

# VISTAS AT STONEBRIDGE PLACE, 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 Vistas at Stonebridge Place Condominium Association, Inc.

1. All automobiles shall be parked only in the parking spaces so designated for that purpose by the Developer. No vehicle other than passenger automobiles, motorcycles, vans, mini-vans, pick-up trucks and all other non-commercial vehicles and any other two axle vehicle may be parked in Vistas at Stonebridge Place, a Condominium. Boats, boat trailers, watercraft and trailers, campers and the like are prohibited. Once the Developer passes control of the Association to the Unit Owners, the Association shall have the power to review the above-referenced applications.
2. No vehicles in a state of disrepair may be stored or repaired on Condominium property.
3. Speed of vehicles within the complex is limited to twelve (12) M.P.H. Skidding of wheels on starts, stops or turns is prohibited.
4. No bicycle riding is permitted on the green areas or sidewalks within Vistas at Stonebridge Place, a Condominium, but is permitted on the driving and parking areas. Caution should be used near the main entrance, as bike riding is hazardous to traffic.
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 room is prohibited, except by authorizing personnel.
7. Tampering with irrigation pumps or lines is prohibited except authorized personnel.
8. No Occupant shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining permission.
9. No 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.
10. All restrictions, limitations and obligations of Occupants provided in the Declaration of Condominium and By-Laws are incorporated into these Rules and Regulations by reference.
11. In addition to these Rules and Regulations, the Board of Directors reminds all Owners and Occupants of ordinances adopted by Orange County governing pets, nuisances, destruction of property operating 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. Dogs, cats and other pets are allowed to be kept in, on and about the Condominium Property only in compliance with these rules. No more than two (2) animals per Unit allowed, each of which the Owner must be able to carry comfortably in their arms, and with a weight restriction per animal not to exceed 35 pounds at full maturity. Animals are to be kept within the living area of the Unit of their Owner, or on a leash when outside of the Unit. Any owner or Occupant harboring any pet shall indemnify and hold harmless the Developer, Management Company and the Association against any loss or liability of any kind arising out of having any animal on the Condominium Property. If a pet becomes obnoxious because of barking, mischief or otherwise, such obnoxious activity may be reported by Occupants or by the Management Company. The owner of such animal will be notified to correct the problem; failure to do so may cause for the Developer, Management Company or the Association to require removal of the animal.
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.
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, exploration or otherwise.
16. No signs, window displays or advertising will be permitted on any part of the Condominium Property except as provided in the Declaration; this prohibition includes "For Sale" or "For Rent" signs. This prohibition does not include the Developer.
17. No screen doors or balcony or patio screening is to be added to Units without approval as indicated in Paragraph 13 above.
18. No inflammable, 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 dirt of 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 for that purpose, and none 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 o 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.
24. There shall be no storage or parking of baby carriages or playpens, bicycles, wagons or toys on any part of the 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 or television antenna shall be affixed to or placed upon the exterior walls or roof, except with approval of the Board of Directors of the Condominium Association. This rule does not apply to hanging live plants.
26. One potted plant (either live or artificial) may be placed by the front door. The plant must be no more than 6 feet in height and placed so that the doorway is not blocked. One decorative wreath (circular band of flowers, foliage or ornamental) may be placed on the front door. Both the plant and wreath must be maintained to enhance the property.
27. 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.
28. Each Unit shall be occupied only as a single family residential private dwelling by no more than six (6) persons in a two bedroom Unit and eight (8) persons in a three bedroom Unit at any one time. No Unit may be divided or subdivided into a smaller Unit.
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 who 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 members 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.

## 12. USE RESTRICTIONS

The below Use Restrictions have been extracted from the Declaration of Condominium. The use of the Condominium Property shall be in accordance with the following provisions as long as the Condominium exists upon the land:

12.1 Units. This is a residential Condominium, and therefore, each of the Units shall be occupied only as a single family residential private dwelling by no more than four (4) persons in a two bedroom unit and six (6) persons in a three bedroom unit at any one time. No Unit may

be divided or subdivided into a smaller Unit. Subject to the provisions of the Rules and Regulations, small household pets may be kept by Unit Owners within the Units. Such pets may not be kept bred or maintained for any commercial purpose or in numbers deemed unreasonable by the Board of Directors.

12.3 Nuisances. No nuisance shall be allowed upon the Condominium Property or within a Unit, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Condominium Property.

12.5. Leasing of Units. Entire Units may be rented provided the occupancy is only by the lessee, his family and guests. No rooms may be rented. A Unit may not be leased or rented by the respective Unit Owner thereof to Transient Tenants. No lease shall be for a period of less than one (1) year, and a Unit Owner may not have more than two (2) leases per year. The lease of any Unit shall not release or discharge the Owner from compliance with any of his obligations and duties as a Unit Owner. Any such lease shall be in writing and provide that all of the provisions of the Declaration and Bylaws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit to the same extent as against a Unit Owner, and a covenant shall exist upon the part of each such tenant or occupant to abide by the Rules and Regulations, the terms and provisions of the Declaration of Condominium and Bylaws, and designating the Association as the Unit Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenant, which covenant shall be an essential element of any such lease or tenancy agreement. In the event a unit is occupied by a person or persons other than the Unit Owner, such Unit Owner shall not be entitled to utilize the recreation facilities of the Condominium during the period of such occupancy.

12.6 Signs. No sign shall be displayed from a Unit or from the Condominium Property.

12.7 Prohibited Vehicles. No commercial trucks or vans or other commercial vehicles shall be permitted, except such temporary parking as provided for such purpose as may be necessary to effectuate deliveries to the Condominium, the Association, Unit Owners, or residents. It is acknowledged that there are pickup trucks and vans that are not used for commercial purposes, but are family vehicles. A commercial vehicle is one with lettering or display on it or is used in a trade or business. No campers, recreation vehicles, boats or boat trailers may be parked on the Condominium Property. Motorcycles may be parked on the Condominium Property only with the written consent of the Board of Directors of the Association.

12.11 Alteration of Exterior Appearance. No reflective film or other type of window treatment shall be placed or installed on the inside or the outside of any Unit without the prior written consent of the Board of Directors. All such window treatments, if approved, shall have an exterior appearance of white. Any alternations, decorations, repairs or replacements which have an effect on the exterior appearance must be first approved by the Board of Directors.

12.12 Use of Property. No articles shall be hung or shaken from the doors, windows, or balconies, no articles shall be placed upon the outside window sills, or outside of balcony railings of the Units. Balconies are not to be used for storage.

12.13 Charcoal Broilers, etc. Charcoal broilers or small open flame burners or electric grills are not permitted to be used on balconies or any of the Common Elements.

12.14 Storage Areas. All storage must be kept inside the Unit. Fire regulations prohibit the storage of gasoline, paint, or any combustible items presenting a fire hazard. Common Elements cannot be used for storage purposes.

12.15 Refuse. All refuse shall be disposed of with care and in containers intended for such purpose. All trash must be contained in plastic trash bags and secured and placed in trash containers. Trash bags are to be placed in the proper location for pick-up on designated pick up days.

12.16 Garage Doors. Garage doors must remain in the down position at all times, unless entering or exiting the garage.