

VENTURA AT STONEBRIDGE COMMONS, A CONDOMINIUM
RULES AND REGULATIONS

Each Owner, lessee, invitee, relative, guest or otherwise, hereinafter referred to as occupant, of the Unit, shall be governed by the following Rules and Regulations. All capitalized terms shall have the meaning as defined in the Declaration of Condominium of VENTURA AT STONEBRIDGE COMMONS, a Condominium.

Rule # 4 was amended on May 22nd, 2013 at the Ventura Board Meeting. Please contact the Management Office if you would like a copy of these rules in Spanish or Portuguese.

1. The Community Association may assign one (1) parking space to each Unit. Vehicles shall not be permitted on Condominium Property; provided, however, the Community Association shall designate parking areas for all vehicles. The Community Association shall also enact reasonable rules and regulations governing the parking of recreational vehicles, camping trailers, boats or boat trailers, motorcycles, personal watercraft or any other vehicles. Nothing herein shall be construed to give or create in any person the right to park upon any portion of the Condominium Property.
2. No vehicles may be stored or repaired on Condominium property.
3. Speed of vehicles Within the Community is limited to twelve (12) M.P.H. Skidding of wheels on starts, stops or turns are prohibited.
4. No bicycle riding, roller-blading, skate boarding and or using scooters, is permitted on the green areas, sidewalks, breezeways or Common Areas within *VENTURA AT STONEBRIDGE COMMONS, a Condominium*, but is permitted on the driving and parking areas of the Community Association. Caution should be used near the main entrance, as bike riding, roller-blading, skateboarding and or using scooters are hazardous to traffic.

Common Elements shall not be obstructed, littered, defaced or misused. Patios and balconies shall not be used for storage space but shall be kept neat at all times.

5. Complaints or requests regarding maintenance shall be made to the Management Company.
6. Entering or attempting to enter upon roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.
7. Tampering with irrigation pumps or lines is prohibited except authorized personnel.
8. Except for those Limited Common Elements for which the Owner of a Unit has the responsibility for maintenance, repair and replacement, no Owner or occupant shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining permission from the Board of Directors.
9. No Owner or occupant may direct, supervise or attempt to assert control over any employees of the Developer, the Association and/or management company, nor attempt to enlist their assistance on any private business.

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RULES AND REGULATIONS

10. All restrictions, limitations and obligations of occupants provided in the Declaration of Condominium and Bylaws are incorporated into these Rules and Regulations by reference.
11. In addition to these Rules and Regulations, the Board reminds all Owners and occupants of ordinances adopted by Orange County governing pets, nuisances, destruction of property, operation of boats, discharge of air guns and fire arms, and destruction of wildlife. Violations of the City and County ordinances shall be regarded as violations of these Rules and Regulations as well.
12. Unit Owners or occupants of a Unit (regardless of the number of Owners or occupants for any one Unit), may maintain two (2) household pets per. Unit, each not to exceed 50 lbs. at full maturity. Household pets are limited to domestic dogs, domestic cats or caged birds. Unit Owners or occupants of a Unit may maintain one (1) fish tank not to exceed 55 gallons. In no event shall household pets be kept, bred, or maintained for any commercial purpose and for only as long as they do not become a nuisance or annoyance to neighbors.

Unless the Association has designated a particular area on the Condominium Property for pet defecation, household pets must be taken off the Condominium Property for that purpose. Unit Owners must pick up all solid waste of their pets and dispose of such waste appropriately. All pets, including cats, must be leashed at all times when outside the Unit. Pets may not be tied up or leashed to any object on the Condominium Property. Pets may not be kept in a Limited Common Element. The Association has the right to pick up loose pets and/or report them to the proper authorities. Violation of these Rules and Regulations shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners and/or to require any pet to be permanently removed from the Condominium Property. Without limiting the right of the Association to establish policies in other matters affecting the Condominium, the Association may make reasonable rules and regulations regarding pet ownership in the Condominium. Notwithstanding anything herein to the contrary, if any animal permitted to be kept by an Owner shall become a nuisance to other Owners and such nuisance is not corrected after written notice to the Owner, the Board of Directors of the Association shall have the right to require the Owner to remove such animal permanently from the Property.

13. No alterations of any kind shall be made to the Common Element or Limited Common Element portion of the exterior or interior of any structure without prior written approval of the Board of Directors of the Condominium Association. The Board will give due regard to effects upon aesthetics, insurance, building codes and other regulations.
14. No laundry, clothing or other material shall be displayed on the balcony or porch of any Unit or hung within the Unit in a manner to be visible from the outside. No spas or hot tubs shall be permitted on any screened porch or balcony.

VENTURA AT STONEBRIDGE COMMONS, A CONDOMINIUM
RULES AND REGULATIONS

15. No industry, business trade, occupation or profession of any kind, whether commercial, religious, educational or otherwise shall be permitted on any part of the Condominium Property or in any Unit, whether designed for profit, altruism, and exploration or otherwise.
16. No signs shall be displayed from a Unit or from the Condominium Property, or from any vehicle parked on Condominium Property; provided, however, any Unit Owner may display one (1) portable, removable United States flag in a respectful way; provided, further, any Unit Owner may display an official flag of one of the U.S. armed services on Armed Forces Day, Memorial Day, Independence Day and Veterans Day. Any such flag displayed may not be larger than 4 1/2 feet by 6 feet. This prohibition includes "For Sale" or "For Rent" signs. This prohibition does not include the Developer.
17. Except for maintenance, repair or replacement occasioned by normal wear and tear, or other damage caused to screened enclosures, no screen doors or balcony or patio screening may be replaced or altered by the Unit Owner without approval as indicated in Paragraph 13 above. No Unit Owner shall be permitted to replace screened enclosures with glass enclosures or any other solid material.
18. No flammable, explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any Unit.
19. Each Unit shall be used only for the purpose of a single family residence and for no other purpose whatsoever except such uses as the Developer may make of a Unit or Units as provided by the Declaration of Condominium. Each Unit occupant shall maintain his Unit in a clean and sanitary manner and shall not sweep or throw any dirt or substance from the doors, windows or balconies.
20. No Owner or occupant shall make or permit any noise that will disturb or annoy any occupants of a Unit, or do or permit anything to be done which will interfere with the rights, comfort or convenience of such occupants.
21. All garbage and refuse from the Units shall be deposited with care in containers provided by the Community Association for that purpose, and no one shall be allowed to litter the Common Elements.
22. Owners and occupants shall not use the Units, or permit their use, in such manner as would be disturbing to other Owners or occupants, or in any way as to be injurious to the reputation of the Condominium.
23. Sound and noise from radios, phonographs or other audio devices, television sets or from musical instruments or social gatherings shall be deemed a nuisance between the hours of 11:00 P.M. and the following 8:00 A.M., when audible beyond the confines of the Unit involved.

VENTURA AT STONEBRIDGE COMMONS, A CONDOMINIUM
RULES AND REGULATIONS

24. There shall be no storage or parking of baby carriages or playpens, bicycles, wagons or toys on any part of the Common Elements or Limited Common Elements. Such personal property must be stored in storage closets, or other areas designated for that purpose.
25. Nothing shall be hung or displayed on the outside of windows or placed on the outside walls of a building and no sign, awning, canopy, gutter, radio, television antenna or satellite dish shall be affixed to or placed upon the exterior walls or roof, except with approval of the Board of Directors of the Condominium Association; provided, however, any Unit Owner may display one (1) portable, removable United States flag in a respectful way; provided, further, any Unit Owner may display an official flag of one of the U.S. armed services on Armed Forces Day, Memorial Day, Independence Day and Veterans Day. Any such flag displayed may not be larger than 4 1/2 feet by 6 feet.
26. Each Owner has the right to sell or lease his Unit; provided, that, the Owner complies with the terms of the Declaration of Condominium. Each new Owner shall be bound by the provisions of the Declaration of Condominium and all Condominium documents, and these Rules and Regulations.
27. Each Unit shall be occupied only as a single family residential private dwelling by no more than six (6) persons in a three bedroom nor more than four (4) persons in a two bedroom Unit at any one time. No Unit may be divided or subdivided into a smaller Unit.
28. Charcoal broilers or small open flame burners, electric grills or gas grills are not permitted to be used on balconies or any of the Common Elements, Limited Common Elements or Units.
29. All official notices of the Condominium shall be noted as such. No member shall make or permit to be made any written, typed or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail, or otherwise circulate to other members, which purports or represents to be an official act or notice of the Association. Notices of a social nature or purpose by a member to other member are permitted; provided, that, all such notices shall bear the signature of the member or members originating such notices, and such member or members shall be fully responsible for the contents thereof.

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SUPPLEMENTAL COMMON ELEMENTS RULES

(Adopted February 10th, 2016)

The following Supplemental Common Element Rules (“Rules”) have been adopted by the Board of Directors (“Board”) for Ventura at Stonebridge Commons Condominium Association, Inc. (“Association”) on 10th, day of February, 2016. This Policy are intended to supplement and used in connection with the Declaration of Condominium For Ventura Stonebridge Commons, a Condominium, By-Laws of the Association and Articles of Incorporation of the Association (collectively referred to as the “Governing Documents”). The definitions of the capitalized terms in this Policy, unless otherwise defined herein, shall have the same meaning as those set forth in the Governing Documents

I. COMMON ELEMENTS

- 1) There shall be no smoking of any type or kind on or in the sidewalks, walkways, breezeways, hallways, stairwells and entrances of the buildings, which are part of the Common Elements and are covered with any type of ceiling or roof.
- 2) There shall be no smoking of any type or kind within ten (10) feet of the sidewalks, walkways, breezeways, hallways, stairwells and entrances of the buildings, which are part of the Common Elements and are covered with any type of ceiling or roof.
- 3) Littering is prohibited on the Common Elements. Litter includes, but is not limited to, cigarette butts, cigars and packaging for the same.