

SORRENTO @ PORTER RANCH RULES AND REGULATIONS

Signs (for selling or for advertising landscapers, etc.)

- Signs advertising contractors are prohibited.
- Alarm signs are permitted.
- Real Estate Signs:
 - For sale or lease signs may not be larger than 18" by 30" in size.
 - Signs may not be attached to the ground by any means other than a conventional single stake which may not exceed 2" by 3" in diameter and may not exceed 36" in height.
 - Posts, pillars, frames or similar arrangements are prohibited
 - Colors and style must be approved by the Architectural Committee.

Pets

- No animals except dogs, cats, fish, and other customary domestic pets may be kept or maintained, and they are permitted only in reasonable quantities and only so long as they do not unreasonably disturb other owners or tenants.
- Pets are not permitted in the pool areas including the play.
- The person walking the dog is responsible for the removal of the droppings of such dog, and dogs must not spray on other people's property.
- All dogs must be on leash while in common or public areas.
- Cats shall not be left to roam through the development. Not only are cat fights in the middle of the night very unnerving, they are also very dangerous to the animals.
- Pets should not be left unattended in house or yards if in doing so they create a disturbance.
- Pet food may not be left out on patios or in yards as it attracts unwanted wild life, rodents, insects, etc.
- Persistent noise by any animal (e.g. excessive barking) is a violation of these Rules and Regulations.
- Damage to any Association Property by pets (e.g. lawns, shrubbery) will be the responsibility of the pet owner.

Noise including that from loud vehicles

- No loud radios allowed.
- No loud noise after 10:00 p.m. during the week and midnight on Friday and Saturday nights.
- Cars and motorcycles should have proper mufflers to mitigate the noise of the engine.
- No noise is allowed that would be offensive to any other homeowner.
- No live bands allowed without the consent of the Association.
- No noisy power equipment is allowed.
- No unlicensed off road motor vehicle is allowed.
- No transmission is allowed which **Sorrento at Porter Ranch Homeowners Association Sorrento at Porter Ranch Homeowners Association** may unreasonably interfere with TV, radio or other items which may unreasonably disturb other owners.
- Car alarms are permitted provided that such devices do not produce annoying sound or frequently occurring false alarms.

- Owners are responsible for any unreasonable noise caused by any animal brought or kept upon the property by an owner.

Commercial Activity

- No industrial or commercial activity (including garage sales) shall be conducted from or within any home or in the common property, except as expressly permitted by the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Sorrento at Porter Ranch ("Declaration")

Vehicle use and parking for residents and for guests and speed limits

- Speed limit is 25 mph and will be posted at the entrances.
- No vehicle can unreasonably extend beyond the boundaries of a parking space into the streets or sidewalks.
- Authorized vehicles are as follows:
 - Passenger vehicles
 - Motorcycles
 - Passenger Vans of ten or fewer capacity
 - Pick-ups ¾ ton and less.
- No car may be left parked in one place on the street for more than 48 hours.
- Cars may not be parked so as to block the driveway of other homeowners.
- The storage of inoperable or unregistered vehicles is prohibited on streets or in driveways. Such vehicles left on the street will be reported as "abandoned" and towed away at the owner's expense.
- Prohibited Vehicles are as follows:
 - Recreational vehicles (Motor homes, campers, boat, etc.)
 - Commercial type vehicles (trucks, step vans, limousines, etc.)
 - Buses and vans intended for more than ten people
 - Vehicles with more than two axles
 - Inoperable vehicles or vehicle parts
 - Vehicles wider than eighty-four inches
 - Any other vehicle that is determined to be a nuisance by the Board.

Trash

- Discarded furniture and other large household items may not be left outside one's house longer than twenty-four hours. Residents must make arrangements for pickup of large items.
- 7.10 (CC & R's): "No rubbish or debris of any kind may be placed or permitted to accumulate anywhere within the properties, and no odor may be permitted to arise there from so as to render the properties or any portion thereof unsanitary, unsightly, or offensive from any public or private street or from any other Lot in the vicinity thereof or to its occupants. [Emphasis added]
- 7.15 (CC & R's): "No unsightly articles, including clotheslines and trash dumpsters, are permitted to remain on any portion of the Properties so as to be visible from any public or private street or from any other Lot, Common Area or Association Property. Without limiting the generality of the foregoing, at all times; refuse, garbage, and trash must be kept in covered, sanitary containers designed for such purpose and located within enclosed areas. Trash containers may put out for pickup for a reasonable period of time (not to exceed twelve (12) hours before and after scheduled trash collection hours) . . ." [Emphasis added]

- 7.16 “. . .No trash dumpsters are allowed in any driveway or other exposed areas, or any street (public or private) within the Properties for more than four (4) consecutive calendar days, unless first approved in writing by the Architectural Committee in connection with Architectural Committee approved Construction Activities, and then subject to such conditions and requirements as may be specified by the Architectural Committee.” [Emphasis added]
- Trash dumpsters, portable potties, temporary structures of any kind, and any other construction related hardware, which can include, but is not limited to, vehicles, tools, equipment, materials, landscape, hardscape, and machinery of any kind, shall be placed only on the Lot being improved, and only during such time as is approved by the Architectural Committee in advance in writing, and subject to any conditions and requirements established by the Architectural Committee.
- In addition, trash dumpsters, portable potties, temporary structures of any kind, and any other construction related hardware are not allowed to extend onto any public or private street unless it can be shown that such a placement is necessary and first approved in writing by the Architectural Committee. In no event, shall such placement of trash dumpsters, portable potties, temporary structures of any kind, or any other construction related hardware be disposed on a public or private street in front of or directly adjacent to neighboring lots, but instead such placement shall extend onto the public or private street directly in front of the Lot being improved only to the extent the Architectural Committee has approved such placement in advance in writing.

Pool Area Rules

- Hours: 8:00 A.M. to 10:00 P.M, Sunday through Thursday, 8:00 A.M. to Midnight, Friday and Saturday.
- Shower to remove oil or lotion before entering pool.
- Proper swimming attire must be worn when using the pool and spa; no cutoffs, dungarees or Levi's.
- No toys or Styrofoam allowed in the pool. Floats allowed only if pool is not overcrowded.
- No pets allowed within gated pool area or left tied and unattended nearby.
- Drinks only in unbreakable containers; no Styrofoam in any form.
- Children under 14 years of age must be accompanied by an adult at all times. No children under 14 years of age permitted in the Jacuzzi.
- No loud radios or unnecessary noise permitted.
- No running, horseplay, jumping or diving allowed.
- Only Sorrento residents and their guests may use the pool and spa.
- No articles, including clothes or towels, shall be hung on exterior walls or fences of the pool area.
- Action of any nature causing injury to persons or damage to property is forbidden.
- Keep pool area clean. Trash is to be disposed of in available containers.
- NO LIFEGUARD IS ON DUTY. Those who utilize the pool areas assume full responsibility for their own safety.
- Intoxication in the pool areas is prohibited. No illegal drugs or alcoholic beverages may be brought into the pool and spa areas.
- Any person having any skin disease, sore or inflamed eyes, cough, nasal or ear discharge or any communicable disease shall not use the pool or Jacuzzi.
- The use of soap products in pools or spas is prohibited.
- Entrances to the pool areas are to be locked AT ALL TIMES. Entrance to the pool areas and their restrooms is by pool key only. Pool keys are the responsibility of the individual

homeowners and tenants. Pool access by any other means than by using the pool key is prohibited. Anyone climbing fences will be fined. Pool keys can not be duplicated.

- Replacement keys are available for a charge from the management company.
- It is the responsibility of those using the pool areas to keep those areas clean. No glass objects are allowed in the pool areas.
- Radios, televisions, etc. with an electric cord are not allowed in the pool or spa areas.
- Pool furniture is not to be removed from the pool areas. If residents bring their own furniture, they are not to leave it unattended for more than thirty minutes. Pool chairs and lounges may not be reserved. The chairs and lounges are for everyone's use while enjoying the pool.
- Soiled diapers may not be deposited or emptied in the trash bins in the pool area.
- No pool activity should interfere with other resident's enjoyment of the facility.

Responsibility for Renters/Guests

- The owner of any home that rents or leases their home must provide the names of all the tenants that will be living there. This information must be provided to the management company.
- It is the owners' responsibility to inform their tenants of the Rules and Regulations. The lease or rental agreement shall include the following language: "The terms of this Agreement are subject in all aspects to the provisions of the Declaration of Covenants, Conditions and Restrictions, By-Laws, and Association Rules and Regulations (Collectively "Restrictions"). Any failure by the lessee to comply with the terms of the Restrictions will constitute a breach of this Agreement."
- Renters must acknowledge receipt of the Rules by signing the following:
 - "The undersigned, as lessee, or tenant, acknowledges that he/she is familiar with all Restrictions of the Association and agrees to abide by them."
 - The Association must be provided with a copy of this page of the fully executed lease or rental agreement. The wording in the lease can be used by the owner as proof that the tenant promises to obey the Restrictions.
- Owners must provide an emergency telephone number so that the management company can reach them if necessary.
- Owners are responsible for the violation of the Restrictions by tenants or guests.

Architectural Controls

- As outlined in the CC & R's plus the following:
 - All structural or non-structural alteration, modification or construction to the exterior of a house, fence, patio or other structure within Sorrento requires prior written approval by the Board with the recommendation of the Architectural Control Committee.
 - No window in any home shall be covered in part or in whole inside or outside, with aluminum foil, newspaper, paint, blankets, sheets, towels or any other material reasonably deemed inappropriate for such use by the Association.
 - Garage doors and front doors may not be replaced without approval by the Board of Directors with the recommendation of the Architectural Control Committee.
 - Portable basketball hoops will be permitted on the street between the hours of 9:00 a.m. and dusk while the basketball equipment is being used, provided that normal traffic is not interfered such use does not constitute a nuisance to homeowners. If the equipment (backboard/hoop) is not in use, it must be stored out of sight in a garage or lying down in the patio/yard area. Violators will be subject to violation

assessments. In addition, any equipment left on Association property may be disposed of by the Association.

Security

- Keep all gates closed; do not prop open.

Other:

Holiday Lights and Other Outside Additions and Conditions

- Christmas lights and other decorations shall not be installed on the exterior of buildings before December 1 and shall be removed no later than January 15th.
- No radio or TV antenna or aerial may be erected or installed upon the exterior of any home or upon the common area. Exception: small satellite dishes provided that they are not placed on the front of the house.
- No outside clotheslines or other clothes drying or airing facility shall be installed, maintained, or used that are visible from the common area. This includes the drying of wet towels or clothing over the fences.
- Each owner or tenant shall maintain the interior of the unit and the yard in good condition and repair. This includes wood removal, lawn, shrub, and tree maintenance.

Procedure for Complaints

- All complaints must be submitted in writing to the management company for consideration by the Board of Directors.
- Complaints from tenants must be submitted and signed by the homeowner requesting corrective action. The Association will not take action if the homeowner is unwilling to make a written complaint.
- Procedure for resolving complaints against homeowners is set forth in Article VII of the By-Laws:
 - **Initial Complaint.** Persons who believe a violation of the "Restrictions" has occurred may file a complaint with a person designated by the Board on a form approved by the Board. The Board will commence the enforcement process. In its discretion, the Board may issue one or two violation letters to the person alleged to have committed the violation ("respondent") or set a hearing. The Board may direct the Manager to assist the Board in any of the steps the Board chooses to take in enforcing the Restrictions except that decisions made at hearings must be made by the Board.
 - **Scheduling Hearings.** A hearing before the Board to determine whether a sanction should be imposed may be initiated by the Board after receipt of at least one complaint. To initiate a hearing, the Board will deliver a notice to the respondent as provided in Section 7.2 of the By-laws. The date for the hearing may be no less than fifteen (15) days after the date the notice of hearing is mailed or delivered to the respondent. The respondent is entitled to attend the hearing, submit a statement of defense to the Board in advance of the hearing, or present a statement of defense and supporting witnesses at the hearing. If the respondent does not attend the hearing, the respondent waives these rights.
 - **Conduct of Hearing.** The Board shall conduct the hearing in executive session, affording the respondent a reasonable opportunity to be heard. Prior to the effectiveness of any sanction, proof of notice and the invitation to be heard must be placed in the minutes of the meeting. Such proof is adequate if a copy of the notice together with a statement of the date and manner of delivery is entered by the Association officer or Board member who mailed or delivered such notice. The

record of the meeting must contain a written statement of the results of the hearing and the sanction, if any, imposed.

- **Imposition of Sanctions.** After affording the respondent an opportunity for a hearing before the Board, The Board may impose any one or more of the following sanctions: (a) levy a "**Special Assessment**" as authorized in the Declaration; (b) suspend or condition the respondent's right to use any recreational facilities the Association owns, operates or maintains commencing on a date in the future selected by the Board; (c) suspend the respondent's voting privileges established under the Declaration; (d) enter upon a Lot or Condominium to perform maintenance which, according to the Declaration, is the responsibility of the respondent; or (e) record a notice of noncompliance if allowed by law. Any suspension of Membership privileges may not be for a period of more than thirty (30) days for any noncontinuing infraction, but in the case of a continuing infraction (including nonpayment of any assessment after the same becomes delinquent) may be imposed for so long as the violation continues. Written notice of any sanctions to be imposed must be delivered to the respondent personally, by any system or technology designed to record and communicate messages, facsimile, electronic mail, or other electronic means, via first class mail or certified mail return receipt requested, or any combination of the foregoing. No action against the respondent arising from the alleged violation may take effect prior to five (5) days after the hearing.

- **Schedule of Fines:**

- ❖ First Violation: Written Notice
- ❖ Second Violation: \$150.00

Failure to pay any fine on time may result in the Board of Directors taking appropriate judicial action.