

Rules and Regulations of the Rancho Carrillo Community Association

The following Rules and Regulations have been adopted by the Rancho Carrillo Community Association pursuant to the Declaration of Establishment of Conditions and Restrictions dated June 11, 1962, and as amended (herein "CC&Rs") and the Bylaws of the Rancho Carrillo Community Association adopted July 2, 1992 and all Amendments thereto.

I. Use of the Access Road Easement. All Community Members ("Members") shall use the access road easement in a safe and reasonable manner consistent with conditions. All vehicles shall adhere to the right hand side of the road to the maximum extent reasonably possible. Vehicles traveling down the road shall yield to vehicles coming up the road. All Members causing Large Vehicles or Large Vehicles with Trailers to travel on the road, whether by visitors, guests or by Member permission to vendors, must escort such large Vehicles and Vehicles with Trailers up and down the road. Escort shall mean that the Member shall precede the vehicle with emergency flashers on at a distance of approximately 200 yards so as to give notice to on-coming vehicles. Large Vehicles encompassed by this rule shall mean all trucks or vans of excessive width, length and size including but limited to cement trucks, lumber and building material trucks, cranes, moving vans, and heavy equipment transport vehicles, but excludes Member's recreational and transport vehicles.

2. Weed Abatement and Fire Protection. All Members shall maintain their lots in a neat and fire safe condition. Members shall comply with the regulations of the United States Department of Forestry and the County of Riverside regarding fuel conservation so as to maintain lots mowed and cleared by the date established by the County and the Department of Forestry. All potential natural fuels such as grass, weeds and shrubs shall be trimmed and maintained so as to minimize fire hazard. All Members shall comply with the existing United States Department of Forestry regulations regarding fire safety, including compliance with an posted notices of correction. Members shall, in addition, comply with the reasonable regulations of the Board arising from the recommendations of the Rancho Carrillo Fire Department as to the nature and extent of steps necessary to minimize fire hazards.

3. Health, Safety and Nuisance. No Member shall allow rubbish, debris or materials of any kind to accumulate on any portion of the Member's property so as to render the premises unsanitary, unsightly, offensive or detrimental to any property in the vicinity thereof or so as to present a hazard to the health, safety or quiet enjoyment of the occupants of the property in the vicinity thereof. This proscription shall apply to any condition or operation which generates unsightly, offensive, unsanitary or noisome conditions or otherwise constitutes a public or private nuisance under California laws or is in violation of existing zoning or building regulations of the County of Riverside.

4. Building and Construction Regulations. All building or construction shall be conducted in accordance with the regulations of the County of Riverside and in a safe and non-offensive manner so as to prevent interference with the quiet enjoyment of

property by Members in the vicinity of the construction. All construction operations shall be in accordance with prevailing standards for safety and prevention of harm as generally accepted in the construction industry. No buildings or structure of any kind shall be erected on any residential lot until building plans, specifications and plot plans have been submitted to the County of Riverside in accordance with prevailing County regulations. Except as modified by these rules, the limitations on construction set forth in the CC&Rs shall be binding and enforceable. No trailer, motor home, mobile home, recreational vehicle or similar building or structure built or constructed elsewhere shall be moved onto, placed on or maintained on any lot of Rancho Carrillo as living quarters, except for a period during construction not to exceed six (6) months. All building or construction shall be timely completed with reasonable diligence. All fencing along street frontage within 50 feet from streets shall be of white or natural multi-rail fencing, aesthetically pleasing and consistent with existing Community standards. Such fencing shall not be composed of freestanding wire-based material such as chain link or barbed wire.

5. Use of Property. There shall be no use of property which interferes with the quiet enjoyment of the Community by any of the Members, including any activities which are in violation of the Rules and Regulations or otherwise adversely affect the health and safety of individuals in the Community or adversely impact Community resources and environmental quality. There shall be no commercial keeping of animals, including the maintenance of kennels, stables or facilities for breeding, boarding or sale in violation of the CC&Rs. There shall be no use of Community roads and environs for commercial activity unless approved by the Board of Directors based on an affirmative showing of compliance with the rules and a written release of liability of the Association.

6. Animal Limitations. No Member may maintain no-domestic or commercial facilities for animals except as approved under these rules. The following limitations shall apply to maintenance of any animals:

(a) Poultry, rabbits, chinchilla or similar small animals may be maintained for occupant use only provided they are kept and maintained so as to be in compliance with applicable CC&Rs and Rules and Regulations and so as not to constitute a nuisance or risk to the health or safety of others or interfere with other Member's quiet enjoyment of their property or common area.

(b) Horses, cattle, llamas, sheep, goats, pigs, dogs and other large animals shall be limited to a number and maintained so as to be in compliance with applicable CC&Rs and Rules and Regulations and so as not to constitute a nuisance or risk to the health or safety of others or interfere with other Member's quiet enjoyment of their property or common area.

7. Signs or Advertisements. There shall be no signs for sale, lease, advertisements, billboards or other advertising device directed or maintained on any lot except for signs for the sale or lease of the lot not more than two in number and not exceeding four square feet.

8. Development and Limitations of Residential Use. There shall not be any division or development of any lot beyond that platted and approved by the County of Riverside as of the date of adoption of these Rules and Regulations. Lots shall be maintained for the residence of a single owner, except that a second residential structure may be erected and maintained in compliance with the zoning and other regulations of the County of Riverside exclusively for family members, nannies, caretakers and non-commercial guests. Except for non-commercial lease of the primary residence on each lot, there shall be no rental units on any lot.

9. Activities of Member's Guests, Etc. Members shall supervise the activities of Member's guests, invitees, vendors or agents on the premise of Rancho Carrillo common area. In the event of damage by any Member or Member's agent, invitee or guest to any common area or property thereon, including roads, fences or recreational facilities, the Association shall be empowered to repair such damage and to assess the cost of such repairs to the Member.

10. Compliance with Regulations and Association Enforcement. Rancho Carrillo Community Association shall be empowered to enforce these Rules and Regulations and any Amendments thereto pursuant to the governing provisions of the Declarations of Establishment of Conditions and Restrictions, Bylaws and other operating documents of the Rancho Carrillo Community Association. Enforcement shall be in compliance with the procedures adopted by the Board of Directors of the Association pursuant to notice provided by those procedures. In the event of violation or breach of these Rules and Regulations by any owner or agent of the owner of any lot, the Association shall have the right to proceed in law or equity to compel compliance with the terms thereof or prevent their violation or breach, including without limitation, an action to enjoin any condition or operation which is in violation of these Rules and Regulations. After due notice and opportunity to correct, and correction is not made, any violation of these Rules and Regulations may be corrected by the Association, which shall have the authority to do all things necessary to place such property in a safe condition in compliance with these Rules and Regulations. Any expense incurred by the Association in enforcement thereof shall become due and payable when incurred and shall constitute an assessment otherwise enforceable under the Bylaws, Articles of Incorporation and governing regulations of the Association. These Regulations may be amended from time to time by action of the Board of Directors and following notice to the Members of the Association. If a provision or any part thereof is invalidated by any Court, such invalidation shall in no way affect or limit the validity or enforceability of any other restriction which shall remain in full force and effect.