, by the President of the Association and (c) the document has been recorded in Riverside County.

Notwithstanding the above, if this Restated Declaration includes a reference to a *Civil Code* or *Corporations Code* section that has been renumbered by the Legislature, then the Board of Directors may adopt a Board resolution to amend this Restated Declaration to correct the technical statutory cross reference within the Association's Restated Declaration and, thereafter, distribute a corrected Restated Declaration to the membership.

13.2 **Eligible Mortgagee Approval.** Except as provided by statute or by other provision of the Governing Documents in case of substantial destruction or condemnation of the Project, the approval of fifty-one percent (51%) of Eligible Mortgagees shall be required to add or amend any material provisions of this Restated Declaration which establish, provide for, govern or regulate:

13.2.1 Assessments, assessment liens or subordination of such liens.

13.2.2 Reserves for maintenance, repair and replacement of the Association Property.

13.2.3 Insurance or fidelity bonds.

13.2.4 An Owner's interest in the Association Property.

13.2.5 Convertibility of Residential Lots into Association Property, or Association Property into Residential Lots.

13.2.6 Imposition of any rights of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his/her/its Residential Lot.

13.3 **Eligible Mortgagee Approval Response Time.** An Eligible Mortgagee who receives a written request to approve additions or amendments by certified or registered mail, return receipt requested, addressed to the address provided by such Eligible Mortgagee, who does not deliver or post to the requesting party a negative response within thirty (30) days after the notice of the proposed addition or amendment, shall be deemed to have approved such request.

ARTICLE 14 — GENERAL PROVISIONS

14.1 **Term.** The provisions of this Restated Declaration shall continue in effect for a term of fifty (50) years from the date of execution. Thereafter, it shall be automatically extended for successive periods of ten (10) years, until the membership of the Association decides to terminate it.

14.2 **Nonwaiver of Remedies.** Each remedy provided for in this Restated Declaration is separate, distinct, and nonexclusive. Failure to exercise a particular remedy shall not be construed as a waiver of the remedy.

14.3 Severability. The provisions of this Restated Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one (1) provision shall not affect the validity or enforceability of any other provision.

14.4 Binding. This Restated Declaration, as well as any amendment thereto and any valid action or directive made pursuant to it, shall be binding on the Owners and their heirs, grantees, tenants, successors, and assigns.

14.5 Interpretation. The provisions of this Restated Declaration shall be liberally construed and interpreted to effectuate its purpose of creating a uniform plan for the development and operation of a planned unit development. Failure to enforce any provision of this Restated Declaration shall not constitute a waiver of the right to enforce that provision or any other provision of this Restated Declaration.

14.6 Limitation of Liability. The liability of any Owner for performance of any of the provisions of this Restated Declaration shall terminate upon sale, transfer, assignment, or other divestment of the Owner's entire interest in his/her/its Residential Lot with respect to obligations arising from and after the date of the divestment.

14.7 Fair Housing. Neither Association nor any Owner shall, either directly or indirectly, forbid the conveyance, encumbrance, renting, leasing, or occupancy of the Owner's Residential Unit/Lot to any person on the basis of race, color, sex, sexual-orientation, religion, ancestry, national origin, age, marital status or physical handicap.

14.8 Order of Priority. If there is any inconsistency between any of the following documents, then, in such an event, the order of priority and supersession of any such conflicting and inconsistent language shall be in the order of priority listed below with Subpart (a) having the highest priority and Subpart (d) having the lowest priority:

- (a) This Restated Declaration
- (b) Restated Articles of Incorporation
- (c) Restated Bylaws
- (d) Rules & Regulations, Architectural Rules, and Enforcement Procedure

14.9 Number and Headings. As used in this Restated Declaration, the singular shall include the plural, unless the context requires the contrary. The headings are not a part of this Restated Declaration, and shall not affect the interpretation of any provision.

14.10 Attorneys' Fees. In the event an attorney is engaged by the Board to enforce the Governing Documents, the Association shall be entitled to recover from the adverse party to the controversy its actual attorneys' fees and costs so incurred. In the event litigation and/or Alternative Dispute Resolution is commenced to enforce the Governing Documents, the prevailing party shall be entitled to its attorneys' fees and costs. Said costs and attorneys' fees shall constitute a lien on the Residential Lot which is enforceable pursuant to Article 4 herein. This Section shall also apply to actual attorneys' fees incurred to collect any post-judgment costs.

EXHIBIT A — LEGAL DESCRIPTION

Lots 1-65 of Tract 29062, in the City of Indio, as shown by Map on file in Book 301 Pages 24-28, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Lots 6-7, 10-20, 22-33, 37-53, 55-66 of Tract 29062-1 in the City of Indio, as shown by Map on file in Book 294 Pages 70-75, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Lots 1-154 of Tract 29063 in the City of Indio, as shown by Map on file in Book 335 Pages 64-73, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Lots 1-44, 49-92 and 94-160 of Tract 29063-1 in the City of Indio, as shown by Map on file in Book 329 Pages 44-53, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Lots 1-53 and Lots 57-67 of Tract 29781 in the City of Indio, as shown by Map on file in Book 321 Pages 41-44, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Lots 1-11, 13-14, 19-34, 36-38, 58-62 of Tract 29781-1 in the City of Indio, as shown by Map on file in Book 303 Pages 83-88, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Lots 1-60 of Tract 29781-2 in the City of Indio, as shown by Map on file in Book 312 Pages 1-4, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Lots 1-82 of Tract 29781-3 in the City of Indio, as shown by Map on file in Book 318 Pages 91-96, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

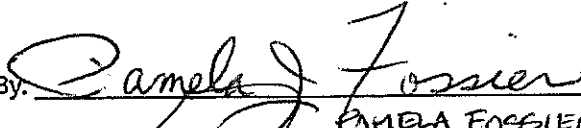
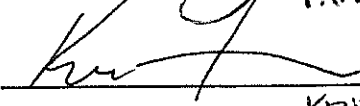
Lots 1-9 of Tract 29781-4 in the City of Indio, as shown by Map on file in Book 335 Pages 88-89, inclusive of Maps, in the office of the County Recorder of Riverside County, California;

Parcels 1-3 of Parcel Map 30174, in the City of Indio, as shown by Map on file in Book 199 Pages 93-94, inclusive of Maps, in the office of the County Recorder of Riverside County, California

Parcels 1-4 of Parcel Map 30437, in the City of Indio, as shown by Map on file in Book 201 Pages 7-8, inclusive of Maps, in the office of the County Recorder of Riverside County, California.

IN WITNESS WHEREOF, the undersigned has executed this Restated Declaration this 15th day of DECEMBER, 2017.

INDIAN SPRINGS COMMUNITY ASSOCIATION, a
California Nonprofit Mutual Benefit Corporation

By:  PAMELA FOSSIER President
By:  KENDALL FREEMAN Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RiversideOn December 15, 2017 before me, Catherine M. Diehl, A Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Pamela Fossier

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RiversideOn December 15, 2017 before me, Catherine M. Diehl, A Notary Public

Date

Here Insert Name and Title of the Officer

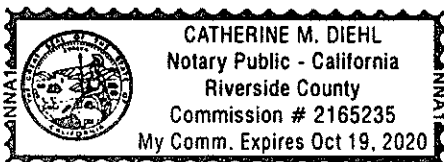
personally appeared Kendall Freeman

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____