

**HIGH MEADOW RIDGE COMMUNITY ASSOCIATION, INC.
RULES AND REGULATIONS
EFFECTIVE AUGUST 1, 1996
(3 PAGES)**

VEHICLES:

- No unlicensed or inoperable vehicles of any type, mobile home, trailer of any kind, camper, or boat shall be kept, placed, maintained, occupied, constructed, reconstructed, or repaired on the premises.
- All motor vehicles of any type shall be parked only in those areas designated for motor vehicle parking.
- No motor vehicle may be repaired on the premises.
- Unit Owners and their tenants may park two motor vehicles on the premises, one in their designated carport, and the other in an area designated for motor vehicle parking. A monthly charge for additional vehicle(s) will be set by the Board of Directors, and the additional vehicle(s) shall be parked in an area assigned by the Board of Directors.

STORAGE: DECKS AND CARPORTS

- No rubbish, unused furniture, boxes, tools, gardening or cleaning implements, bicycles, tires, automobile accessories, or storage items of any kind shall be placed or permitted to accumulate in or underneath the decks or in the carports except within the storage bins in the carports.
- Firewood may be stored within the carports, and may also be stored in a neat manner in or about the residential units, away from the unit structure to avoid termite infestation.
- No clothing, sheets, blankets or other articles shall be hung to dry, or for any other purpose, on any part of the property that can be seen from the common area.

TENNIS COURTS

- Use of courts is restricted to residents and their guests. Guests must be accompanied by a resident.
- Tennis attire is mandatory, most especially tennis shoes. The use of jogging shoes or rubber-sole street shoes is prohibited.
- Play is limited to one hour when others are waiting.
- Courts must be reserved on weekends and holidays by signing up on the board provided at the courts.
- Both doors must be locked when leaving the courts.

SWIMMING POOL

- The pool area is restricted to residents and limited numbers of their guests. Guests must be accompanied by a resident.
- The rules posted in the pool area must be strictly observed.
- The gate to the pool area must be kept locked at all times.
- Picnics of any size are discouraged in consideration of neighboring homeowners' peace and privacy.
- Animals are not allowed in the pool area at any time.
- Alcoholic beverages are not allowed. Non alcoholic beverages must be kept in unbreakable containers.
- Bicycles, toys, inner tubes, air mattresses, floats and other nuisances are not allowed in the pool or the pool area.
- Children under the age of 16 are not allowed in the pool or the pool area unless they are accompanied and supervised by an adult resident. (Our liability insurance requires this).

- Consideration should be given to the rights of your neighbors living near the pool as well as to those present, especially with regard to radios and/or other sound reproduction equipment.
- No unauthorized persons have the right to make adjustments to the pool equipment and regulators.
- The furniture in the pool area should be used with due care and most especially, it should not be used with disregard for its intended purposes.

ANIMALS

- Dogs, cats and other household pets may be kept on the property. However, if they are declared a nuisance by the Board of Directors, they shall be removed from the property.
- Dogs must be on a leash when in the common area.
- Owners walking pets in the common area must clean up after them.

REFUSE CONTAINER BINS

- Each Unit has been assigned a refuse collection area. All refuse must be placed in plastic bags, which must be placed within the assigned refuse container. No loose garbage should be placed within the refuse containers.
- All boxes, either of cardboard or other materials, are to be flattened before being placed in the refuse container.
- Large items including Christmas trees must be disposed of by residents. They cannot be placed in the refuse collection area.
- Bin lids must not be left open.
- Refuse inadvertently dropped outside the bin should be picked up.
- The door to the refuse collection area must be latched on leaving the area.
- Recycling. Separate blue recycling containers have been placed in each of the refuse collection areas. Residents are encouraged to separate paper and glass and plastic bottles and place them in the appropriate recycling container.

RESPONSIBILITY OF HOMEOWNERS/RENTERS

- No building, structure, grade excavation, fill or other addition or improvement can be made by any individual unit owner except as may be approved by the Board of Directors or its Architectural Committee before any work is begun.
- Unit Owners are responsible for conveying these Ground Rules to their tenants, and will be responsible for any fines or penalties that may be assessed by the Board of Directors in accordance with the Governing Documents of the Association. A copy of the ground rules must be given to renters when the lease is signed. It is recommended that each lease contain a specific provision wherein the renters acknowledge the receipt of a copy of the Ground Rules and agree to follow their dictates.
- Unit owners must promptly provide the Board of Directors with a copy of the lease for each rental of a unit. The name and address of each renter must be clearly stated to assist in the case of emergencies and to facilitate routine administrative purposes.
- Residents shall not interfere with the rights of residents of other units. Neighborly courtesy should apply in all interfaces. This courtesy is also expected to be given those employed by the Association for the care of grounds, buildings and equipment.
- All suggestions and requests regarding landscaping and maintenance must be channeled through the Board of Directors or Committees serving under the Board, rather than through direct contact with gardeners and repair persons hired by the Association. The Management Company serving the Association may be contacted regarding these matters.

- Special attention is needed in the use of radios, stereo equipment and television sets to assure that the sound level is not bothersome to neighbors. Consideration should also be given to restraint in the use of kitchen and laundry appliances very early in the day or late at night.
- Thought should be given to avoid loud or noisy conduct after 11:00 p.m.
- Unit Owners are urged to familiarize themselves with the Governing Documents (CC&R's) of the Association from which the bulk of these regulations were taken.
- It should be noted by Unit Owners that the Governing Documents of the Association legally bind each Owner immediately upon purchase. It is important that you have a copy of and have read these documents. If necessary, a copy of the Governing Documents may be obtained from Management. There is a charge of \$50 each for copies
- FOR SALE SIGNS. No "for sale" signs shall be placed on any vehicle or in any part of the common area. "Garage Sales, Tag Sales" or any offering of merchandise for sale are prohibited. Signs advertising units for sale may only be placed in a window of the unit that is being offered for sale.

FIRE PROTECTION

- It has been suggested by the Forestry Fire Department that all units have hoses attached to their outside faucets. Many planned developments such as High Meadow Ridge are quite different from a home in that what happens to your unit can seriously affect neighboring units. A 50-foot hose, mounted on a hose reel, is recommended. In the event of a fire, first call 911 and report the fire, give your location, and alert your neighbors.
- It is recommended that each unit have two operable smoke alarms. Since many alarms are battery operated, the alarms should be checked frequently to be sure they are operating properly.

WATER RATIONING

- During periods of rationing it is necessary to follow published rules and cut back the use of water.

BOARD OF DIRECTORS MEETINGS

- Board of Directors meetings are open to all members. Notice of these meetings are posted on the property at least four days prior to the meeting. All Unit Owners are encouraged to attend the meetings and partake in the discussions.

PAYMENT OF MONTHLY ASSESSMENTS

- Monthly assessments are due and payable on the first day of the month. The assessment becomes delinquent after the fifteenth day of the month. Checks should be sent to the Management Company serving the Association.

**High Meadow Ridge Community Association, Inc.
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