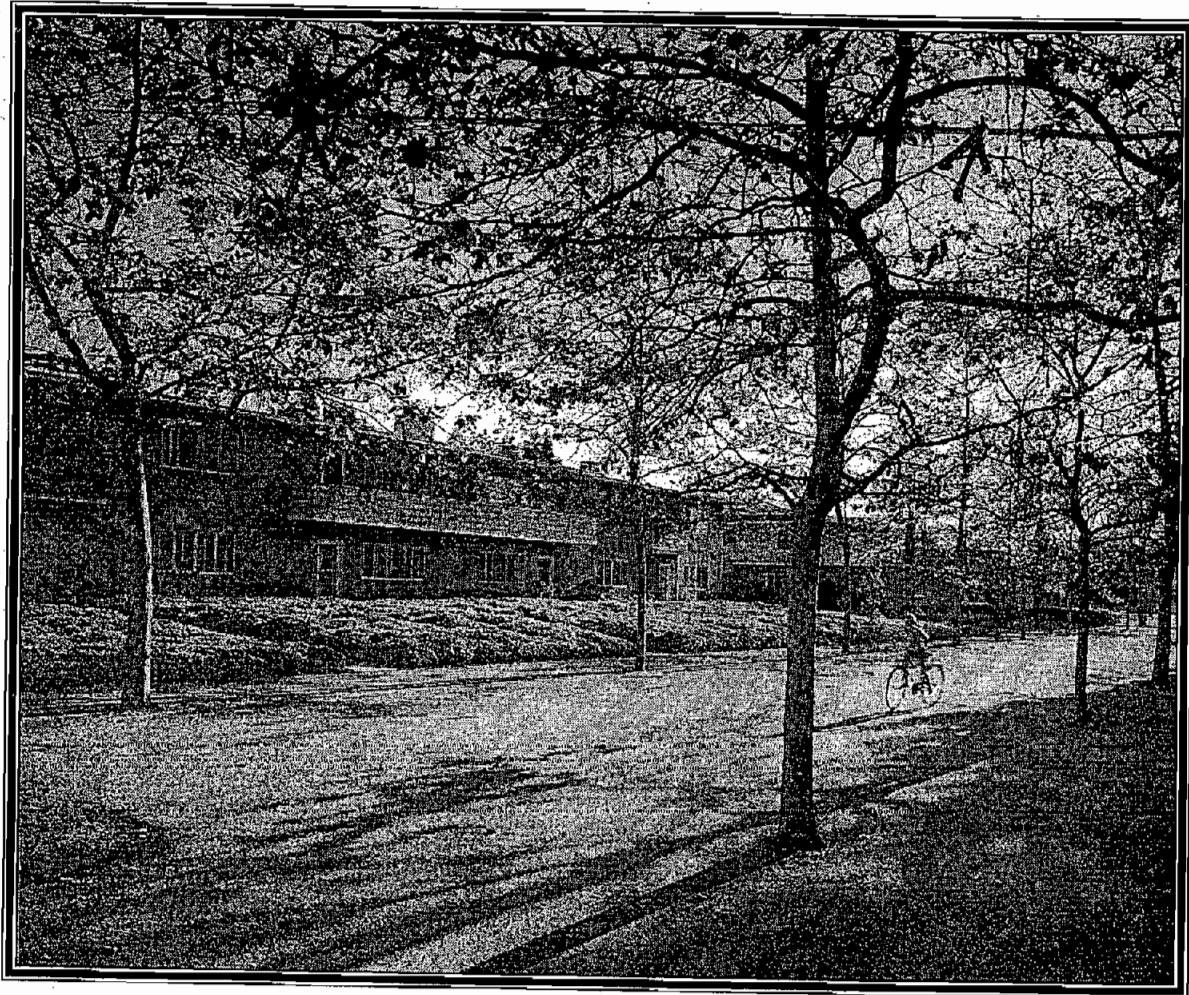


THE
VILLAGE GREEN
HANDBOOK

2007 EDITION



NATIONAL HISTORIC LANDMARK

VILLAGE GREEN
5300 Rodeo Road
Los Angeles, CA 90016-5207
www.villagegreenla.net
(323)294-5211

*UPDATES will Be on Green
Paper.*

CHECKLIST FOR NEW OWNERS

WELCOME TO VILLAGE GREEN!

This checklist is designed to ease your transition to life in this condominium community.

1. REGISTER AT THE OFFICE

All residents need to fill out an emergency information form, register their vehicles(s), and receive a garage assignment, parking passes, and a key to the laundry room. By the time you purchase your unit, you should have received a copy of the CC&R's, bylaws, and this Handbook.

2. READ THE VILLAGE GREEN HANDBOOK

This Handbook describes the community's architectural history, explains its governing structure, and lists important regulations.

3. MEET YOUR COURT COUNCIL REPRESENTATIVE

Your court council representative will help answer your questions and introduce you to the neighbors in your court. The name of your Court Representative is posted in the Laundry Room.

4. CONSIDER VOLUNTEERING TO ENHANCE THE QUALITY OF LIFE AT VILLAGE GREEN

There are a number of standing committees you can join. Get involved with a short or long term project, or consider a position with the Board of Directors. More information appears monthly in the monthly Newsletter, and/or *Highlights*, the quarterly publication of Village Green. Meeting times are available on the website www.villagegreenla.net.

5. LEARN THE GUIDELINES FOR MODIFYING YOUR UNIT

If you want to make any exterior or interior alterations to your unit that involve the buildings, structures, electrical or plumbing systems, please contact the Manager. Because of the unique design of Village Green and its National Historic Landmark status, such changes must be in compliance with the CC & R's, reviewed by the Design Review Committee and approved by the Board of Directors. The Manager can advise you about the correct procedure.

6. CONSIDER THE FOLLOWING RECOMMENDATIONS TO PROTECT YOUR PERSONAL SAFETY AND THAT OF YOUR NEIGHBORS

- Turn your front and back door lights on after dark
- Request guards for escort service to home and garages
- Immediately report anything suspicious to Escort and Patrol
- In an emergency, phone 911
- For their personal safety, supervise children at all times, especially in the common areas.

LOG ONTO THE WEBSITE www.villagegreenla.net FOR PERIODIC UPDATES AND NEWS

AMENDED AND RESTATED RULES AND REGULATIONS

JANUARY 25, 2007

FORWARD

Pursuant to the authority granted to the Association's Board of Directors (the "Board") in Article 5, Section 5.1 of the Association's Declaration of Covenants, Conditions and Restrictions and Grant of Easements (the "CC&Rs"), the Board has approved of the following rules and regulations (the "Rules"). Please note that the Rules are supplemental to the terms, provisions, and conditions set forth in the CC&Rs and the Association's Bylaws. If there is a conflict between the CC&Rs and/or the Bylaws and the Rules, the CC&Rs and the Bylaws will take precedence.

The purpose of the Rules is to enable residents to enjoy living in a pleasant environment with the highest regard and respect for your neighbors. The Board believes that these Rules will help assure a comfortable living situation for the residents of Village Green and to help to maintain the highest property values. The enjoyment of your property is dependent on the willingness of the residents, both as individuals and as a community, to enforce these Rules. The Rules will be enforced in a uniform manner and they are binding on all residents, whether homeowners or tenants, and all family members, guests, agents and invitees of an owner and/or a tenant.

Any questions, complaints, requests for repairs or other matters regarding the Rules should be addressed to the Board as follows:

The Village Green Owners Association
5300 Rodeo Road
Los Angeles, California 90016
Attention: Property Manager
Telephone: (323) 294-5211
Facsimile: (323) 294-0151
Email: villagegreen5300@sbcglobal.net
Website: www.villagegreenla.net

Your cooperation, encouragement, input of information and understanding is greatly appreciated.

The Village Green Owners Association

The Board of Directors

TABLE OF CONTENTS

Article 1 - History		-1-
Article 2 - Definitions		-4-
Section 2.1	<u>Terms as Defined in the CC&Rs</u>	-4-
Section 2.2	<u>Assessments</u>	-4-
Section 2.3	<u>Association</u>	-4-
Section 2.4	<u>Association Property</u>	-4-
Section 2.5	<u>Board or Board of Directors</u>	-4-
Section 2.6	<u>Bylaws</u>	-4-
Section 2.7	<u>CC&Rs</u>	-4-
Section 2.8	<u>Common Areas</u>	-5-
Section 2.9	<u>Condominium</u>	-6-
Section 2.10	<u>Governing Documents</u>	-6-
Section 2.11	<u>Guest</u>	-6-
Section 2.12	<u>Manager</u>	-6-
Section 2.13	<u>Owner</u>	-6-
Section 2.14	<u>Project</u>	-6-
Section 2.15	<u>Resident</u>	-6-
Section 2.16	<u>Tenant</u>	-6-
Section 2.17	<u>Unit</u>	-6-
Article 3 - Administration		-6-
Section 3.1	<u>Board of Directors</u>	-6-
Section 3.2	<u>Officers</u>	-6-
Section 3.3	<u>Board Meetings</u>	-6-
Section 3.4	<u>Annual Election Meeting</u>	-6-
Section 3.5	<u>Membership Meeting</u>	-6-
Section 3.6	<u>Association Records</u>	-6-
Section 3.7	<u>Manager and Association Staff</u>	-7-
Section 3.8	<u>Volunteer Involvement; Committees</u>	-7-
Section 3.9	<u>Village Green Website</u>	-9-
Section 3.10	<u>Association Services</u>	-9-
Article 4 - Persons Subject to Governing Documents		-10-
Section 4.1	<u>Responsibility of Owner for Actions of Others</u>	-10-
Section 4.2	<u>Tenant Provisions</u>	-11-
Article 5 - Storage		-11-
Section 5.1	<u>General</u>	-11-
Section 5.2	<u>Planters, Etc</u>	-11-

Section 5.3	<u>Personal Property</u>	-12-
Article 6 - Parking.....-12-		
Section 6.1	<u>Residents</u>	-12-
Section 6.2	<u>Guest Parking</u>	-13-
Section 6.3	<u>Open Court Parking</u>	-13-
Section 6.4	<u>Rented Garages</u>	-14-
Section 6.5	<u>No Parking</u>	-14-
Section 6.6	<u>Automobile Repairs; Washing</u>	-14-
Section 6.7	<u>Garages</u>	-15-
Section 6.8	<u>Vehicular Noise and Speed</u>	-15-
Section 6.9	<u>Towing Policy</u>	-16-
Article 7 - Laundry Facilities-16-		
Section 7.1	<u>Hours of Operation</u>	-16-
Section 7.2	<u>Persons Allowed to Use the Laundry Room</u>	-16-
Section 7.3	<u>Safety Matters</u>	-16-
Section 7.4	<u>Maintenance</u>	-16-
Section 7.5	<u>Use of Property</u>	-17-
Section 7.6	<u>Limitation of Liability</u>	-17-
Article 8 - Landscaping Guidelines-17-		
Section 8.1	<u>Pruning and Removal of Plants in Common Areas</u>	-17-
Section 8.2	<u>Plantings</u>	-17-
Section 8.3	<u>Trees in Patios</u>	-18-
Section 8.4	<u>Watering</u>	-19-
Section 8.5	<u>Disposal of Debris</u>	-19-
Article 9 - Architectural Guidelines-19-		
Section 9.1	<u>General Comments</u>	-19-
Section 9.2	<u>Board Action; Appointment of Design Review Committee</u>	-20-
Section 9.3	<u>General Architectural Restrictions</u>	-20-
Section 9.4	<u>Procedure for Request & Approval of Alterations</u>	-21-
Section 9.5	<u>Awnings & Patio Covers</u>	-21-
Section 9.6	<u>Balconies</u>	-21-
Section 9.7	<u>Patios</u>	-23-
Section 9.8	<u>Porches</u>	-23-
Section 9.9	<u>Fences and Gates</u>	-23-
Section 9.10	<u>Mailboxes and Mail Slots</u>	-24-
Section 9.11	<u>Doors</u>	-24-
Section 9.12	<u>Electrical; Lighting</u>	-24-
Section 9.13	<u>Heating and Air Conditioning</u>	-24-
Section 9.14	<u>Plumbing</u>	-25-
Section 9.15	<u>Attics</u>	-26-

Article 10 - Construction; Repairs.....		-26-
Section 10.1	<u>Definitions</u>	-26-
Section 10.2	<u>Construction Times</u>	-26-
Section 10.3	<u>Parking</u>	-26-
Section 10.4	<u>Authorized Workers</u>	-26-
Section 10.5	<u>Compliance with Building Codes</u>	-26-
Section 10.6	<u>Approval by Board</u>	-26-
Section 10.7	<u>Performance of Work</u>	-26-
Article 11 - Satellite Dishes/Antennas.....		-27-
Section 11.1	<u>FCC Rules</u>	-27-
Section 11.2	<u>Definitions</u>	-27-
Section 11.3	<u>Antenna Size and Type</u>	-28-
Section 11.4	<u>Number of Antennas</u>	-28-
Section 11.5	<u>Location</u>	-28-
Section 11.6	<u>Installation</u>	-29-
Section 11.7	<u>Maintenance</u>	-30-
Section 11.8	<u>Safety</u>	-30-
Section 11.9	<u>Antenna Camouflaging</u>	-30-
Section 11.10	<u>Association Maintenance of Locations Upon Which Antennas are Installed</u>	-31-
Section 11.11	<u>Notification Process</u>	-31-
Section 11.12	<u>Installation by Tenants</u>	-32-
Article 12 - Mold Policies.....		-32-
Section 12.1	<u>Mold Prevention</u>	-32-
Section 12.2	<u>Procedures in the Event of a Water Leak</u>	-32-
Article 13 - Recreational Usage of the Green.....		-33-
Section 13.1	<u>General Provisions</u>	-33-
Section 13.2	<u>Clubhouse</u>	-33-
Section 13.3	<u>Parties</u>	-34-
Section 13.4	<u>Golf in the Main Green</u>	-35-
Section 13.5	<u>Golf in the West Green</u>	-35-
Section 13.6	<u>Sports Equipment</u>	-35-
Article 14 - General Regulations.....		-36-
Section 14.1	<u>Barbeques</u>	-36-
Section 14.2	<u>Garage Sales, etc.</u>	-36-
Section 14.3	<u>Noise, etc.</u>	-36-
Section 14.4	<u>No Loitering, etc.</u>	-36-
Section 14.5	<u>Use of Common Area Equipment/Property</u>	-36-
Section 14.6	<u>Trash Disposal Areas</u>	-36-

Article 15 - Pets.....		-37-
Section 15.1	<u>Pet Defined</u>	-37-
Section 15.2	<u>Number</u>	-37-
Section 15.3	<u>Registration</u>	-37-
Section 15.4	<u>No Commercial Purpose</u>	-37-
Section 15.5	<u>Leashing</u>	-37-
Section 15.6	<u>Animal Hygiene</u>	-38-
Section 15.7	<u>Pet Removal</u>	-38-
Section 15.8	<u>Owner Liability</u>	-38-
Article 16 - Internal Dispute Resolution Process.....		-39-
Section 16.1	<u>Explanation</u>	-39-
Section 16.2	<u>Procedures</u>	-39-
Article 17 - Rules for the Election and Removal of Directors by Secret Ballot.....		-39-
Section 17.1	<u>Meeting at Which Secret Ballots Shall Be Tabulated</u>	-40-
Section 17.2	<u>Nomination of Candidates</u>	-40-
Section 17.3	<u>Inspectors of Election</u>	-41-
Section 17.4	<u>Secret Ballot Procedure; Record Date</u>	-42-
Section 17.5	<u>Campaigning</u>	-42-
Section 17.6	<u>Handling of Ballots</u>	-43-
Section 17.7	<u>Tabulation of Votes; Quorum Requirement</u>	-43-
Section 17.8	<u>Announcement of Results</u>	-44-
Section 17.9	<u>Other Voting/Campaign Issues</u>	-44-
Article 18 - Schedule of Monetary Penalties.....		-45-
Section 19.1	<u>Damage Violations</u>	-45-
Section 19.2	<u>Non-Damage Violations</u>	-46-
Section 19.3	<u>Enforcement of Violation of Satellite Dish/Antenna Rules</u>	-47-
Section 19.4.	<u>Payment of Assessments, Monetary Penalties, Costs, Expenses and Attorneys' Fees</u>	-48-
Section 19.5	<u>Severability</u>	-48-

ARTICLE 1 - HISTORY



VILLAGE GREEN PAST & PRESENT

Earlier in the last century, a movement arose to provide moderately priced housing for a rapidly growing urban population and to find answers to the new problems created by the automobile. The first communities that were developed in response to these pressures were constructed in the eastern United States. They gave rise to planning theories that came to be known as the "Greenbelt Movement".

It was the desire to build such a community on the West Coast that inspired creation of Baldwin Hills Village, now known as Village Green. A search was begun for a piece of relatively flat, undeveloped land close to metropolitan Los Angeles, where the new planning theories could be implemented. The search ended in 1935 with selection of the present site, once a part of the original Rancho Cienega land grant from the King of Spain. E.G. "Lucky" Baldwin had purchased the property through his daughter and lent his name to the project, which became known as Baldwin Hills Village.

GREENBELT AND SUPERBLOCK

Conceived as a refinement of the early greenbelt planning, Baldwin Hills Village was developed around the idea of the superblock. The original plans called for a block of eighty acres (though sixty-eight acres were developed) undivided by through streets, so that pedestrian and automobile traffic would be separate and residences would face open green spaces.

After much planning, a group of architects, headed by Reginald D. Johnson, began in 1938 to secure the necessary city and federal approvals for the project. This involved getting the property annexed to Los Angeles in order to obtain city utilities. In time, ninety-five buildings emerged on the drawing boards. They contained sixty hundred twenty-seven Units (two more units were added later) that represented sixteen different floor plans. Forty-four of the sixty-eight acres were and still are devoted to greens and garden courts. The low density of 9.2 residential units per acre remains rare for housing so close to the city center.

Construction began in 1941, starting from Sycamore Street and moving West. When Baldwin Hills Village was completed the following year, the country was at war. But because housing was in short supply, units rented quickly after completion, and the Village soon reached one hundred percent occupancy.

THE CONDO COMES

In 1972, Baldwin Hills Village was sold by a member of the Baldwin family to Terramics Associates. The new owners announced conversion of the development to condominiums and changed its name to "Village Green".

Conversion proceeded from the western end of the property. It was completed in 1978 under a second developer (thus explaining the various "phases"). The first unit was sold in 1973. Village Green Home Owners Association, through an elected Board of Directors, assumed management of the completed complex in 1978 after the sale of the final unit.

AWARD WINNING DESIGN

In 1946, when Baldwin Hills Village was only four years old, the Museum of Modern Art in New York named it one of the most significant works of architecture in the nation. That same year, it won a distinguished honor award from the Southern California Chapter of the American Institute of Architects.

In 1972, the AIA honored Village Green with its twenty-five year National Award for Excellence. Four years later, in the year of the U.S. Bicentennial, the AIA listed Village Green among the

architectural accomplishments of the most enduring significance in U.S. history.

Even during the conversion process, Village Green won yet another award. The Cultural Heritage Board of the City of Los Angeles recognized it officially as Green Cultural Landmark District No. 174 in 1977.

PERMANENT PLACE FOR VILLAGE GREEN

In May 1990, Village Green began a two year observance of its fiftieth anniversary. The occasion was marked by a week-long celebration during which Los Angeles Councilwoman Ruth Galanter presented plaques recognizing both Village Green and Robert Alexander, last surviving architect of the project. The week culminated with a presentation in which Mr. Alexander outlined both the design concepts and the history of the experiment that the architects had originally called "1000 Gardens". During his visit, Mr. Alexander consulted with homeowners regarding preservation and application for the National Register of Historic Places, a special program of the U.S. Department of the Interior to recognize and preserve the most valuable contributions to the nation's cultural heritage.

Village Green was added to the National Register of Historic Places in 1993, and became a National Historic Landmark in 2001. National Historic Landmarks are nationally significant historic places designated by the U.S. Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

Village Green continues to be both a desirable place to live and a mecca for students of architecture, landscaping, and urban planning. The distinctions it has garnered in its sixty-five years of existence are a tribute to the innovative planning of the architects who conceived it.

ARTICLE 2 - DEFINITIONS

Section 2.1 **TERMS AS DEFINED IN THE CC&RS.** All capitalized terms not otherwise defined herein shall have the meanings assigned to them in the CC&Rs.

Section 2.2 **ASSESSMENTS.** As more specifically described in the CC&Rs, "Assessments" shall mean that portion of the cost of maintaining, improving, repairing, operating and managing the Village Green condominium project and the cost of enforcing the Association's (as defined below in this Article 2) governing documents, that is to be paid by each Owner (as defined below in this Article 2), as determined by the Association, and includes regular and special assessments.

Section 2.3 **ASSOCIATION.** The "Association" shall mean the Village Green Owners Association, a California non-profit mutual benefit organization formed to operate the condominium project. The Articles of Incorporation established the Association on August 9, 1973 (and were amended on July 22, 1974), and describe its purpose.

Section 2.4 **ASSOCIATION PROPERTY.** "Association Property" shall mean all real property and easements on real property now owned or hereafter acquired by the Association, together with any fixtures or structures acquired or constructed by the Association on such real property or easements.

Section 2.5 **BOARD OR BOARD OF DIRECTORS.** The "Board" or "Board of Directors" shall mean the body of duly elected representatives charged with the responsibility of governing the affairs of the Association.

Section 2.6 **BYLAWS.** The "Bylaws" shall mean the Association's Bylaws which contain the administrative and operational procedures governing the Association and its members, i.e. procedures regarding notice of meetings and election of the Board. If there is a conflict between the Bylaws and the CC&Rs, the CC&Rs will control.

Section 2.7 **CC&RS.** The "CC&Rs" shall mean the Association's Declaration of Covenants, Conditions and Restrictions and Grant of Easements which describe, among other things, the duties and powers of the Board, the privileges and responsibilities of the Owners, and procedures for imposing Assessments against the Owners to finance the operation and maintenance of the Common Areas. The CC&Rs also impose restrictions on use of the Common Areas, among other things, and provide a mechanism for recording liens against an Owner's Unit (as defined below) when Assessments are not paid.

Section 2.8 **COMMON AREAS.** The "Common Areas" shall mean the entire Project (as defined below in this Article 2), excepting therefrom the Units and the Association Property. Common Areas reserved for a Resident's (as defined below in this Article 2) exclusive use are: garages, patios, porches, and balconies. Common Areas for the use of all Residents include, but are not limited to, the clubhouse, greens and walkways, laundry rooms and drying areas, open court parking areas not assigned to a Unit and trash disposal areas.

Section 2.9 **CONDOMINIUM.** A "Condominium" shall mean a condominium as defined in the California Civil Code (the "Civil Code"), as used in the Governing Documents (as defined below in this Article 2), a Unit together with an undivided fractional interest in all the Common Areas conveyed with the Condominium and any nonexclusive easements appurtenant thereto.

Section 2.10 **GOVERNING DOCUMENTS.** The "Governing Documents" shall mean the CC&Rs, Bylaws, Rules and other documents governing the operation of the Association and its membership.

Section 2.11 **GUEST.** A "Guest" shall mean any one of the following persons: (i) a family member of a Resident (as defined below in this Article 2) who does not reside overnight on the Association's premises on a regular basis, and/or (ii) a friend, agent, employee, vendor or other representative of a Resident. For the purposes of this Section, "regular basis" shall mean [at least two (2) nights a week] OR [at least four (4) nights per month]

Section 2.12 **MANAGER.** The "Manager" shall mean the property manager hired as an employee of the Association, or as an employee of a management company selected by the Board, and charged with the responsibility of efficiently administering the day-to-day activities of the Association under the direction of the Board.

Section 2.13 **OWNER.** An "Owner" shall mean the record owner of a Condominium in the Project, i.e., anyone who has purchased a Unit in the Project and who has title thereto vested in his/her name.

Section 2.14 **PROJECT.** The "Project" shall mean the Property, the Association Property, and all improvements and structures thereon, including the Units.

Section 2.15 **RESIDENT.** A "Resident" shall mean any person living in a Unit, including an Owner or a Tenant (as defined below in this Article 2), as applicable.

Section 2.16 **TENANT.** A "Tenant" shall mean any Resident who is not an Owner or a Guest.

Section 2.17 **UNIT.** A "Unit" shall mean the element or elements of the Project, other than Association Property and the Common Areas, which are not owned in common by the Owners of the Condominiums in the Project. For example, a Unit includes the airspace within the unit, and the interior surfaces of the walls, floors, ceilings, windows, and doors of the separately numbered units.

ARTICLE 3 - ADMINISTRATION

Section 3.1 **BOARD OF DIRECTORS.** The Board consists of Owners elected by the Owners. The Board serves voluntarily and without pay. Each member is elected for a two (2) year term, and elections are currently held by secret ballot, as required by the Civil Code with votes being counted at the annual homeowners meeting. Board responsibilities include directing the organization, fiscal management, and conduct of the Association's business. The Board has the power to enforce the provisions of the Association's Governing Documents and to adopt new Rules as needed. The Bylaws currently provide for nine (9) directors, elected to staggered 2 year terms.

Section 3.2 **OFFICERS.** The Bylaws provide that the following officers shall be appointed by the Board: President, Vice President, Secretary and Treasurer. All officers must be directors. One (1) person may hold two (2) or more offices except that the same person shall not act as President and Secretary.

Section 3.3 **BOARD MEETINGS.** Regular Board Meetings are held the 4th Tuesday of every month at 7:00 p.m. in the Clubhouse. Time is allotted at the beginning of these meetings for Owners to present problems and offer suggestions to the Board.

Section 3.4 **ANNUAL ELECTION MEETING.** An annual Association election meeting is held the first Saturday in February of each calendar year.

Section 3.5 **MEMBERSHIP MEETING.** Meetings of the Owners may be called by the President, by the Board or by a petition submitted to the Board which is signed by at least 5% of the membership.

Section 3.6 **ASSOCIATION RECORDS.** Minutes of the most recently held open session portion of Board meetings are posted on the Clubhouse bulletin board. On written request, owners may inspect the membership register, and such other books and records, and minutes of the meetings of the Owners, the Board and committees of the Board as permitted by the Civil Code in the Administration office located in the Clubhouse.

Section 3.7 **MANAGER AND ASSOCIATION STAFF.** The Manager is charged with the responsibility of efficiently administering the day-to-day activities of the Association under the direction of the Board. The office staff also consists of an Assistant Manager, an Administrative Assistant, the Maintenance Manager and support staff. The Manager and office staff hours of operation are from 8:00 a.m. to 5:00 p.m., Monday through Friday. In order to have adequate time for the staff to carry on Association business and walk-in traffic, the office is restricted to Lobby Hours of 8:00 to 11:00 a.m. and 3:00 to 5:00 p.m. each weekday. The office is closed from 12 noon to 1 p.m. daily.

Section 3.8 **VOLUNTEER INVOLVEMENT; COMMITTEES.** Committees are appointed by the Board of Directors and function in specific areas of Association interest. Members are Owners who volunteer their time to Village Green community, and serve at the discretion of the Board. Pursuant to the Bylaws, no committee member may receive compensation. Owners are encouraged to participate in the affairs of the Association and to strengthen the integrity of the community by seeking an appointment to joining one of the committees. Scheduled meetings are published in *Highlights* and the Village Green Newsletter, and are also available on the website www.villagegreenla.net. Ad hoc committees are established by the Board as needed. The following are the Association's standing committees:

(a) **BUDGET AND FINANCE COMMITTEE.** The function of the Budget and Finance Committee is to study all factors affecting Village Green costs and income, monitor current expenses, assist the Board of Directors and/or the Manager on any specific problems that may arise relating to financial matters, and make recommendations to the Board of Directors concerning efficient handling of these items. It contributes to year-round planning.

(b) **CLUBHOUSE COMMITTEE.** This committee monitors and reports to the Board of Directors and the Manager problems relating to maintenance and room décor, violations of clubhouse rules and regulations, security and/or building problems. The Clubhouse Committee also recommends to the Board and the Manager, when needed, any suggestions and/or changes relating to the interior of the clubhouse.

(c) **COURT COUNCIL.** Village Green is divided into seventeen (17) courts plus the East and West Circles. Each court has a volunteer representative on the Court Council. The East and West Circles together have a single representative. These representatives report individual court problems and make suggestions to the Court Council. The Court Council, in turn, apprises the Board, the Manager, or appropriate committees of conditions that adversely affect Village Green residents and it recommends possible solutions. The representatives also communicate information from the Board and distribute written information to the Residents in their courts.

(d) **CULTURAL AFFAIRS COMMITTEE.** One of the overriding goals of Village Green is to maintain a sense of community. Within this aim, the Cultural Affairs Committee solicits, plans and implements activities designed to bring the members of the community together. The Cultural Affairs Committee stages programs and events that encourage togetherness in an atmosphere of entertainment and enlightenment.

(e) **DESIGN REVIEW COMMITTEE.** The Design Review Committee's major purpose is to advise the Board on preservation of the architectural integrity of Village Green as an internationally known cultural landmark and National Historic Landmark. Its activities include monitoring the architectural status of the Common Areas, advising the Board and Manager on maintenance and preservation of the physical components (using the CC & Rs and Bylaws as guide), and reviewing Owners' applications for architectural alterations to their Units. The Committee also works with local, state and national organizations on preservation projects related to Village Green. The Design Review Committee reviews all requests for physical changes to the Common Areas or areas reserved for residents' exclusive use (patio and balconies) but owned by the Association. The Design Review Committee also reviews requests for interior changes that affect portions of the building that are part of the Common Areas (e.g., walls, electrical infrastructure, plumbing, etc.). After reviewing requests, the Design Review Committee makes recommendations to the Board, which votes on the request in accordance with Section 9.4.

(f) **LANDSCAPE COMMITTEE.** The Landscape Committee is established by the Board of Directors to advise and make recommendations to the Board concerning the preservation, rejuvenation, and maintenance of the Common Area grounds. It monitors the groundskeeping activities of the landscape contractor and aids in the yearly renovation planting program following the recommendations made by the landscape architect. The Landscape Committee reviews all requests for changes to landscaping in exclusive use areas such as patios, balconies, porches, and Common Areas, and makes recommendations to the Board.

(g) **NATIONAL HISTORIC LANDMARK COMMITTEE.** The Landmark Committee is a special committee made up of all other committee chairs. It advises the Board and other committees about preservation issues and questions relating to the Project's National Historic Landmark status, and performs its work using the Secretary of the Interior's Standards for the Treatment of Historic Properties along with the Guidelines for Treatment of Cultural Landscapes. The Landmark Committee advises the Design Review, Tree, and Landscape Committees about design standards and design modifications from a preservationist's point of view, in order to ensure the preservation of the defining historic characteristics of Village Green.

(h) **PARKING COMMITTEE.** This committee is an executive committee of Board members and is charged with enforcing the parking rules and reviewing parking appeals from Owners and Residents.

(i) **SAFETY COMMITTEE.** The Safety Committee works to ensure that our community remains a safe place to live. In addition to hosting Town Hall meetings with local law enforcement, the Safety Committee works to monitor the Village Green security force, and has been involved in projects such as evaluating the lighting within the Project, establishing a Neighborhood Watch program, and working to get a Village Green Emergency Plan in place.

(j) **SOCIAL RECREATION COMMITTEE.** The Social Recreation Committee promotes friendship among the Village Green Residents and nearby community by providing Village Green and community residents an opportunity to participate in recreational activities at the clubhouse. It also provides social activities, intellectual and cultural events, trips and tours for fun and relaxation, and provides needed improvements and enhancement of the clubhouse for recreational activities.

(k) **TREE COMMITTEE.** The Tree Committee advises and makes recommendations to the Board on matters pertaining to the preservation, rejuvenation, and maintenance of the trees, monitors tree pruning and removal by contractors, and facilitates the planting of memorial trees. It works in coordination with the Cultural Landscape Report Committee, the arborist and the property manager to replace dead trees with those appropriate for our cultural landmark status. These objectives support the status of Village Green as a National Historic Landmark property and maintain the value of our real estate.

Section 3.9 **VILLAGE GREEN WEBSITE.** The official Village Green website is located at: www.villagegreenla.net

Section 3.10 **ASSOCIATION SERVICES.** It is the responsibility of the Association to provide the following services:

(a) **Regular.**

(i) **Insurance.** Insurance on the Common Areas and the Association Property, exclusive of damage by earthquake or flood.

(ii) **Maintenance.** Maintenance of all Common Areas, Association property, and the exterior of Units. Maintenance is supervised by the Manager. Requests for routine maintenance services for the Common Areas and/or the Association Property should be filed on the

"Maintenance Request and Work Order" form available in laundry rooms or at the management office. Completed forms should be turned in at the management office or in the laundry rooms.

(iii) Pest Control. Pest Control in the Common Area. Owners and/or Residents should report the presence or suspected presence of vermin (including, but not limited to, rats, termites, opossums and similar creatures) to the Manager.

(iv) Escort/Patrol Service. Escort/Patrol service is provided twenty-four (24) hours each day. An escort can be arranged by calling: (800) 986-3868. An Escort/Patrol guard will accompany Residents from their garage to the door of their Unit and from the clubhouse to the door of their Units. Escort service is not available for trips between courts. Residents may also obtain an escort by parking directly east of the administrative office, where a call box is available for paging Escort/Patrol, by entering 8140*. Do not honk your vehicle horn while waiting for the Escort/Patrol. FOR TRUE EMERGENCIES, CALL 911.

(b) Special. Minor repair services on items that are not part of the Common Area and/or the Association Property are available, at the Owner's expense, when maintenance staffing permits. To obtain these repair services, please use the "Maintenance Request and Work Order" form available in your laundry area or at the management office. Owners will be charged per hour, with an hour minimum Monday through Saturday. Check with the management office for the current rate schedule.

(c) Emergency. Call 911 for true life threatening emergencies. Emergency maintenance services may be requested after regular business hours, or at any time the Manager is unavailable, at the following phone numbers: Escort and Patrol: (800) 986-3868, and also at (800) 679-2278. To avoid misunderstandings about the responsibilities of the Association or the Owners for an emergency service, call the Maintenance Manager first to assess the problem. If the Owner and/or Resident do not call the Maintenance Manager first before calling for outside help, he or she will be considered to have waived such person's right to hold the Association liable or responsible for the any damage or loss to such person.

ARTICLE 4 - PERSONS SUBJECT TO GOVERNING DOCUMENTS.

Section 4.1 **RESPONSIBILITY OF OWNER FOR ACTIONS OF OTHERS.** Each individual Owner shall be accountable and responsible for his/her actions, as well as the actions of (i) the non-Owner Residents living in an Owner's Unit, (ii) an Owner's Guest(s), or (iii) an Owner's Tenant(s) or the Tenant's Guest(s). Accordingly, each Owner is responsible for the payment of all fines and penalties assessed against a Unit after notice and a hearing. Each Owner, as well as a Resident, Tenant

and any Guest, must abide by the provisions of the Governing Documents.

Section 4.2 **TENANT PROVISIONS.**

(a) Each Owner must immediately notify the Board that the Owner is leasing his/her Unit to a Tenant and provide the Board of Directors with a copy of the written lease with the Tenant or if there is no written lease, with a written description of all terms of any oral lease of the Unit. In addition, such Owner must provide the Board with the full name(s) of the Tenant(s) and the Tenant's previous residence addresses. Within ten (10) days after the commencement of any lease, the Owner shall submit to the Board via the Manager a tenant lease form (the "Lease Form") executed by the Owner and the Tenant. Copies of the Lease Form may be obtained in the Manager's office. As required by the CC&Rs, by signing the Lease Form, the Tenant agrees to be bound by the provisions of the Governing Documents. The Lease Form will also contain Tenant's current home number and emergency contact information, and the auto license number, make, model and color of the Tenant's vehicle.

(b) Each Owner is responsible for providing their Tenant with a current copy of the Governing Documents.

(c) Each Owner who does not reside in his/her Unit must provide the Association with the Owner's offsite address and telephone number.

(d) Lease terms shall be a minimum of one (1) year. In addition, all Owners who lease their Units shall do so for residential purposes only and in compliance with the provisions of Article 11, Section 11.1(a) of the CC&Rs.

ARTICLE 5 - STORAGE

Section 5.1 **GENERAL.** Residents are responsible for keeping the Common Areas free from debris, litter, or any collection of personal property.

Section 5.2 **PLANTERS, ETC.**

(a) Planters, pots, window boxes and other similar apparatus for growing plants, flowers, trees or other foliage are not permitted in or on any of the Common Area.

(b) Residents are responsible for plants, trees and flowers planted or placed within their balconies, patios or porches. All plant life must remain within the perimeter of such Resident's

balcony, patio or porch. Any plantings visible from the exterior of a Unit must be kept in good condition by the Resident. Additional requirements regarding landscaping are set forth in Article 6 below.

Section 5.3 **PERSONAL PROPERTY.**

(a) Nothing shall be placed or stored in the Common Area. This prohibition includes, but is not limited to, shopping carts, debris, trash, toys, bicycles, garden hoses, and any other personal items.

(b) Balconies, patios and porches (including the walls and/or railings surrounding them) are not to be used as storage areas for any item, including, but not limited to, mops, brooms, trash cans, boxes, cardboard fencing, clothes lines, rags, bicycles, pet cages, newspapers, building materials, household cleaners and other personal items if such items are visible from the Common Area or other Units. Residents may place patio or deck furniture and plants, trees and flowers and other articles pertinent to outdoor living on balconies, patios and porches but not on top of the walls and/or railings thereof. The Board reserves the right to evaluate the aesthetic value of any article or device visible from the exterior and may require its removal.

(c) Residents and Guests may not throw anything (including, but not limited to cigarette butts, trash and other debris) over balcony, patio or porch railings or sweep water or dirt off of patios, porches or balconies so as to create a nuisance or hazard in another Resident's Unit or in the Common Areas. Balconies should be wet mopped.

(d) No storage of flammable materials, including, but not limited to, paint, gasoline, or diesel fuel cans, or any material with a flash point below one hundred and fifty (150) degrees Fahrenheit, or any highly corrosive or explosive solid, liquid, gas, chemical substance or other material which may be extra hazardous to life, limb, or property is permitted in the Project without in each case obtaining the written consent of the Association. In addition, no items may be stored in violation of any city, county, state or federal laws.

ARTICLE 6 - PARKING

Section 6.1 **RESIDENTS.** All Residents must register their vehicles with the Association and must park their vehicles as follows:

(a) Each Unit is assigned one (1) garage by the Association for the parking of one (1) vehicle. Each vehicle parked in a garage is given an orange parking sticker. Such vehicle may be

parked in an open court parking space except between the hours of 1:00 a.m. and 6:00 a.m. every day of the week.

(b) Each Unit with a second (2nd) car is given a green parking sticker and such vehicle may be parked in an open court parking space at any time. Such vehicles, however, are prohibited from remaining in the same parking space for fourteen (14) consecutive days without the prior written consent of the Parking Committee.

(c) Large vehicles, such as recreational vehicles (such as campers, boats and boat trailers, and motor homes) and trucks, may be parked only on the perimeter of the Association's premises and not inside an open court. Such vehicles are given red parking stickers.

(d) Vehicle parking stickers are to be affixed to the bottom left corner of the rear window of the vehicle, except for cars with tinted windows where the sticker may be placed on the passenger side windshield.

Section 6.2 GUEST PARKING.

(a) Each Unit is given one (1) red laminated hanging tag for guest parking. Guest parking is located in the open court areas.

(b) A Guest parking in an open court area must hang the red laminated hanging tag from the rear view mirror when the Guest's car is parked in the open court parking area.

(c) No guest parking tag may be used in a vehicle other than a Guest vehicle.

Section 6.3 OPEN COURT PARKING. In addition to the provisions of Sections 6.1(b) and 6.2 (a) and (b) above, the following rules apply to parking in the open court parking areas:

(a) Commercial type and recreational vehicles (such as campers, boats and boat trailers, and motor homes) may be parked in an open court area for no more than one (1) hour.

(b) No vehicle may remain in the same open court parking space for more than fourteen (14) consecutive days without the prior written consent of the Parking Committee. Permission will be granted to park for such an extended period if a Resident is on vacation and/or illness prevents the Resident from moving the vehicle provided that prior written notice is given to the Parking Committee.

(c) Vehicles parked in an open court parking space must park "head in" to the curb to protect hedges and other plant life from being crushed or an exhaust fumes.

(d) Any vehicle without identification tags parked in the open court area between the hours of 1:00 a.m. and 6:00 a.m. will be towed in accordance with these Rules.

Section 6.4 RENTED GARAGES.

(a) Residents requiring a second (2nd) garage may rent a garage from the Association.

(b) Rented garages will be rented to Residents only on a first come, first served basis. Those Residents interested in renting a garage shall submit a written request to the Manager. A Resident may rent a rented garage for a period of no less than one (1) month and no greater than one (1) year and shall be required to enter into a garage rental space agreement provided by the Association annually.

(c) A monthly rental fee of Seventy-Five Dollars (\$75.00) (the "Monthly Parking Fee") will be charged for the use of the rented garage and is due and payable on the first (1st) day of each month.

(d) Upon reasonable notice and for a reasonable period of time, a Resident shall remove his/her vehicle from the rented garage to allow the Association to perform any of its maintenance and repair obligations concerning the common area.

Section 6.5 NO PARKING. No parking is allowed in the following areas or manner: (i) any access driveways which are also identified as a fire lane and which are posted with "No Parking" signs, (ii) in front of garages, except for the temporary loading and unloading of a vehicle, (iii) in areas posted with "No Parking" signs, (iv) parking which impedes or prevents ready access to another Resident's open court parking space or access to the driveways, (v) in front of or next to the gates leading to the trash disposal area, and (vi) behind any vehicle except in those spaces which allow tandem parking.

Section 6.6 AUTOMOBILE REPAIRS; WASHING.

(a) Automobile repairs are prohibited in the Common Area and in the garages. Emergency repairs (such as jump starting, tire changing, and replenishing fluids without draining) are permitted. Disabled vehicles may not remain in the Common Area for more than a twenty-four (24) hour period.

(b) Residents are responsible for the removal and clean-up of oil or other substances, whether in the garages or the open court parking areas, that may stain, discolor or otherwise damage the Common Area property.

(c) Washing of vehicles is not allowed, for safety and cost reasons.

Section 6.7 **GARAGES.**

(a) Residents may not switch garage assignments without the prior written approval of the Association and subleasing of garages is prohibited.

(b) Garages shall be used for the parking of one (1) vehicle and may not be used for storage purposes.

(c) No flammable or combustible articles or substances shall be stored in any garage. In addition, no items may be stored in violation of any city, county, state or federal fire codes.

(d) No garage shall be used for any commercial purposes.

(e) Garage doors shall remain closed and locked at all times except when entering and exiting the garage or when the garage is being cleaned, maintained or repaired.

(f) Connecting extension cords, drop lights or electric cords of any kind to the electric outlets or light fixtures in the garages is prohibited.

(g) The Association has the right to inspect the garages on a regular basis.

Section 6.8 **VEHICULAR NOISE AND SPEED.** Unnecessary or disturbing noise created by any vehicle is prohibited, such as excessive horn blowing, playing of loud music with open car windows, or "revving" of motors/engines. Vehicles shall not be driven at speeds in excess of fifteen (15) miles per hour within the Project.

Section 6.9 **TOWING POLICY.** Any vehicle parked in violation of these Rules will be towed at the vehicle owner's expense in accordance with the provisions of California Vehicle Code Sections 22658, 22658.2 and 22853. Furthermore, pursuant to Vehicle Code Section 22658.2(b), the

Association may remove a vehicle from the Project without notice to the owner when such vehicle is parked in: (i) a marked fire lane, (ii) within fifteen (15) feet of a fire hydrant, (iii) in a parking space designated for disabled persons without proper authority (e.g., a properly displayed handicapped placard), or (iv) in a manner which interferes with any entrance to, or exit from, the development or any separate interest therein. Please note that if a vehicle is parked in a Resident's garage in violation of the Association's Governing Documents, such Resident may have the offending vehicle towed; the Association will not tow such vehicle.

ARTICLE 7 - LAUNDRY FACILITIES

Section 7.1 **HOURS OF OPERATION.** Schedules posted in the laundry rooms ensure Residents regular and unhurried access to laundry facilities. Part of each day including Saturday and Sunday, is scheduled as follows: 8:00 a.m.-2:00 p.m: assigned; after 2:00 p.m: as available. Residents are required to respect the assigned hours of others. The schedules must remain posted in the laundry rooms.

Section 7.2 **PERSONS ALLOWED TO USE THE LAUNDRY ROOM.** The laundry room is for the use of the Residents only.

Section 7.3 **SAFETY MATTERS.**

(a) When not occupied, the laundry room doors and windows must be kept closed and locked at all times; propping open the laundry doors or windows is not permitted. Keys to the laundry rooms may be obtained from the management office.

(b) Connecting extension cords, drop lights or electric cords of any kind to the electric outlets or light fixtures in the laundry rooms is prohibited.

Section 7.4 **MAINTENANCE.**

(a) Wet clothing and bedding and other laundry items may not be left hanging in the laundry room or left in the washing machines or dryers. All such items (whether wet or dry) must be dried in the designated drying areas located adjacent to the laundry room facilities or taken back to the Resident's Unit.

(b) Washing of heavily soiled (e.g. with blood or excrement) or chemically exposed items in the washing machines is prohibited.

- (c) Washing of pet bedding in the washing machines is prohibited.
- (d) The lint trap must be cleaned after each usage of a dryer.

Section 7.5 **USE OF PROPERTY.** Mistreatment, abuse or any type of vandalism of property in the laundry rooms is prohibited. The laundry rooms shall not be used for personal storage of laundry soap and supplies. The shelves are provided for temporary use only. All persons using the laundry rooms are required to assist in maintaining the laundry rooms by throwing their trash in the laundry room trash containers. Trash containers in the laundry rooms may not be used for the disposal of household trash. The laundry rooms may not be used for commercial purposes.

Section 7.6 **LIMITATION OF LIABILITY.** The Association has no responsibility or liability for loss of or damage to personal items or injury to persons.

ARTICLE 8 - LANDSCAPING GUIDELINES

Section 8.1 **PRUNING AND REMOVAL OF PLANTS IN COMMON AREAS.** Owners are prohibited from pruning or removing plantings in the Common Areas without the prior written consent of the Association. Professional gardeners will do edging, cleanup, and watering. They will also provide necessary maintenance, such as pruning and removal of permanent trees and shrubs.

Section 8.2 **PLANTINGS.**

(a) Owners may add seasonal color plantings, enriched ground cover or potted specimen plants to ground cover and shrub areas at the front, side or rear of their Unit. Individual plants are limited to herbaceous or woody plants with a maximum height and spread of two (2) feet. Container plants are limited to boxed or potted plants, within the Common Areas. Plantings at the base of trees and against wood sidings of fences or buildings are not permitted because excess water necessary for such plantings can damage the structures. The Board may prohibit or remove any plantings that degrade or detract from the established landscaping or that may damage the Common Area.

(b) Owners may initiate landscape projects for their courts and in compliance with the Historic Landmark status by working together and in cooperation with the Landscape Committee. Owners involved may enhance the Project through financial contribution to purchase plant materials.

However, Owners may not install more plantings than listed above in Subsection (a) without the prior written approval of the Board. Any requests to do the foregoing shall be submitted in writing to the Landscape Committee who will forward to the Board.

Section 8.3 **TREES IN PATIOS.**

(a) Owners may plant small trees in their patios, when approved by the Tree Committee as to species and location. Requests for approval should be addressed to the Manager, who will forward the request to the Tree Committee that the species and size are in accordance with this sub-section and sub-section (b), below. Acceptable trees are those that will not ultimately overgrow the available air space or disrupt paving, buildings or underground utility services. To control ultimate tree and root growth, it is strongly recommended that trees be planted in tubs or pots rather than in the ground. The ultimate height of a tree should be less than or equal to twenty-five (25) feet (natural or moderately trimmed) and the ultimate spread should be less than or equal to twenty (20) feet (natural or moderately trimmed). Tree care, including pruning, is the Owner's responsibility.

(b) The following is list of approved patio trees (trees not listed here may not be planted without the prior written consent of the Board).

- ** Japanese Maple: *Acer Palmatum*
- ** White Birch: *Betula Alba*
- ** Queensland Umbrella tree: *Brassai Actinophylla*
- ** Lemon Bottlebrush: *Callistemon Citrinson*
- ** Lemon, Orange, Grapefruit, trees etc.: *Citrus (Dwarf)*
- ** Crepe Myrtle: *Lagerstroemia Indica*
- ** Sweet Bay: *Laurus Nobilis*
- ** Glossy Privet: *Ligustrum Lucidum*
- ** "St. Mary": *Magnolia Grandiflora*
- ** Saucer Magnolia: *Magnolia Soulangeana*
- ** Japanese Black Pine: *Pinus Nigra*
- ** Willow Pittosporum: *Pilosporum Phillyracoides*
- ** Prunus (species): flowering or fruiting Peaches, Plums, etc. with the exception of flowering Pears, which are not permitted.
- ** Golden Trumpet tree: *Tabebuia chrysotricha*:
- ** Windmill Palm: *Trachycarpus fortunei*:
- ** Schefflera Puckleri

(c) If a Resident plants any prohibited trees or vines, it will be removed at the Owner's expense, after notice and a hearing as provided in Article 18 below. The following is list of prohibited trees and vines:

**Ficus and Coniferous "Christmas Trees" - the roots of these trees damage sewer lines

**Ivy and ficus repens vine (creeping fig) - these are invasive vines that damage the surface of buildings and patio walls

(d) Should a Resident notice that a tree in a patio is growing in such a fashion as to damage the Common Area, such Resident should forward a Maintenance Work Order form to the Manager. If the Manager determines that pruning or removal is needed to maintain the integrity of the building and the Common Areas, the Association will perform the work. If the pruning is for no other purpose, then the cost is the Owner's responsibility. The Owner may employ a bonded tree trimmer at the Owner's expense.

Section 8.4 **WATERING**. The water used for the Common Area landscaping is from the on site artesian well, which is a free source. The source of water for patio watering is the City of Los Angeles Department of Water and Power, paid for by the Association through the Owners' monthly regular dues. Residents are encouraged to be frugal with their water use on patios and balconies, sweep rather than hose down, water plants only as needed, and choose drought-tolerant plants when replanting.

Section 8.5 **DISPOSAL OF DEBRIS**. Sweeping debris from a patio, porch or balcony into the Common Area is not permitted. Patio debris is to be bagged and placed in the trash bins in the trash area.

ARTICLE 9 - ARCHITECTURAL GUIDELINES

Section 9.1 **GENERAL COMMENTS**. Because the Village Green is a condominium property, individuals own only the interior air space of a Unit up to the paint and finished surfaces of the walls, ceilings, floors and doors of the unit. Everything else, including the insides of walls, is Association or "common property", as are Common Areas for the "exclusive use" of an Owner, such as balconies, patios and porches (whether open or enclosed). The following policies and procedures have been established to ensure the safety of all Residents, preserve the architectural integrity of the Village Green, and protect property values for everyone's benefit.

Section 9.2 **BOARD ACTION; APPOINTMENT OF DESIGN REVIEW COMMITTEE**. The

Board of Directors makes decisions regarding preservation of the architectural integrity of the Village Green, including all aspects of maintenance, repairs, and preservation of the physical components. The Board of Directors also reviews and approves Owners' applications for major architectural alterations to their Units. Furthermore, the Village Green's designation as a National Historic Landmark mandates that we follow certain architectural guidelines to protect this status. Pursuant to the authority granted to it in the Bylaws, the Board has the power to establish committees and, as such, the Board has established a Design Review Committee (the "DRC") to make recommendations to the Board regarding all additions, alterations or modifications to a Unit and/or the Common Area which require the approval of the Board. It is the Board's responsibility to give final written approval based upon recommendation by the Design Review Committee for any physical changes to the common areas or to Association areas that are reserved for residents' exclusive use. DRC review and Board approval are also required for interior changes that affect either the structure of the unit or the safety of other owners (i.e., electrical wiring, plumbing, etc.)

Section 9.3 **GENERAL ARCHITECTURAL RESTRICTIONS.**

(a) Pursuant to Article 11, Section 11.2(b) of the CC&Rs, nothing may altered or constructed in or removed from the Common Areas or the Association Property, except with the prior written consent of the Board. In addition, nothing may be done in the Common Areas or on the Association Property which would impair the architectural integrity of the buildings or the landscape without the prior written consent of the Board.

(b) Pursuant to Article 11, Section 11.3(e) of the CC&Rs, nothing shall be done in, on, or to the Project which will impair the structural integrity of any building or which would structurally change any building without the prior written consent of the Board.

(c) No structural alterations or modifications to the interior of a Unit or plumbing or electrical modifications to the interior of a Unit which modifications would require access and/or modification to the Common Area shall be made without the prior written consent of the Board. In addition, Owners may not change walls, windows and door locations or make other substantial changes to the Units without the prior written consent of the Board.

(d) In addition to the general architectural restrictions set forth in this Section 9.3, Owners must follow the specific guidelines set forth in Sections 9.4 through 9.15 below and obtain the prior written consent of the Board as required therein.

(e) No Alterations (as defined in Section 9.4(a) below) may be made by a Tenant or a Guest.

Section 9.4 PROCEDURE FOR REQUEST & APPROVAL OF ALTERATIONS.

(a) For all matters requiring approval of the Board as set forth in Section 9.3 above and as set forth in the CC&Rs (an "Alteration"), the Owner must complete a Request for Design Modification form (the "Application"), which can be obtained in the management office. The Application is submitted to the Manager along with any necessary back-up documentation (photos, plan, sketch, material samples, bids, applicable specification sheets or manufacturer's information for proposed equipment modifications, etc.) and copies of all building and other governmental permits required for the proposed Alteration. The Application must identify the nature, color, shape, height, materials and location of the proposed Alteration(s).

(b) The DRC will review the Application and then make a written recommendation to the Board of Directors. The Board will have sixty (60) days from the receipt of all required materials (the "Decision Deadline") to approve and/or deny an Owner's request to make the Alteration. The Manager shall notify the Owner in writing of the date of the Receipt of the Application. If the Application is disapproved, the reasons therefore shall be indicated in the disapproval. If approval or disapproval is not made within such sixty (60) day period, the Application shall be deemed approved. Notwithstanding the foregoing, Alterations falling into certain categories designated by the Board and conforming exactly to the specifications set forth in these Rules, may be approved immediately (i.e., prior to the Decision Deadline) by the Manager, who will send written notification to the Owner, the DRC and the Board. Approval by the Board does not constitute approval by the appropriate governmental authorities, nor does approval by the appropriate governmental authorities constitute approval by the Board.

(c) The Board may condition its written approval of an Application for an Alteration (i) upon the Applicant's furnishing the Association with security acceptable to the Association against a mechanic's lien or other encumbrance which may be recorded against the Unit, the Common Area and/or the Association Property as a result of work related to the Alteration, (ii) on such changes to the Alteration as it deems necessary, (iii) upon the Owner's agreement to complete the proposed work related to the Alteration within a stated period of time, (iv) upon the written agreement of the Owner to maintain and repair the Alteration, which written agreement may be in the form of a declaration of restrictions (in such form as provided by the Association for this purpose) which will be recorded against title to the Unit and will provide for the Owner and any successors in interest to assume responsibility for the maintenance and repair of the Alteration, or (v) upon the submission of professionally prepared documents addressing any areas of concern to the Board or such other information needed by the Board to make an informed decision.

(d) If, after an Application is approved, (i) the Alteration is altered, erected, or maintained otherwise than as approved by the Board, or (ii) if such Alteration is constructed without obtaining approval at all, or (iii) the Alteration is constructed with defects which are observed by the Manager during an inspection, such Alteration shall be deemed to have been undertaken without the approval of the Board having been obtained as required by these Rules. The Manager may, from time to time, at any reasonable hour or hours and upon reasonable notice, enter and inspect any Unit to determine if the Alterations are being constructed in accordance with the approval granted by the Board. The DRC shall notify the Board of all violations of this Article and of any non-compliance with its rulings or with the Application submitted to and approved by it, after which the Board shall take such actions as it deems necessary in accordance with the provisions of these Rules, including, without limitation, and in its sole discretion, any or all of the following: (A) require that the Owner remove and/or remedy the non-complying or defective Alteration, (B) remove and/or remedy the non-compliance itself, after notice and hearing, (C) impose monetary penalties against the Owner, after notice and hearing, until such non-compliance is corrected, and/or (D) institute legal proceedings to enforce compliance or completion.

(e) The Manager may, from time to time, at any reasonable hour or hours and upon reasonable notice, enter and inspect any property subject to the jurisdiction of the Association as to its improvement or maintenance in compliance with the provisions of the Rules set forth in this Article 9.

Section 9.5 **AWNINGS & PATIO COVERS.** Detailed guidelines for the installation of awnings and patio covers with pre-approved specifications are available in the management office. All awnings and patio covers require a City of Los Angeles permit. Applications for new or replacement awnings shall be submitted to the Association in compliance with the procedures set forth in Section 9.4 above.

Section 9.6 **BALCONIES.**

(a) Balconies may not be enclosed or screened with any material, nor may any additional railing, fencing or screening material be added to the top of existing railing. Railing construction may not be modified.

(b) Furniture should be low so that it does not exceed the height of the balcony. Only live plant material may be visible from the ground level. No flowerpots or planter boxes are to be placed on top of the railings. No plant brackets, hooks or other hangers are to be affixed to any part of the building. Hot tubs are specifically prohibited on balconies.

Section 9.7 **PATIOS.**

(a) Owners whose Units have geometrically arranged historical paving on the patios may not remove such paving and replace it with any other type of paving or other surfacing. Owners are allowed, however, to open up the joints and plant grass or install gravel in between slabs, as this is how the patios appeared originally. Owners may also request to stain the patio paving by submitting such request to the Association in compliance with the procedures set forth in Section 9.4 above. Owners whose Units DO NOT have historical paving (geometrically arranged concrete slabs) may install decomposed granite, wood, or gravel, after submitting a request to the Association to do so in compliance with the procedures set forth in Section 9.4 above.

(b) Fountains, ponds and hot tubs are allowed on patios provided that they are removable, maintained in good condition and do not unreasonably impede access to common areas, plumbing pipes and electrical service boxes.

(c) Residents may not allow leaves to pile up on the patio.

(d) Patio locks must be installed by the Association's maintenance crew. The lock is keyed to a master so that the Association can have access to the patio if necessary to snake sewer lines, install clean-outs, shut off water in emergency situations, and allow utility companies to read meters.

Section 9.8 PORCHES.

(a) The open porches are part of the Common Area to which the Residents have exclusive use. However, porches may not be enclosed or screened by any material or structure. Any original trellis installed at the side of the porch may not be altered or removed. Additional or new trellis may not be installed.

(b) No special flooring material shall be installed over the existing open porch or stoop without submitting a request to the Association to do so in compliance with the procedures set forth in Section 9.4 above.

Section 9.9 FENCES AND GATES. Fences, gates and brick walls are part of the Common Areas and may not be changed or altered by an Owner and such prohibition includes the painting of such improvements.

Section 9.10 MAILBOXES AND MAIL SLOTS. Separate free standing mailboxes are not permitted. Mailboxes may not be affixed to the exterior of any fence or gate; notwithstanding the foregoing, if the gate is a metal-bar gate across the walkway entrance to the Unit, then exterior

mailboxes are allowed, provided that the Owner submit a request for such a mailbox in compliance with the procedures set forth in Section 9.4 above. Mail slots may be installed in any gate or wall by the Association only and an Owner may request that such a slot be installed by completing and submitting to the Manager a Maintenance Request and Work Order form (which can be obtained in the management office).

Section 9.11 **DOORS.**

(a) All requests for door changes other than those pre-approved by the Board shall be submitted to the Association in compliance with the procedures set forth in Section 9.4 above.

(b) Any Owner who installs a double duty security door should opt for a simple, unadorned design and submit a request therefore to the Association in compliance with the procedures set forth in Section 9.4 above. The Owner must assume the responsibility for maintaining the condition of the door. The door must be painted to match the existing door paint color. Owners should consider the probability of a rusting problem, which will necessitate immediate and continual upkeep by the Owner, as iron or steel doors by nature require intensive maintenance. The Association has no responsibility for the upkeep of double entry doors.

(c) Aluminum framed sliding glass doors are the only approved sliding glass doors used at Village Green, when a sliding glass door is already present in the Unit. Vinyl doors, French doors or any other modification is not permitted without the prior written approval of the Board. Any requests for door revisions shall be submitted to the Association in compliance with the procedures set forth in Section 9.4 above.

Section 9.12 **ELECTRICAL; LIGHTING.** No interior or exterior wiring changes or installation of exterior lights is permitted without the prior written consent of the Board. Any requests for the foregoing shall be submitted to the Association in compliance with the procedures set forth in Section 9.4 above. All electrical changes must be done by a licensed electrician, in conformance with the requirements of the City of Los Angeles. Original front porch address lights may not be altered.

Section 9.13 **HEATING AND AIR CONDITIONING.**

(a) Any requests to alter the heating systems in a Unit must be submitted to the Association in compliance with the procedures set forth in Section 9.4 above. Construction must be done by a licensed contractor. Centralized heating is the responsibility of the Association. Some Units have gravity heaters but most Units have forced air units. Most, but not all, of the furnaces are the maintenance responsibility of the Owners. Before performing any maintenance or repairs to a furnace,

Owners must verify with the Association whether the furnace in their unit is the Owner's responsibility or the Association's. The vents and ductwork in the walls are part of the Common Area and part of the Association's maintenance and repair responsibility.

(b) Window-mounted air conditioning units are not permitted in the Units as they would disrupt the architectural integrity of the Village Green's historic buildings. Exterior free-standing air conditioning units (a "Medically Required Unit") are allowed under special medical circumstances with the prior written approval of the Board. Residents must submit a written request to the Board seeking approval for the Medically Required Unit along with a written statement from a medical doctor indicating that such a unit is needed by the Resident for health reasons. The Medically Required Unit may be placed only on ground floor patios and cannot protrude above the top of the fence. If the Medically Required Unit requires a concrete pad and connections to an interior forced air unit, a request to do so shall be submitted to the Association in compliance with the procedures set forth in Section 9.4 above.

Section 9.14 **PLUMBING.**

(a) Any plumbing work performed in a Unit may only be performed by a licensed plumbing contractor.

(b) Plumbing fixtures that are within the interior of the Unit are the Owners' maintenance and repair responsibility. Such fixtures include, but are not limited to, sinks, toilets, pipes under kitchen sinks, etc. Owners may change such fixtures without Board approval provided that such work is performed in compliance with applicable governmental regulations.

(c) All the plumbing supply and drain lines inside the walls are part of the Common Area. This means that the Association is responsible for maintaining them, and that Owners may not change such lines without following the approval procedures set forth in Section 9.4 above.

(d) Owners must obtain a plumbing permit from the City of Los Angeles if required by the Department of Building & Safety.

(e) Water heater replacement does not ordinarily require prior written approval of the Board but it must always be done with a City of Los Angeles plumbing permit with the work performed by a licensed contractor. All the piping within the walls connecting to a water heater is the Association's maintenance and repair responsibility; however, the water heater itself, the pressure relief valve and the flexible tubing connectors are the Owners' maintenance and repair responsibility.

(f) Washing machines and dryers may not be installed in a Unit without the prior written approval of the Board since such installations require the alteration of the Association's Common Area plumbing and walls. Requests for such installations should be submitted to the Association in compliance with the procedures set forth in Section 9.4 above.

Section 9.15 **ATTICS**. Attics are part of the Common Area and as such Owners must obtain the written approval of the Board prior to installing any insulation. Requests for such installations should be submitted to the Association in compliance with the procedures set forth in Section 9.4 above.

ARTICLE 10 - CONSTRUCTION; REPAIRS

Section 10.1 **DEFINITIONS**. For purposes of this Article 10, the term "Work" shall mean any repair, remodeling, construction or reconstruction work to be performed in a Unit, and, unless otherwise provided, the term "Workers" shall mean any contractor, subcontractor, laborer, worker, handyman or repair person.

Section 10.2 **CONSTRUCTION TIMES**. Owners may conduct construction within their Units from 8:00 A.M. to 5:00 P.M. only.

Section 10.3 **PARKING**. Workers must abide by the Association's parking rules as set forth in Article 6 above.

Section 10.4 **AUTHORIZED WORKERS**. All Workers must be licensed contractors except for factory-authorized repair persons and handymen.

Section 10.5 **COMPLIANCE WITH BUILDING CODES**. All Workers must comply with state and local building codes.

Section 10.6 **APPROVAL BY BOARD**. If the type of Work being performed requires Board approval (see Article 9 above), no such Work may be commenced without the prior written consent of the Board.

Section 10.7 **PERFORMANCE OF WORK**.

(a) All Work must be performed inside the Unit with the Unit doors closed.

(b) All Work-related debris must be removed by the Workers from the Association's Common Area. The Association's trash chutes and dumpsters may not be used to

dispose of construction debris.

(c) No Work materials may be stored in the Common Area.

(d) Owners will be responsible for any damage to the Unit and/or the Common Area caused by their Workers.

ARTICLE 11 - SATELLITE DISHES/ANTENNAS

Section 11.1 **FCC RULES.** The Federal Communications Commission (the "FCC") adopted a rule effective October 14, 1996, preempting certain association restrictions in the Governing Documents concerning the installation, maintenance, and use of direct broadcast satellite, television broadcast, and multipoint distribution service antennas ("antennas"). Accordingly, the Association desires and intends to adopt reasonable restrictions governing the installation, maintenance, and use of antennas in the best interests of the Association's premises and consistent with the FCC rule.

Section 11.2 **DEFINITIONS.**

(a) **ANTENNA:** Any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS). A reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna provided that it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

(b) **EXCLUSIVE USE COMMON AREA:** Limited common area (e.g., balconies and patios) in which the Owner has a direct or indirect ownership interest and that is designated for the exclusive use of the owner as defined in the appropriate association document.

(c) **MAST:** A structure to which an antenna is attached that raises the antenna height.

(d) **OWNER.** For the purposes of this Article 11 only, an "Owner" shall include a Tenant who has the written permission of the Owner to install antennas.

(e) **TRANSMISSION-ONLY ANTENNA:** Any antenna used solely to transmit

radio, television, cellular, or other signals.

(f) **TELECOMMUNICATIONS SIGNAL:** Any signal received by DBS, television broadcast, and MDS antennas.

Section 11.3 **ANTENNA SIZE AND TYPE.**

(a) DBS antennas that are one (1) meter or less in diameter may be installed. Antennas larger than one (1) meter are prohibited.

(b) MDS antennas one (1) meter or less in diameter may be installed. MDS antennas larger than one (1) meter are prohibited.

(c) Antennas designed to receive television broadcast signals, regardless of size, may be installed.

(d) Installation of transmission-only antennas are prohibited unless approved by the Board.

(e) All antennas not covered by the FCC rule are prohibited.

Section 11.4 **NUMBER OF ANTENNAS.** No more than one (1) antenna of each provider may be installed by an Owner.

Section 11.5 **LOCATION.**

(a) Antennas shall be installed solely in the Unit and/or in the exclusive use common area balcony or patio.

(b) If acceptable quality signals may be received by placing antennas inside a dwelling, without unreasonable delay or unreasonable cost increase, then outdoor installation will be prohibited.

(c) Antennas shall not encroach upon any Common Area elements (including but not limited to the roof or any exterior walls), any other Owner's individual Unit or exclusive use common area, or the air space of another Owner's exclusive use common area.

(d) Antennas shall be located in a place shielded from view from the street or from other Units to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received. However, this section does not permit installation on the Common Area (including but not limited to the roof or any exterior walls), even if an acceptable quality signal may not be received from an individually-owned Unit or exclusive use common area.

Section 11.6 **INSTALLATION.**

(a) Antennas shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable-quality signal.

(b) All installations shall be completed so that they do not damage the Common Area, exclusive use common area or individual Units of any other Owner, or void any warranties of the Association or other Owners, or in any way impair the integrity of buildings located on the Association's premises.

(c) Antennas must be secured so that they do not jeopardize the soundness or safety of any structure, including another Owner's structure or the safety of any person at or near antennas, including damage from wind velocity.

(d) There shall be no penetrations of the exteriors of the buildings housing the Units.

(e) Any installer other than the Owner shall provide the Association with an insurance certificate listing the Association as a named insured prior to installation. Insurance shall meet the following minimum limits: (i) Contractor's General Liability (including completed operations) shall be at least One Million Dollars (\$1,000,000.00); and (ii) Workers' Compensation shall meet the statutory limits.

(f) The purpose of this regulation is to ensure that antennas are installed in a manner that complies with building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to Association Residents and personnel.

Section 11.7 **MAINTENANCE.**

(a) Owners are responsible for all costs associated with the antenna, including but

not limited to, costs to: (i) place (or replace), repair, maintain, and move or remove antennas; (ii) repair damages to any property caused by antenna installation, maintenance or use; (iii) pay medical expenses incurred by persons injured by antenna maintenance, or use; (iv) reimburse Residents or the Association for damages caused by antenna installation, maintenance, or use; and (v) restore antenna installation sites to their original condition (upon removal thereof).

(b) Owners shall not permit their antennas to fall into disrepair or to become safety hazards and shall be responsible for antenna maintenance, repair and replacement and the correction of any safety hazard.

(c) Owners shall be responsible for repainting or replacement if the exterior surface of the antenna(s) deteriorates.

(d) If antenna(s) become detached, Owners shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antenna(s) at the expense of the Owner.

Section 11.8 **SAFETY.**

(a) Antennas shall be installed and secured in a manner that complies with all applicable city and state laws and regulations, and manufacturer's instructions. The Owner, prior to installation, shall provide the Association with a copy of any applicable governmental permit.

(b) Antennas shall not obstruct access to or exits from any Unit, walkway, ingress or egress from any area, electrical service equipment or any other areas necessary for the safe operation of the Association's buildings.

(c) Installations must comply with all applicable governmental codes, take aesthetic considerations into account, and minimize the impact to the exterior and structure of the Owner's Unit.

(d) To prevent electrical and fire damage, antennas shall be permanently grounded.

Section 11.9 **ANTENNA CAMOUFLAGING.**

(a) Antennas or masts may not extend beyond a balcony railing or patio fence and may not be placed on top of a balcony railing or patio fence.

(b) Antennas situated on the ground and visible from the street or from other Units

must be camouflaged by existing landscaping or fencing, if an acceptable quality signal may be received from such placement. If no such existing landscaping or screening exists, the Association may require antennas to be screened by new landscaping or screening of reasonable cost.

(c) Antennas, masts, and any visible wiring shall be installed so as to be minimally visible, and must be painted to match the building exterior as closely as possible.

(d) Antennas may not obstruct a driver's view of an intersection or street.

Section 11.10 ASSOCIATION MAINTENANCE OF LOCATIONS UPON WHICH ANTENNAS ARE INSTALLED.

(a) If antennas are installed on property for which the Association has maintenance responsibility, Owners retain responsibility for antenna maintenance. Owners must not install antennas in a manner that will result in increased maintenance costs for the Association or for other Residents. If damage therefrom occurs, Owners are responsible for these costs.

(b) If maintenance requires antenna removal, the Association shall provide Owners with ten (10) days prior written notice. Owners shall be responsible for removing antennas before maintenance begins. If Owners do not remove antennas by the required time, then the Association may do so, at the Owner's expense. The Association is not liable for any resulting damage to antennas.

Section 11.11 NOTIFICATION PROCESS.

(a) Any Owner desiring to install an antenna must complete a notification form (which can be obtained in the management office and submit it to the DRC, c/o the Association's management office. If the installation is routine (conforms to all of the above rules and restrictions), the installation may begin immediately.

(b) If the installation is other than routine for any reason, the Owner and the DRC must establish a mutually convenient time to meet to discuss installation methods.

Section 11.12 INSTALLATION BY TENANTS. Tenants may install antennas in accordance with these Rules with written permission of the Owner/landlord. A copy of this permission must be furnished with the notification form referred to in Section 11.11(a).

ARTICLE 12 - MOLD POLICIES

Section 12.1 **MOLD PREVENTION.**

(a) Moisture control is the key to mold control, so when water leaks or spills indoors, **ACT QUICKLY**. If wet or damp materials or areas are dried within twenty-four (24) to forty-eight (48) hours after a leak or spill occurs, in most cases mold will not grow.

(b) Keep water heater and heating equipment clean and the drain lines unobstructed and flowing properly.

(c) Keep indoor humidity low. If possible, keep indoor humidity below sixty percent (60%) (ideally between thirty [30] and fifty percent [50%]) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small inexpensive instrument available at many hardware stores.

(d) If a Resident sees condensation or moisture collecting on windows, walls or pipes, **ACT QUICKLY** to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

(e) Actions that will help reduce humidity: (i) use dehumidifiers when needed; (ii) run the bathroom fan or open the window when showering; and (iii) use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

(f) Actions that will help prevent condensation: (i) reduce the humidity (see above); (ii) increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed; (iii) cover cold surfaces, such as cold water pipes, with insulation; and (iv) increase air temperature.

Section 12.2 **PROCEDURES IN THE EVENT OF A WATER LEAK.** If a leak arises from a Common Area element, contact the Manager as soon as possible. If the leak arises from an plumbing element contained within your Unit, contact your plumber as soon as possible. The Association will repair all Common area elements which are found to be the source of the leak, at the Association's expense, unless the leak was caused by the negligence or willful misconduct of a Resident or Guest, in which case the cost of repair shall be borne by the Owner of the Unit.

ARTICLE 13 - RECREATIONAL USAGE OF THE GREEN

Section 13.1 **GENERAL PROVISIONS.**

(a) Appropriate recreational use of Common Areas includes lounging, strolling, sunbathing, flying kites, throwing Frisbees, playing croquet, tossing balls, or enjoying musical concerts and similar quiet activities. Organized handball, football or similar activities are not allowed. The use of bicycles, tricycles, scooters, rollerskates, and rollerblades is permitted on sidewalks and during the daylight hours only. Skateboards and motorized recreational vehicles are not allowed on any walkways in The Village Green and may not be used in the Project. There shall be no tree climbing or bouncing balls off of fences, walls, buildings or other structures.

(b) In every encounter between a pedestrian and a person mounted on a bicycle or other mobile equipment, the pedestrian has the right-of-way. Responsibility for avoiding harm to either the pedestrian or the cyclist in any such encounter revolves exclusively on the cyclist. High speed riding and other behaviors that endanger riders or pedestrians are prohibited.

(c) Recreational activities are prohibited in the following areas: (i) courts paved for motor vehicles, (ii) flower beds and shrubbery, (iii) laundry areas, (iv) balconies and (v) trash areas.

Section 13.2 CLUBHOUSE.

(a) The Clubhouse is for the use of Village Green Residents community groups by prior arrangement. The following persons may use of the Clubhouse, in the following priority: the Board, recognized Village Green activities, committees, Owners, and Tenants.

(b) The Clubhouse shall be used by Residents for recreational, social, and cultural activities only, including weddings, memorial services, etc. The Clubhouse may be used for Committee & Board meetings and committee-organized exhibits, activities, screenings and concerts. Private parties or events for residents are allowed, for a rental fee. Government sanctioned voting and community meetings, with scheduling done by the Village Green office, are also permitted.

(c) The Clubhouse shall not be used, directly or indirectly, for any of the following purposes: (i) religious services (except weddings) or partisan political purposes, (ii) fundraising for any private purpose, and (iii) private meetings with the intention of promoting private or personal business.

(d) Residents must complete a Clubhouse Reservation form (A Clubhouse Form"), which may be obtained in the management office, to reserve the Clubhouse for approved activities. Clubhouse users shall follow the Clubhouse rules and regulations, as described here and as contained in the Clubhouse Form. Reservations for private use may be made no more than thirty (30)

days in advance, except for events such as weddings that require longer planning periods. A deposit must accompany applications for private use. A portion of the deposit is non-refundable, as a usage fee.

(e) No fees may be charged by Residents for classes or instruction at the Clubhouse by individuals. Classes conducted by the City Recreation Department or similar non-profit agencies may require a fee.

(f) The library in the Clubhouse contains a large number of books that have been donated by Owners. The library is open during the following hours 8:00 a.m. - 11:00 a.m. and 3:00 p.m. to 5:00 p.m. Library rules are posted in the library room.

Section 13.3 PARTIES.

(a) Residents (the "Requesting Party") wishing to use the Common Area for (i) a party of Fifty (50) or more persons, and/or (ii) the placement of play equipment, including but not limited to, bouncers, i.e., inflatable equipment that people jump on (clauses (i) and (ii) shall be referred to collectively as a "Recreational Event"), must request approval from the Association by submitting a Recreational Facilities Reservation Form and Indemnity Agreement (the "Event Form"), a copy of which can be obtained from the management office, along with the designated deposit, to the Manager at least thirty (30) days prior to the date of such event. If the Requesting Party is not the Owner of the Unit, the Event Form must also be signed by such Owner. The Association will approve or deny the request within ten (10) business days after receipt of the Event Form by the Manager. If the request is approved, the Requesting Party (and the Unit Owner, if applicable) will receive an approval letter from the Association that must be in the Requesting Party's possession for the duration of the Recreational Event.

(b) A Recreational Event may take place only in the following areas of the Common Area: Clubhouse patio, Clubhouse, and Clubhouse lawn.

(c) The Requesting Party must clean up the Common Area used for the Recreational Event immediately following the conclusion of the event. If the Common Area is not so cleaned and/or if additional clean-up is necessary or if the Common Area has been damaged during the Recreational Event or the clean-up, the cost to conduct the clean-up or to repair the damage will be deducted from the deposit. If the deposit is not sufficient to pay for the foregoing, after notice and a hearing, the additional cost of any clean-up and/or damage repairs shall be charged to the Unit of the Requesting Party.

(g) A Recreational Event may start no earlier than 9:00 a.m. and must be finished no later than 10:00 p.m.

Section 13.4 **GOLF IN THE MAIN GREEN.**

(a) Use of the pitch and putt golf area in the Main Green is subject to the rules set forth in this section, which are also posted at the site.

(b) Golfers are encouraged to observe golf etiquette. Play that endangers residents or other golfers is forbidden. Residents and their Guests play at their own risk and assume all responsibility for any damages or injury to others.

(c) Residents and Guests (when a Resident is present) may golf only in golfing areas.

(d) Putters or 9 irons only (no woods).

(e) There shall be no hitting from any putting surface.

(f) Players must replace divots and reseed from container provided next to the ball washer.

Section 13.5 **GOLF IN THE WEST GREEN.** The rules for the putting area on the West Green are the same as for the Main Green, except that only putting is allowed (no other activities, such as croquet).

Section 13.6 **SPORTS EQUIPMENT.** Consistent with the Association's Governing Documents, no play or sports equipment (e.e. basket ball hoops, swings) shall be attached to any structure or to trees and plants. All recreational equipment must be properly stored out of sight when not in use and may not be stored in the Common Areas.

ARTICLE 14 - GENERAL REGULATIONS

Section 14.1 **BARBEQUES.** Residents are permitted to use barbeques on their patios and/or balconies provided, however, that Residents shall be mindful of their neighbors when using a barbeque and shall not disturb other Residents with foul or obnoxious odors. In addition, no barbeques shall be

placed on top of patio or balcony walls and when lit may not be left unattended.

Section 14.2 **GARAGE SALES, ETC.** No selling or soliciting of any kind in the Common Area is allowed. Residents are allowed to conduct patio sales if sale is completely contained within their patio.

Section 14.3 **NOISE, ETC.** Excessive and/or unreasonable noise and creating a disturbance, whether in the Common Area or the Units is prohibited. Residents shall take additional precautions to minimize the noise (e.g., the playing of loud music or televisions, running and jumping, use of exercise equipment etc.) coming from their Units during the Association's quiet hours between 10:00 P.M. and 8:00 A.M.

Section 14.4 **NO LOITERING, ETC.** No loitering in the Common Area is allowed.

Section 14.5 **USE OF COMMON AREA EQUIPMENT/PROPERTY.** No Resident or Guest shall borrow or use any common area equipment.

Section 14.6 **TRASH DISPOSAL AREAS.**

(a) Bagging all trash avoids the problem of odor, deters rodents and other animals, and reduces the time maintenance must spend in cleaning trash areas. All trash, both wet and dry, shall be bagged in plastic bags that are tied securely before being deposited in trash bins. Throwing trash of any kind over the wall into the trash disposal areas is prohibited.

Exceptions to bagging the trash are for newspapers, aluminum, glass, and plastics, which may be deposited in specially designated recycling bins in the trash disposal area.

(b) Large articles or appliances (e.g. sofas, refrigerators, dishwashers, etc.) are to be disposed of by the owner thereof, not placed in the trash areas. Residents should check with the City of Los Angeles for more information on appliance recycling programs at www.lacity.org or (800) 773-CITY / (800) 773-2489.

(c) Except in those portions of the Common Areas established by the Association and designated as trash disposal areas, no rubbish, trash, garbage, or other waste material shall be kept or permitted in any part of the Common Area including the exclusive use common area, such as balconies, patios, porches, and garages.

(d) Village Green is a participant in the City of Los Angeles' recycling program, which mandates that all residents recycle glass, aluminum cans, plastics, landscape waste, and newspapers. Recycling containers are provided in each trash area for this purpose. Large boxes should

be flattened before being placed in recycling container.

ARTICLE 15 - PETS

Section 15.1 **PET DEFINED.** For purposes of this Article, a pet means any domesticated bird, cat, dog, aquatic animal kept within an aquarium or other animal as agreed to in writing in advance between an Owner and the Association.

Section 15.2 **REGISTRATION.** All pets must be registered with the Association and, if applicable, the County of Los Angeles. Failure to register a pet with the Association will result in a fine being imposed on the owner of the unit. Only the unit owner may obtain approval to keep a pet in the Association. Non-owners must obtain approval from the unit owner, who must complete the application on their tenant's behalf and submit the application to the Association office before a pet may be approved to be kept in the unit. The unit owner is responsible for tenant's compliance with these rules. Pet registration forms are available at the Association office. A copy of the city's license for a dog or cat, a pet photo, a statement from a veterinarian stating the proposed pet has had the required shots and a \$50 annual fee is required.

Section 15.3 **NUMBER AND SIZE LIMITED:** From and after the date of adoption of these Rules, a Resident may keep one pet in their Unit subject to these Rules. The weight limit on any pet is 30 pounds. Failure to adhere to this rule will result in a fine being imposed by the Association and/or legal action to remove the animal.

Section 15.4 **PROHIBITED BREEDS OF DOGS:** The following dog breeds are not permitted in the Association: Pit Bull, Rottweiler, German Shepherd, Husky, Malamute, Wolf-Dog hybrid, Chow-Chow, Doberman-Pinscher, Great Dane, St. Bernard.

Section 15.5 **NO COMMERCIAL PURPOSE.** No pet may be kept, bred or maintained in a Unit for any commercial purposes.

Section 15.6 **LEASHING.**

- (a) Pets are to be kept on a leash and under the control of the pet owner at all times when in the common area. Any waste droppings left by the pet in the common area, **MUST** be immediately picked up by the pet owner and deposited in an appropriate waste container.
- (b) No pet may be left unattended in the yard or on the balcony or patio of a unit

when the Residents of a Unit are away; they must be confined within the unit registering the pet.

- (c) Pets may not be leashed or tied to any fixture in the Common Area.

Section 15.7 **ANIMAL HYGIENE.**

- (a) Pet litter and any animal waste must be put in a sealed bag and discarded in a trash container. Pet owners must immediately clean up all pet waste made by their pet in the Common Areas or in such Owner's own balcony or patio.
- (b) Pets must be kept free of fleas, parasites, and infectious diseases.

Section 15.8 **DAMAGE TO COMMON AREAS.** The owner of the unit registering the pet shall be responsible for any damage to the common area elements caused by the pet. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy such damage shall also be the full financial responsibility of owner of the unit registering the pet.

Section 15.9 **OWNER LIABILITY.** Each Owner shall be absolutely liable to each and all remaining Owners, their families, servants, guests, tenants and invitees for any damage to person or property caused by any pets or animals brought up or on, kept upon or in the Village Green by an Owner or by members of such Owner's family, guests, tenants or invitees. The Association, its Board, officers, employees and agents shall have no liability (whether by virtue of these Rules or otherwise) to any Owners, their family members, guests, invitees, tenants for any damage or injury to persons or property caused by any pet.

Section 15.10 Failure to adhere to these rules and regulations shall cause a fine or multiple fines to be imposed upon the owner to unit keeping the animal. These fines, if not explicitly stated above, shall be determined by the Village Green Board of Directors.

Section 15.11 **PET REMOVAL.** After notice and a hearing, the Board has the sole right to require the removal of any pet that creates a nuisance caused by, but not limited to, any of the following: (i) excessive noise or barking; (ii) waste or other debris; (iii) destruction of property; (iv) aggressive or threatening behavior; or (v) unhealthy or unsanitary conditions or (vi) where cumulative fines related to the pet exceed \$500.

ARTICLE 16 - INTERNAL DISPUTE RESOLUTION PROCESS

Section 16.1 **EXPLANATION.** In accordance with Civil Code Section 1363.810 et seq., the Association has adopted the following internal dispute resolution process to be followed by the Association and Owners in connection with disputes relating to the enforcement of the Governing Documents, the Davis-Stirling Common Interest Development Act (Code Section 1350 et seq.) and Section 7110 et seq. of the Nonprofit Mutual Benefit Corporation Code (individually, a "Dispute" and collectively, the "Disputes"). Please note that a member of the Association may not be charged a fee to participate in the process.

Section 16.2 **PROCEDURES.** Either party to a Dispute may invoke the following procedure:

(a) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

(b) An Owner may refuse a request to meet and confer. The Association may not refuse a request to meet and confer.

(c) The Association's Board shall designate a member of the Board to meet and confer.

(d) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.

(e) A resolution of the Dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the Board designee on behalf of the Association.

(f) The agreement reached binds the parties and is judicially enforceable if both of the following conditions are satisfied: (i) the agreement is not in conflict with law or the Governing Documents of the Association; and (ii) the agreement is either consistent with the authority granted by the Board to its designee or the agreement is ratified by the Board.

ARTICLE 17 - RULES FOR THE ELECTION AND REMOVAL OF DIRECTORS BY SECRET BALLOT

In accordance with new Civil Code Section 1363.03, in connection with the election and removal of directors, the following rules and procedures shall apply:

Section 17.1 **MEETING AT WHICH SECRET BALLOTS SHALL BE TABULATED.**

(a) The inspectors of election or their designee(s) shall tabulate the ballots for the election of directors at the annual meeting of the Owners or, if a quorum is required by the Governing Documents and no quorum is present, at a special meeting of the Board of Directors duly noticed for the same date, time and place, as the annual meeting called for the purpose of counting ballots. The Board of Directors shall determine the date, time and place of said annual meeting of the Owners and the concurrent special meeting of the Board in accordance with the Bylaws.

(b) The qualifications for voting and the voting power of each membership are as stated in the Governing Documents and as shall be determined in accordance with Section 17.3(c)(i) below.

(c) The voting period for elections shall be at least thirty (30) days. The polls shall open and close as stated on the secret ballot distributed for each election.

Section 17.2 **NOMINATION OF CANDIDATES.**

(a) At least sixty (60) days before the date of the meeting at which the ballots for the election of directors are to be counted, the Association shall mail to each Owner a Candidate Nomination Form (the "Nomination Form").

(b) According to the Bylaws, the qualifications to serve on the Board of Directors are that such persons must be members of the Association and must not be delinquent in any financial obligation to the Association at the time of their election and throughout their term of office.

(c) Owners may nominate themselves or another person; provided, however, all candidates must meet the qualifications set forth in Section 17.2(b) above.

(d) Any candidate nominated by another person will be contacted to confirm that such candidate consents to having his or her name placed in nomination for election to the Board.

(e) All candidates who meet the qualifications to serve on the Board and, if appropriate, have confirmed their willingness to run for election to the Board, shall be listed on the secret ballot if their Nomination Form is received by the date stated on the form.

(f) The Nomination Form must be returned to the Association at the address provided on, and by the deadline stated on, such form, which deadline must be at least forty-five (45) days before the date the ballots for the election of directors are scheduled to be counted.

Section 17.3 INSPECTORS OF ELECTION.

(a) The Board shall appoint three (3) independent third parties as inspectors of election after the close of candidate nominations but before the secret ballots are mailed to all of the owners. An independent third party includes, but is not limited to: (i) a volunteer poll worker with the county registrar of voters; (ii) a licensee of the California Board of Accountancy; (iii) a notary public; (iv) a member of the Association provided such member is not a member of the Board of Directors or a candidate for the Board of Directors or related to a member of the Board of Directors or a candidate for the Board of Directors; and, (v) a person who is currently employed or under contract to the Association for any compensable services.

(b) Prior to the secret ballots being mailed to all of the Owners, the inspectors of election shall meet to determine to whom the secret ballots shall be returned (the "Ballot Collector"), which may be the Association's Manager, if any.

(c) The inspectors of election shall also do all of the following: (i) determine the number of memberships entitled to vote and the voting power of each; (ii) determine the authenticity, validity, and effect of proxies, if any; (iii) receive ballots; (iv) hear and determine all challenges and questions in any way arising out of or in connection with the right to vote; (v) count and tabulate all votes; (vi) determine when the polls shall close; (vii) determine the result of the election; and (viii) perform any acts as may be proper to conduct the election with fairness to all members in accordance with this section, the Corporations Code and all applicable rules of the Association regarding the conduct of the election that are not in conflict with this section.

(d) An inspector of election shall perform his or her duties impartially, in good faith, to the best of his or her ability, and as expeditiously as is practical. The decision or act of a majority shall be effective in all respects as the decision or act of all.

(e) Any report made by the inspector or inspectors of election is prima facie evidence of the facts stated in the report.

(f) The Board may remove and replace any inspector of election prior to the tabulation of ballots if an inspector of election resigns or if the Board reasonably determines that an inspector of election will not be able to perform his or her duties impartially and in good faith.

(g) The inspectors of election may appoint and oversee additional persons to verify signatures and to count and tabulate votes as the inspectors of election deem appropriate, provided that

the additional persons are independent third parties as defined herein.

Section 17.4 **SECRET BALLOT PROCEDURE; RECORD DATE.**

(a) Ballots and two (2) pre-addressed envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered by the Association to every member not less than thirty (30) days prior to the deadline for voting.

(b) Ballots must ensure the confidentiality of the voters. A voter may not be identified by name or separate interest identifier (unit number) on the ballot. The ballot shall not require the signature of the voter. The ballot itself is inserted into an envelope that is sealed. This envelope is inserted into a second envelope that is sealed. In the upper left hand corner of the second envelope, the voter shall sign his or her name, indicate his or her name and indicate the address or separate interest identifier (unit number) that entitles him or her to vote. The second (2nd) envelope is addressed to the inspectors of election, who will be tallying the votes.

(c) Owners may return their secret ballot by mail, hand deliver it to the meeting or complete the ballot at the meeting; provided, only those ballots which are delivered to the inspectors of election prior to the polls closing shall be counted.

(d) A member may request a receipt for delivery of his or her ballot.

(e) The record date for purposes of voting shall be the date the ballots are mailed to all of the Owners.

Section 17.5 **CAMPAIGNING.**

(a) All candidates or members advocating a point of view during a campaign, including those not endorsed by the Board, shall be provided equal access to Association media, newsletters, or Internet Web sites (if any) for purposes that are reasonably related to the election. The Association may not edit or redact any content from these communications, but may include a statement specifying that the candidate or member, and not the Association, is responsible for that content.

(b) All candidates, including those who are not incumbents, and all members advocating a point of view, including those not endorsed by the Board, for purposes reasonably related to the election, shall be provided equal access to any Common Area meeting space, if any exists, during a campaign at no cost.

Section 17.6 HANDLING OF BALLOTS.

(a) As secret ballots are returned to the Ballot Collector, the Ballot Collector shall check off on a sign-in sheet that a ballot has been received for such Unit. The inspectors of election or their designee(s) may verify the member's information and signature on the outer envelope prior to the meeting at which ballots are tabulated. Once a secret ballot is received by the inspectors of election, it shall be irrevocable. Any subsequent ballots received for the same Unit shall be deemed invalid and shall be discarded.

(b) The sealed ballots at all times shall be in the custody of the inspectors of election or at a location designated by the inspectors until delivered to the inspectors at the meeting for the opening of the ballots and the tabulation of the vote. After the counting of the ballots and the certification of the election results by the inspectors of election, the ballots shall be transferred to the Association.

(c) No person, including a member of the Association or an employee of the Association's management company, if any, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.

(d) After the tabulation of the vote and for nine (9) months after the election or removal, election ballots shall be kept in the custody of the inspectors of election. After such time, the custody shall be transferred to the Association and the ballots shall be stored by the Association in a secure place for no less than one (1) year after the date of the election or removal. If there is a recount or other challenge to the election process, the inspectors of election shall, upon written request, make the ballots available for inspection and review by an Association member or his or her authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote.

Section 17.7 TABULATION OF VOTES; QUORUM REQUIREMENT.

(a) All votes shall be counted and tabulated by the inspectors of election or their designee(s) in public at a properly noticed open meeting of the members or of the Board. A quorum of members or a quorum of Board members, as the case may be, must be present if required by the Governing Documents. Each ballot received by the inspectors of election shall be treated as a member present at a meeting for purposes of establishing a quorum.

(b) The inspectors of election shall confirm that no more than one (1) ballot was returned for each Unit.

(c) Any candidate or other member of the Association may witness the counting and tabulation of the votes.

(d) In order for the vote for the election of directors to be valid, ballots must be returned by at least a quorum of the Owners if a quorum is required by the Governing Documents.

Section 17.8 **ANNOUNCEMENT OF RESULTS.**

(a) The results of the election shall be promptly reported to the Board of Directors and shall be recorded in the minutes of the next meeting of the Board of Directors and shall be available for review by members of the Association.

(b) Upon certification of the election results by the inspectors of election, the newly elected Board members shall be deemed to have taken office.

(c) Within fifteen (15) days of the election, the Board shall publicize the results of the election in a communication directed to all members.

Section 17.9 **OTHER VOTING/CAMPAIGN ISSUES.**

(a) There are six hundred and twenty (629) Units in the Association, but Owners whose voting rights have been suspended in accordance with the Governing Documents after notice and hearing shall not be entitled to vote.

(b) Cumulative voting is not permitted by the Governing Documents.

(c) Association funds may not be used for "campaign purposes" in connection with any Board election. The term "campaign purposes" is defined to include, without limitation, (1) "expressly advocating the election or defeat" of any candidate that is on the ballot; or (2) "including the photograph or prominently featuring the name of a candidate on a communication" from the association (except the ballot and voting materials and equal access communications sent pursuant to the Section 17.5 above, entitled "Campaigning").

(d) Proxies may continue to be used to meet the quorum requirement for an annual meeting. Additionally, an Owner may give a proxy to another person to vote on the secret ballot as his/her/its proxy if permitted or required by the Bylaws. However, proxies shall not be construed or

used in lieu of a secret ballot. In such a situation, the proxyholder will fill out the ballot and enclose it in the "secret ballot" envelope. This envelope will then be enclosed in the second (2nd) envelope, as discussed above. In the upper left hand corner of the second (2nd) envelope, the proxyholder will sign his or her name, indicate his or her name and indicate the address or separate interest identifier (Unit number) that entitles the Owner to vote; however, as the "voter", the proxyholder will sign and print his/her name underneath the name and address of the Owner. The proxy must be returned with the ballot, but NOT placed inside the "secret ballot" envelope. If any instruction is given in a proxy issued for an election (or other vote) that directs the manner in which the proxyholder is to cast the vote, such instruction shall be set forth on a separate page of the proxy that can be detached and given to the proxyholder to retain. A proxy may be revoked by the Owner prior to the receipt of the secret ballot by the inspectors of election.

ARTICLE 18 - SCHEDULE OF MONETARY PENALTIES

The Board shall impose Assessments and/or assess monetary penalties against an Owner for violations of the Governing Documents, as follows:

Section 19.1 **DAMAGE VIOLATIONS.** If a Resident and/or a Resident's Guest(s) causes damage to the common area, the following procedures will be followed:

(a) **NOTICE OF HEARING.** The Association will send a written notice to the Owner of the Unit in question, identifying the nature of the damage stating that the Board intends to impose a monetary penalty against the Owner, and the date, time and location of the hearing concerning such violation. The hearing date will be at least thirty (30) days from the date of notice.

(b) **HEARING.** The Owner (i) has the right to attend the hearing, (ii) may but need not be represented by counsel, and (iii) may submit a statement of defense to the Board in advance of the hearing, or present a statement of defense and supporting witnesses at the hearing and confront and cross-examine adverse witnesses. If an Owner fails to attend the hearing or to submit any written evidence on his/her behalf to the Board at the hearing, the foregoing rights will be waived.

(c) **PENALTIES.** After the hearing (whether or not the Owner attends the hearing) if it is determined by the Board that the Owner is responsible for the damage as alleged, a monetary penalty in the amount of the cost to repair the damage will be imposed against the Owner as provided in the Governing Documents. Thereafter, the Board will provide the Owner notice of the disciplinary action taken against him/her within fifteen (15) days following the action.

Section 19.2 **NON-DAMAGE VIOLATIONS.** If a Resident and/or a Resident's Guest(s) is responsible for a "non-damage" violation, the following procedures will be followed:

(a) First Violation:

(i) First Notice of Non-Compliance. The Association will send a written notice to the Owner of the Unit in question, identifying the violation, and, if appropriate, a time frame for correcting the violation.

(ii) Second Notice of Non-Compliance.

(A) Notice of Hearing. The Association will send a written notice to the Owner of the Unit in question, reiterating the violation and stating that after a hearing, the Board intends to impose a monetary penalty against the Owner. The notice will state the date, time and location of the hearing concerning such violation. The hearing date will be at least thirty (30) days from the date of notice.

(B) Hearing. The Owner (i) has the right to attend the hearing, (ii) may but need not be represented by counsel, and (iii) may submit a statement of defense to the Board in advance of the hearing, or present a statement of defense and supporting witnesses at the hearing and confront and cross-examine adverse witnesses. If an Owner fails to attend the hearing or to submit any written evidence on his/her behalf to the Board at the hearing, the foregoing rights will be waived.

(C) Penalties. After the hearing (whether or not the Owner attends the hearing), if it is determined by the Board that the violation(s) did occur as alleged, a monetary penalty of no less than Twenty-five Dollars (\$25.00) and no more than Five Hundred Dollars (\$500.00) will then be imposed against the Owner. Thereafter, the Board will provide the Owner notice of the disciplinary action taken against him/her within fifteen (15) days following the action.

(b) On-Going Violation. If a violation continues past the hearing and first penalty stage, the penalty will automatically increase by Fifty Dollars (\$50.00) every thirty (30) days without further hearing until the violation is corrected. For example, if the initial fine is One Hundred Twenty-Five Dollars (\$125.00), the fine would be One Hundred Seventy-Five Dollars (\$175.00) after thirty (30) days, and Two Hundred Twenty-Five Dollars (\$225.00) after sixty (60) days, etc. In addition, after the first sixty (60) days of the violation (or sooner if deemed necessary by the Board), the matter may be referred to the Association's legal counsel for enforcement and the Owner shall be liable for all costs, expenses and attorneys' fees incurred by the Association in such enforcement.

(c) Repeat Violation.

(i) Notice of Hearing. If the same violation is committed again within a twelve (12) month period, the Association will send a written notice to the Owner of the Unit in question, identifying the nature of the violation and stating that after a hearing the Board intends to impose a monetary penalty against the Owner. The notice will state the date, time and location of the hearing concerning such violation. The hearing date will be at least thirty (30) days from the date of notice.

(ii) Hearing. The Owner (i) has the right to attend the hearing, (ii) may but need not be represented by counsel, and (iii) may submit a statement of defense to the Board in advance of the hearing, or present a statement of defense and supporting witnesses at the hearing and confront and cross-examine adverse witnesses. If an Owner fails to attend the hearing or to submit any written evidence on his/her behalf to the Board at the hearing, the foregoing rights will be waived.

(iii) Penalties. After the hearing (whether or not the Owner attends the hearing), if it is determined by the Board that the violation(s) did occur as alleged, the following monetary penalties will be imposed against the owner: (i) no less than Twenty-five Dollars (\$25.00) and no more than Five Hundred Dollars (\$500.00) (collectively, the "First Violation Penalty") for the first repeat violation; (ii) the First Violation Penalty plus Twenty-Five Dollars (\$25.00) (collectively, the "Second Violation Penalty") for the second repeat violation; and (iii) the Second Violation Penalty plus Twenty-Five Dollars (\$25.00) (collectively, the "Third Violation Penalty") for the third repeat violation and (iv) the Third Violation Penalty plus Fifty Dollars (\$50.00) for each subsequent repeat violation. Thereafter, the Board will provide the Owner notice of the disciplinary action taken against him/her within fifteen (15) days following the action. After the second repeat violation (or sooner if deemed necessary by the Board), the matter may be referred to the Association's legal counsel for enforcement and the Owner shall be liable for all costs, expenses and attorneys' fees incurred by the Association in such enforcement.

Section 19.3 ENFORCEMENT OF VIOLATION OF SATELLITE DISH/ANTENNA RULES. In addition to the other remedies available to the Association as set forth in this Article 18, if a Resident violates the Rules set forth in Article 11 above, the Association may bring action for declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. If the court or FCC determines that the Association's Rule(s) is enforceable, a fine of One Hundred and Fifty Dollars (\$150.00) shall be imposed by the Association for the first violation. If the violation is not corrected within a reasonable length of time, additional fines of Ten Dollars (\$10.00) per day will be imposed for each day that the violation continues. To the extent permitted by law, the Association shall

be entitled to reasonable attorneys' fees, costs, and expenses incurred in the enforcement of this policy. In addition, if antenna installation poses a serious, immediate safety hazard, the Association may seek injunctive relief to prohibit or seek removal of the installation.

Section 19.4. **PAYMENT OF ASSESSMENTS, MONETARY PENALTIES, COSTS, EXPENSES AND ATTORNEYS' FEES.** All assessments, monetary penalties, costs, expenses, and attorneys' fees assessed/imposed in accordance with the Association's Rules and Regulations are due and payable as provided in the Association's written notice to the Owner informing him/her of the disciplinary action taken against him/her.

Section 19.5 **SEVERABILITY.** If any provision of these Rules and Regulations is ruled invalid, the remainder of these Rules and Regulations shall remain in full force and effect."