

SUMMARY OF RULES AND REGULATIONS

Below is a summary of rules and regulations governing Avocado Homeowners residents. These are meant to be a quick reference to the rules and regulations. All residents must comply with the policies adapted. Please have the entire family read the list so that all will be informed. You will find a detailed summation in your Declaration of Restrictions, Bylaws and Rules and Regulations. If you do not have a copy of these documents please contact the property manager to obtain your copy.

OBLIGATION OF MEMBERS (OWNER, LANDLORD, TENANT)

OWNER

Each owner is liable to the Association and is responsible for any damage created by himself, his family, guests, employees, tenants' and contract purchasers.

LANDLORD

All leases must conform to Section 5.3.4 of the Declaration of Restrictions.

The owner is responsible for the conduct of his tenants and tenant's guests.

If an owner has sold his lot to a contract purchaser or has leased or rented the lot neither the owner nor his family, guests, etc. will be entitled to use the common area. (Declaration of Restrictions 5.2.2)

TENANT

The lessee of any property has the same rights and obligations (regarding rules) during his period of occupancy as the owner.

ENFORCEMENT

Enforcement of penalties for violations of the Declaration of Restrictions, Bylaws or Rules and Regulations will be as provided for in those documents.

FIREs

No outdoor fires are permitted on the property.

VEHICLE REGULATIONS

No mobile home, camper, boat, trailer, truck, or other recreational or commercial vehicle of any kind shall be kept, stored, parked, maintained, constructed or repaired on the property in such a manner as to be visible. The above mentioned vehicles shall not be permitted to remain more than 48 hours on any part of the property unless stored out of sight in a garage.

Vehicles such as mopeds, mini-bikes, motorcycles, all terrain vehicles and dirt bikes **shall not be allowed** except for entry and egress.

The speed limit on any Avocado Estates property is 15 MPH. Speed regulations are to be observed at all times.

PARKING

No parking on the streets at any time.

Guests may park in parking bays or pool parking lot.

Only parallel parking permitted in parking bays.

Any owner vehicle left in a parking bay for more than 48 hours will be subject to removal.

ARCHITECTURAL CONTROL COMMITTEE

This committee must approve all additions or modifications to the exterior building structures. Requests for additions or modifications must be submitted in writing and approved on a case by case basis by the committee before actual changes are made.

No plantings are allowed which will interfere with the view from another lot.

No trees may be removed in any way without prior approval of the committee.

No fixed sport apparatus shall be attached to any dwelling or garage or erected on any lot without prior approval of the committee.

No outside television antenna, radio pole or other electronic device shall be constructed, erected or maintained within the property or connected in such a manner as to be visible on the outside of any dwelling except as approved by the committee.

Minor changes such as screen doors, paint colors, auxiliary air conditioning, attic fans, etc., which is visible from the exterior of the building, must be approved by the committee.

All clearing whether for view, lawn, or construction must be approved by the committee.

FENCING

No fence or wall of any kind shall be erected or maintained except as authorized by the Architectural Control Committee

Nothing shall be attached to the exterior of any fence to be visible from any portion of the property except as authorized by the Architectural Control Committee.

No fencing or additions to fencing are permitted which would interfere with the view from any lot.

ANIMAL REGULATIONS

All provisions of the San Diego County Code regulating animals apply to the Avocado Homeowner's property.

No pet is permitted to run free on the property.

Dogs must be controlled by leash at all times.

Litter deposited by animals on lawns, streets, sidewalks or common areas **must be removed immediately by the animal's owner.**

Loud barking or howling animals are not permitted.

SOUND DEVICES

No horns, whistles, bells or other sound devices except security devices shall be used.

COMMON AREA

No person other than the Association or its duly authorized agents shall alter any portion of the common area or landscaping thereon.

FIREARMS

No guns, air powered rifles, BB guns or bows and arrows are allowed to be used anywhere on the property.

PROPERTY MAINTENANCE

Each lot shall be maintained in a clean, orderly, and attractive fashion.

Trash, garbage, etc. is to be kept in covered containers not visible from the street or from any neighbor. Trash cans must be set out and taken in within a reasonable time (not to exceed 12 hours) of trash pickup

Service areas, clotheslines, storage piles, etc. may not be visible from the street or adjacent lots.

No windows shall be covered with aluminum foil, sheets, towels, blankets, or similar materials.

SIGNS, YARD SALES, ETC.

No signs or posters shall be displayed on a lot except for one (1) sign of customary and reasonable size, which states that the premises are for sale or rent.

There will be no individual yard sales or garage sales allowed on the property. The community sponsors a community-wide yard sale once a year at which time each homeowner may participate in his own personal sale.

TREE HOUSES AND FORTS

Any structure being built on the property must be approved by the architectural committee. Common areas and easements are not to be used for forts or tree houses.

FINE SCHEDULE

While nobody likes to pay fines, in some cases when deliberate violations are encountered, fines are imposed.

Fines for first time violations of the Bylaws, CC&R's, and/or Rules and Regulations shall be levied in accordance with the following schedule:

Item Number	Item	Item Fee
1	Failure to maintain the exterior of the structure, including, but not necessarily limited to house, fences, driveways, retaining walls, etc., in accordance with the CCBR's and Rules and Regulations.	\$50
2	Failure to maintain landscaping in accordance with the CC&R's and Rules and Regulations.	\$50
3	Storing boats, RV's, in yards or driveways over 48 hours.	\$50
4	Allowing dogs to run loose or unrestrained.	\$50
5	Failure to clean up after pets.	\$50
6	Dog barking continuously.	\$50
7	Damaging or misuse of common area property (landscaping, sprinklers, roads, streetlights, gates, pool, etc.)	\$50
8	Unauthorized Architectural changes to property	\$50
9	Putting trash debris, yard trimmings out for trash pickup early (more than 1 day prior to scheduled pick-up), or leaving trash barrels out more than 1 day after scheduled pick-up.	\$50
10	Unreasonably loud music or noises in common areas or private dwellings at unreasonable hours, or following neighborhood complaints.	\$50
11	Violation of pool Rules	\$50
12	Any other violation of the CC&R's and Rules and Regulations not otherwise specifically referenced.	\$50
13	Removal or trimming trees in common areas.	\$500
14	Removal of trees on homeowners personal property without prior permission	\$300
15	Topping of any tree on homeowners personal property.	\$100

Fines shall be in addition to an assessment equal to any applicable cost of repair.