

Cedarbrook North Rules & Regulations  
Revised October 15, 2003

PREFACE: These RULES are in accordance with the Cedarbrook North Sub-Association Bylaws and Declaration of Covenants, Conditions and Restrictions (CC&R's) and must be adhered to by every member of this association. If violated, the owner may be required to remove or correct the violation and/or may be fined.

1. Private Single Family Dwelling. Each lot shall be used as a private dwelling for a single family and for no other use.
2. Occupancy Requirements. Each lot or condominium in the project shall be occupied only by: (a) a person fifty-five (55) years of age or over ("Permissible Occupant"); (b) a spouse regardless of age, residing with his or her Permissible Occupant spouse; (c) the individual or individuals, regardless of age, residing with and providing physical or medical support to a Permissible Occupant. The foregoing occupancy restrictions shall not be construed to prohibit any occupant from entertaining guests and invitees of any age in a lot or condominium provided that such occupancy shall be for a period not to exceed thirty (30) days. Guest over fifty-five (55) shall be exempt from this provision. \*Please note: Master Association states 60 days in a calendar year which we allow.
3. Liability for Damage to the Common Area. Each owner shall be liable to the Association, pursuant to the laws of the State of California, for any and all costs and expenses which may be incurred by the Association to repair any damage to the Common Area which may be sustained by reason of negligence or willful misconduct of said Owner or his family, tenants, lessees or contract purchasers, or their respective guests or invitees, whether minor or adult.
4. Maintenance of Animals Within the Project. No animals of any kind shall be raised, bred or kept in any lot or in the Common Area, except one (1) common household pet. Each owner shall be responsible for cleaning up any excrement or other unclean or unsanitary condition caused by said animal on the Common Area. All animals belonging to Owners, tenants, or guests must be kept within an enclosed fence or patio, or on a leash being held by a person capable of controlling the animal. Dogs must be limited to no larger than 30 lbs (i.e. Cocker Spaniels)The Association, upon approval of two-thirds (2/3) of the Board, shall have the right to prohibit maintenance of any animal within the Project which constitutes a private nuisance to any other person.
5. Quiet Enjoyment. No Owner shall permit or suffer anything to be done or kept upon such Owner's Lot which will obstruct or interfere with the rights of quiet enjoyment of the other occupants, or annoy them by unreasonable noises.

CITATIONS CAN AND WILL BE GIVEN FOR VIOLATIONS.

Please read Cedarbrook North CC&R's for more details.

CLEANING CARPORTS: SIGNS ARE POSTED ON TOP OF ALL CARPORTS. MOVE ALL VEHICLES OUT THE LAST THURSDAY OF EACH MONTH BETWEEN 0800 & 1100 A.M. NOVEMBER AND DECEMBER SCHEDULE WILL BE POSTED ON OUR THREE (3) BOARDS AT MAIL STATIONS (WILL USUALLY BE ONE WEEK BEFORE REGULAR SCHEDULED DATE). IF YOU CANNOT MOVE YOUR VEHICLE, PLEASE ASK NEIGHBOR TO HELP YOU! IF YOU RENT A CARPORT TO SOMEONE OTHER THAN FAMILY, YOU MUST INFORM YOUR RENTERS OF THESE RULES

#### SCHEDULE OF FINES

First notice	Warning
Second notice	\$25.00
Third notice	\$50.00
Fourth notice	\$100.00

# *Notice Carport Information*

## *\*CBN-Urgent\**

We touched base regarding the carports in our monthly newsletters. A lot of time and effort was put into getting all the repairs done to get them looking decent. So now we want to keep them that way. It is the responsibility of the owner of the unit to keep the carports free from oil. If your car leaks oil please purchase a drip pan from any auto supply store for under \$10.00 and fill it with cat litter, which will absorb the oil and you will be able to keep it clean. DO NOT use anything else like carpeting, etc. One can purchase supplies at Target to get the oil stains removed from the concrete.

PLEASE DO NOT back into your carport parking spot. It is very hard to judge the distance while backing up, thus backing into the wall and creating another hole which will have to be repaired again. This can get very costly. We want to thank you very much for all your cooperation on this matter. We will be walking the carports to check for the oil damage and clean up.

We will be in touch.

*Your board of directors.*

**\*\*URGENT\*\***  
**\*OVERFLOW PARKING\***

Effective December 15, 2003, parking inside Cedarbrook North is NOT open parking. This is for residents and guests only. Offenders will be towed at owners expense. The area off Juniper in-between the parking garages will be numbered and spaces rented out at the cost of \$20.00 per month starting January 1, 2004. If you are interested in renting a space, please stop at the back gate and give Starla your name and phone number so we can contact you. If you do not want to rent a space you will have to check with Starla to see where you can park. We are sorry to inconvenience you in this manner however, due to economic reasons it has to be this way. Questions can be answered at the Jess Ranch Master Association board meeting which is held the last Tuesday of every month at 1:00 P.M.

Cedarbrook North Board of Directors