

JESS RANCH MASTER ASSOCIATION RULES AND REGULATIONS

**REVISIONS ARE CURRENTLY IN PROCESS AND WILL PUBLISHED
WHEN COMPLETED. THANK YOU FOR YOUR PATIENCE!**

*(THE RULES AND REGULATIONS DISPLAYED HEREIN ARE ONLY GUIDELINES AND SUBJECT TO CHANGES
AND WILL BE REPLACED UPON COMPLETION OF THE REVISED EDITION)*

2/20/2015

**JESS RANCH MASTER ASSOCIATION
RULES AND REGULATIONS
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GENERAL RULES & COMPLIANCE REGULATIONS

PREFACE: These RULES are in accordance with the Jess Ranch Master Association Bylaws and Declaration of Covenants, Conditions and Restrictions (hereafter known as 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. No bicycles, roller blades, roller skates, or skateboards are permitted on the sidewalk.
2. At no times are the streets to be used for recreational or play activities.
3. All members of this homeowners Association are required to maintain the exterior of their property, including landscaping, in a neat, orderly and clean manner (see CC&R Article XIII, Section 3). It is recommended that all painted surfaces be repainted as often as necessary in the approved standard colors. Stucco must also be maintained.
4. There shall be no structural alteration, construction, painting, or removal of residence, fence or other structure without prior "written approval" of the Architectural Control Committee (ACC). Detailed information of "written and standard" approval items can be found in the Guidelines.
5. If construction of any kind is done without prior approval of the ACC, the homeowner will be deemed in violation of the Guidelines and will be required to remove or correct the violation and also may be fined.
6. No owner shall install any solar energy collection panels without prior approval of the Architectural Control Committee.
7. No owner shall be permitted to rent or lease for hotel or transient purposes.
8. No rubbish, trash, garbage, or other waste material shall be permitted on any portion of the Project except in sanitary containers located in appropriate areas, screened and concealed from view. Trash can not be set out for pick up more than 24 hours before pick up day and must be put back within 24 hours after trash pick up day.
9. No sign, poster, display, or other advertising device of any kind shall be displayed to public view on or from any lot or condominium without approval of the Master Association. One "for sale" sign, not exceeding six square feet, may be placed on the lot.

10. No window shall be covered in whole or part, inside or outside, with aluminum foil, paint, newspaper, or any other material reasonably deemed inappropriate by the Master Association. Bamboo blinds are not permitted. An owner may tint the inside of the windows in order to protect your carpet or furniture from fading. Inquire with the architectural committee for any questions on permissible tints.
11. No lot or condominium shall be ever used directly or indirectly for any business, commercial, mercantile, manufacturing, storage, or other nonresidential purpose.
12. No visible storage of an unsightly nature is permitted on patios. This includes boxes, cleaning items, excess furniture, motorcycles, bicycles, laundry, wet towels, etc. All clotheslines, refuse containers, woodpiles, storage boxes, tools and equipment are prohibited unless obscured from view by appropriate screening. Written approval of the ACC is required.
13. All plants in individual planter boxes and patio furniture must remain within the individual owner's patio area. Plants should be contained within the unit airspace.
14. All residents must comply with the Bylaws and CC&R's regarding patios and exteriors of your home.
15. Blinds, sunscreen, and awnings on patios are not permitted. The Architectural Control Committee may approve only latticework screening.
16. An owner is responsible for any damage to common area or a neighbors property caused by any tree (and/or its roots) that is located upon his lot.
17. There shall be no interference with the established drainage pattern.
18. Many lots are zero-lot or modified zero-lot lines. The member should note where their property lines are located so they are aware of their maintenance responsibilities, any easement rights that may exist and what property they are authorized to enter upon, alter or use.
19. No major repairs or restoration of any vehicle of any kind shall be permitted in garages, carports, or common area.
20. All garages and carports shall be maintained readily available for parking.
21. All garage doors shall be closed at all times except for entry and exit, or while an individual is present in the garage for ventilation purposes.

22. Driveways must be kept clean from oil stains and other visible substance.
23. Only removable flagpoles (sleeve or hinge type) will be permitted, with height not to exceed the gable of the residence on that property, providing height of gable does not exceed ten feet. Written approval of the ACC is required.
24. No accessory building or metal shed will be permitted on any lot. Doghouses must be painted to match trim of main structure and be inconspicuous. Written approval of the ACC is required.
25. House numbers are to be clearly visible and readable at the front of the structure and kept clear of any obstruction.
26. All broken glass must be replaced. Any missing roof tiles must be replaced and loose ones refastened.
27. Bird nesting in peaks of residence may be deterred by applying screening to the rafters, but must be unobtrusive.
28. Downspouts must match stucco color (they come in white, off-white and beige) and must be directed away from structure and neighbor's property. Gutters must match fascia trim. Standard approval of the ACC is required.
29. No exposed wires or cables are allowed on side of any structure or dwelling unless installed to be inconspicuous (conduit or *Wire mold* channel fastened with screws) and then must be painted to match the color to which it is attached. Standard approval of the ACC is required.

PARKING RULES AND POLICIES

Please be advised the Jess Ranch Master Association Board of Directors has implemented the following Parking Rules and Policies.

The Developer originally established that parking would take place within the designated garage and/or carport that was deeded with the individual home. In addition, the developer had designed some homes to include a driveway apron that may be large enough on which to park a vehicle. The Jess Ranch Master Association developed parking policies that permitted vehicles to park on the driveways as long as the area is long enough to accommodate a vehicle (straight in) between the garage door and the end of the drive (without blocking any walkways). In addition, there are also some designated off-street parking areas, which may be used for overnight parking or the parking of daily use motor vehicles subject to the terms and conditions adopted by the Board of Directors (Revised 4/1/97). Please note that all parking is subject to the following additional provisions and rules that may be changed from time-to-time by the Board of Directors. Please see the map that follows for the overflow parking areas.

Security is hereby authorized and directed to enforce the speed limits, stop signs, posted "No Parking" signs and any town or county ordinance in regard to parking and/or traffic. (94-11)

1. Owners/Residents are required to garage park overnight one and/or two vehicles (based on single or double garage) prior to using the off street parking areas. (97-10) (See map on page 16)
2. Vehicles on garage aprons must be parked straight in, at a 90-degree angle to the plane of the garage door, and not protrude into the street or sidewalk areas. (97-10)
3. In accordance with the CC&R's Article VIII Section 13, no owner may park a vehicle, deemed by the Board to be a nuisance, on the street or any other portion of the project. (97-10)
4. **"Daily Use Vehicles"** are defined as automobiles, minivans, sport utility vehicles or pickup trucks that do not have oversize campers. Oversize campers are defined as campers that have over cab extensions and/or protrude over the side or length of the truck bed. (97-10) Residents may park their vehicle(s), which must be "Daily Use Vehicles", in Board of Directors designated parking areas for a period not to exceed forty-eight (48) consecutive hours. (Revised 4/1/97)
5. No owner shall park, store or keep any commercial type vehicle or recreational vehicle on any street or any other portion of the Project unless loading/unloading and not to exceed 24 hours. (Revised 2002)

6. Parking in resident designated parking areas (see map on page 16) shall be available on a first-come, first-served basis. Attempts to circumvent the "Daily Use" or "forty-eight (48) hour time period", such as moving and re-parking the vehicle, will be considered in violation of the forty-eight (48) hour time period, and may be cited and/or towed at the owner's expense.
7. Guest parking on the streets is permitted for a maximum of five (5) successive nights with a permit. After five nights, visitors may park in the overflow parking area.
8. Stop signs and speed limits must be obeyed at all times.
9. All vehicles must be driven and parked on the right side of the street. Golf carts are vehicles and must obey all traffic and parking rules.
10. Drivers may not cross over the yellow line on Palo Verde.
11. All parking along the street must be parallel to the street. You may not park in front of fire hydrants, mail stations or within two feet of street corners. Persons cannot block pedestrian walkways or impede the visual line of site for drivers using any of the streets within Jess Ranch.
12. All garages and carports shall be maintained readily available for parking (Revised 4/1/97).
13. Owners/Residents are required to display Jess Ranch decals on the lower left (driver's side) windshield of their vehicles. Decals are issued by the security personnel located at the front entrance to the Jess Ranch Master Association.
14. Subject to the master declaration and rules & regulations of the Master Association, all open parking spaces shall be permanently maintained and are available on a first-come first-served basis to all owner's guests and invitees. (Revised 4/1/97)
15. Additional parking provisions may apply within the Brookhollow and Cedarbrook North sub-association communities. Please review their additional rules & regulations that add additional parking restrictions with which all members and their guests/residents must comply.

VISITOR VEHICLE PARKING

Visitor vehicles may be parked on the street, or in designated parking areas (see map on page 16), but should at all times have their Visitor's Pass displayed (attached to inside rear-view mirror, and if no mirror, placed on the dashboard). The Guest Parking Pass will permit guests of residents to park their automobile or daily use pickup on the street for a period not to exceed five (5) consecutive days. After five (5) days, guests will be required to park in the "overflow" parking area. Resident is to notify Security if their guest is to park on premises for more than five (5) days. (Revised 4/1/97)

TRAILERS / MOTORHOMES

Guests of residents may park their trailer or motor home within Jess Ranch for a period not to exceed twenty-four (24) hours, on the day of arrival, one time in any 60-day period. (94-12). All other parking regulations must be adhered to by the owner.

No owner shall park, store or keep any commercial type vehicle or recreational vehicle on any street or any other portion of the Project (this is subject to any special allowances for unloading/loading of recreational vehicles for a period not to exceed twenty-four hours (Revised 4/1/97 and 2002)

SPEED LIMITS

The speed limit on Palo Verde Drive, and Jess Ranch Parkway, shall be 25 miles per hour. The speed limit on all other Jess Ranch streets, under the jurisdiction of the Jess Ranch Master Association, shall be 15 miles per hour.

VEHICLE REPAIR

No owner or tenant shall conduct major repairs or major restorations of any motor vehicle of any kind whatsoever in his garage, carport or upon the common area except for emergency repairs thereto, and then only to the extent necessary to enable movement thereof. (94-13 and Revised 4/1/97)

GOLF CARTS

Each Golf Cart operated on Jess Ranch must be:

- a) Registered with Security
- b) Issued a Jess Ranch decal by Security
- c) Covered by Liability Insurance
- d) Operated by Licensed Drivers only
- e) Stored in accordance with the CC&R's

Operators of golf carts must obey traffic and parking rules. Failure to comply will result in a citation being issued.

MOVING VANS OR LARGE CONSTRUCTION VEHICLES

In order to help prevent damage to the front entrance pavilion and decorative entrance drive, all moving vans are required to enter and leave Jess Ranch via the rear gate. (96-3)

COMMUNITY ENTRY

No owner or guest of an owner shall enter the Jess Ranch premises except through the entry side of the drive-through gates or the walk-through gates. If any owner or guest of an owner enters by climbing over the gate or fence, or driving in through the exit gate, there will be no warning notice issued. A Hearing will be conducted and fines will be levied as follows: On the first offense, a compliance assessment fine of \$25.00 will be levied against the responsible owner. Subsequent violations by an owner or guest of an owner will result in compliance assessment fine of \$50.00, \$75.00 or \$100.00 levied against the responsible owner as set forth in the previously published schedule of fines. (97-33)

GARAGE DOORS

All garage doors shall remain closed unless being attended by the resident or for entering/exiting purposes. Garage doors must not remain open more than 24 inches at all other times. (Revised 6/02) No activity shall be carried out in the garage that would be considered by the Association as a nuisance that affects other members in the community.

QUIET ENJOYMENT AND AUDIBLE OR VISUAL NUISANCE

No owner or tenant shall permit or suffer anything to be done or kept upon such owner's lot or condominium which will obstruct or interfere with the rights of quiet enjoyment of the other occupants or annoy them by UNREASONABLE NOISE or otherwise. (94-13). A nuisance can be deemed by the association to be either visual or audible.

Violations of the "Quiet Enjoyment" provision include but are not limited to the following;

- 1) Excessive noise as radios and TV's.
- 2) Excessive dog or other form of animal noise.

- 3) Operating a vehicle, machinery, equipment or tools in a manner that causes excessive noise.
- 4) All lots must be kept free of trash, rubbish and garbage.
- 5) No clotheslines, refuse containers, woodpiles, storage boxes, tools or equipment may be kept visible upon a lot.

GUIDELINES FOR SELLING OR RENTING PROPERTY AT JESS RANCH

Jess Ranch is a controlled access community for persons age 55 or older. All property behind the access control gates, including streets, is private property. Permission to enter to conduct business, or for any other reason, is subject to the pleasure of the Master Association.

OCCUPANCY REQUIREMENT: Each dwelling unit shall be occupied by:

- (A) A person fifty-five (55) years of age or older (Permissible Occupant).
- (B) A spouse regardless of age, residing with his or her Permissible occupant spouse; and an individual or individuals, regardless of age, necessary to provide physical or medical support to a Permissible Occupant. Guests, of any age, are permitted for a limited time as provided in the CC&R's. Surviving Spouse per code must be at least 45 years of age.
- (C) Guests under 55 years of age shall not be permitted more than 60 days per year.

**Note: SB.2097, as amended on 1-1-97 states, "Permitted health care resident" means a qualified person hired to provide live-in, long term, or terminal health care to a qualifying resident.*

- (D) Parents and Grandparents are responsible for the conduct of visiting children. At no time are the streets to be used as a playground.
- (E) All residences are intended to be used for single family dwelling purposes only.

LEASING:

- (A) No owner shall be permitted to rent or lease his property for transient or hotel purposes or for a period of less than thirty (30) days. No owner shall rent or lease less than the entire lot or condominium. All owners shall provide their tenants with a copy of the "Jess Ranch Master Association Rules and Regulations". A copy of this document may be obtained at the Jess Ranch Master Association office at the South Gate, by calling the property manager at (760) 961-1456, or from Security at the Main Gate.
- (B) All rental or lease agreements shall be in writing and shall provide that the terms of such agreement shall be subject, in all respects, to the provisions of the Master Association, Bylaws, and Articles, and that any failure by the tenant or lessee to comply with the terms of such documents shall constitute a default under such agreement.
- (C) All leases or rental agreements shall contain the following information:
- (1) The name and age of each permanent occupant.
 - (2) A description of any pet that will be on the premises.
 - (3) The year, make, model, and license number of any vehicle that is to be garaged or parked in designated areas of the project. All such vehicles are to display a Jess Ranch parking decal.
- (D) In order to confirm compliance with Jess Ranch Master Association Governing Documents, a copy of each lease or rental agreement is to be submitted to the Master Association for review and approval. Jess Ranch will provide a one-page form that may be used as an addendum to your lease or rental agreement. A properly executed copy of the addendum may be submitted in lieu of a copy of the lease or rental agreement. Additional copies of the form may be picked up at the Association office at South Gate, Security office at the Main Gate, or by calling (760) 961-1456.

The Master Association is required by the Governing Documents to reject any lease or rental agreement that does not conform to paragraphs A,B,C, and D.

NOTE:

The seller of Jess Ranch property is required by State Law to provide the Buyer with a copy of the Jess Ranch Master Association (JRMA) Governing Documents prior to the close of escrow. Failure to do so could result in a \$500.00 fine. Reference: California Civil Code Section 1368.

LIABILITY FOR DAMAGE TO COMMON AREA:

ALL OWNERS are members of the Master Association and shall comply with the terms and conditions of the Master Declaration, Articles, Bylaws and Rules and Regulations of the Master Association.

Each owner shall be responsible to ensure that his or her guests, invitees or tenants also comply.

Each owner shall be responsible for all costs and expenses which may be incurred by the Master Association to repair any damage to the Common Area which may be sustained by reason of the negligence or willful misconduct of said Owner or of his family, tenants, lessees or contract purchasers, or their respective guests or invitees, whether minor or adult.

PETS:

One household pet is permitted, as in one dog or one cat, provided the pet is confined in an enclosure, fenced yard or restrained by hand held leash not to exceed 10 feet in length (when in common areas or lots of other owners). Pet owner is responsible for cleaning up any excrement or unsanitary condition created by the pet.

No animals of any kind shall be raised, bred or kept in any lot or condo except one (1) common household pet, (i.e. cat or dog).

- 1) Dogs must be on a leash at all times and leashes must not exceed 10'0" in length, held by a person capable of controlling the animal.
- 2) All dog owners are responsible for cleaning up after their pets. Place the waste in plastic bags and place in proper containers.
- 3) Pets must be kept in an enclosure or yard.
- 4) Animals are not allowed on the landscaped areas.
- 5) Pets must not be left outside on the patio when the owners are away. If the pet becomes a nuisance, restrictive action will be taken.
- 6) A pet becomes a nuisance if not kept free of fleas and parasites to avoid the infestation of units and common areas.
- 7) The unit owner is responsible for any "visitor" pets, and these pets are subject to the same pet rules.

- 8) Excessive barking violates the "Quiet Enjoyment" provisions.
- 9) Owners are legally liable for any damage incurred or injuries caused by their pets.
- 10) The Master Association, by vote of a majority of the Board, can prohibit any pet from being kept within the community if it is deemed a nuisance.

SATELLITE DISHES

RULES & REGULATIONS IN REGARD TO INSTALLATION OF SMALL SATELLITE DISHES AND OTHER OVER-THE-AIR-(TV)-RECEPTION-DEVICES (OTARDS). (99-4) THIS SUPERSEDES RESOLUTION #97-34.

Pursuant to Section 207 of the Telecommunications Act of 1996 and subsequent rulings by the Federal Communications Commission (FCC), the Jess Ranch Master Association (JRMA) Board of Directors hereby enacts revised Rules & Regulations in regard to the installation of OTARDS covered by the act.

The following Rules & Regulations are subject to the provision that they shall not preclude the reception of a quality signal, unreasonably increase the cost of installation or unreasonably delay or prevent the installation of the subject antennas:

The high desert is prone to high winds that occasionally have generated peak gusts of hurricane force. Therefore, in the interest of safety, all installations, whenever possible, should be at ground level. In most cases, a dish will receive maximum signal at ground level.

There is no installation fee, and pre-approval of the Architectural Control Committee is not required. However, a representative of the Board or the ACC is entitled to be present at the installation to observe that a reasonable effort is made to conceal or camouflage the device. No OTARD shall be installed on or encroach on the common area or any air space above.

The resident is to notify the Property Manager by mail, by phone (leave message) at 961-1456; or in person (stop by office), of the date and time the device is to be installed. The Property Manager is to be in receipt of the notification not less than 24 hours before the proposed installation. Mailing address for the JRMA Property Manager is: 19280 Jess Ranch Parkway, Apple Valley, CA 92308.

SPECIAL REQUIREMENTS FOR ROOF TOP OR OTHER ABOVE GROUND LEVEL INSTALLATIONS:

1. All dishes must be of a color (typically light gray) that will blend with the background they are adhered to the home.
2. All OTARDS must be anchored in a manner that will withstand very high wind gusts.
3. Contractors that make the installation above ground level must have liability insurance.
4. If the resident makes the installation, or has someone who does not have liability insurance make the installation of any OTARD, that resident must sign an indemnification agreement that will protect JRMA from any liability for personal injury or damage occurring to association residents or personnel, common area, or other residents property.
5. No exposed wires or cables are allowed on the side of any structure or dwelling unless installed to be inconspicuous (conduit or *Wire mold* channel fastened with screws) and then must be painted to match the color to which it is attached. Standard approval of the ACC is required.

Television antennas or satellite dishes shall not be more than one meter in diameter, and multi channel multipoint distribution service antennas shall not be more than one meter in size with towers not more than 12 feet above the roof line. Installation of antennas needs approval from the Architectural Committee. Please note that the Association may restrict where antennas and satellite dishes are installed and will require the structures and roofs to be maintained.

RESIDENT COMPLIANCE

All owners are responsible for any violation of the CC&R's, Rules and Regulations, or damage to the common area caused by their guests, tenants, or guests of their tenants (4/1/97).

Each owner shall be liable to the Master Association for repair of damage to common area caused by his or her family, tenants, and guests or lessees negligence.

Nothing shall be done or kept in any lot, condominium, or common area that will increase the rate of insurance without the approval of the Master Association.

Misuse or neglect of any policies and procedures are subject to the associations fines and or corrective procedures policies.

ARCHITECTURAL RULES - please refer to the architectural guidelines for complete description of procedures and restrictions.

There shall be no structural alteration, construction or removal of any residence, fence or other structure whatsoever in the project without the prior written approval of the Board or its designated Architectural Control Committee, as required within the governing documents and the architectural guideline package.

Exterior Additions, modifications, or painting must be submitted to the Architectural Control Committee for prior approval.

1. Any such alteration must be directed to the Board of Directors for approval and such should conform to the limitations imposed by the CC&R's. Mail your requests to the Architectural Committee.
2. Approval by the Board does not constitute approval by the City, nor does approval by the City constitute approval by the Board of Directors.
3. All submissions to the Board must be in writing on a minimum of an 8-1/2" x 11" sheet of paper and show the nature, color, shape, height, materials and location of the proposed alteration; where applicant or his contractor can be reached between 9:00 a.m. and 5:00 p.m., as well as a home telephone number where the applicant can be reached after these hours. Please enclose two (2) copies of your submission.
4. If an architectural change is made without approval of the Board, the owner has thirty (30) days to remove the change or appeal to the Board. If, in thirty (30) days, the owner has not complied, he will be required to remove the change and/or be subject to legal action by the Board.

COMPLIANCE ASSESSMENT FINE SCHEDULE

Pursuant to Article V Section 12 of the Declaration of Covenants Conditions and Restrictions (CC&R's) of the Jess Ranch Master Association (JRMA), the Board of Directors (Board) hereby revises the previously enacted Compliance Assessment Fine Schedule as follows: (97-51) (revised 01/02)

1 st Notice of violation	Courtesy Letter
2 nd Notice**	Warn letter indicating date needed to meet compliance.
3 rd Notice**	Hearing with possible \$25.00 fine.
4 th Notice**	\$ 50.00 Fine.
5 th Notice**	\$100.00 Fine.
6 th Notice**	\$200.00 Fine.

Note: This is a qualified senior community - any violations of the required minimum age of residents will result in a fine of \$50.00 per day until the violation is remedied.

**For repeat violations of the same rule of failure to comply within the time period specified by a previous notice or notices.

JRMA By-Laws Article XIII Section 3 provide that a compliance assessment fine may be levied against an owner after a Hearing conducted by the Board of Directors in Executive Session..

JESS RANCH MASTER ASSOCIATION – SECURITY FORM

(Failure to return this completed form may result in the cancellation of your gate cards)

EVEN IF YOU HAVE RECENTLY FILLED OUT A SIMILAR FORM, PLEASE TAKE THE TIME TO COMPLETE THIS FORM IN ITS ENTIRETY. THANK YOU. (LANDLORD PLEASE NOTE: THIS FORM DOES NOT TAKE THE PLACE OF THE ADDENDUM TO THE LEASE/RENTAL AGREEMENT WHICH IS REQUIRED BY THE MASTER ASSOCIATION).

Please check the appropriate box – are you:

- Resident Owner
- Tenant
- Off-site Owner

Name: _____ Phone #: _____

Property Address: _____

Please list all other persons living at this address:

Name: _____ Relation to Resident: _____ Age: _____

Name: _____ Relation to Resident: _____ Age: _____

Name: _____ Relation to Resident: _____ Age: _____

Name: _____ Relation to Resident: _____ Age: _____

NOTE: GATE CARDS MAY NOT BE TRANSFERRED TO ANYONE ELSE!!

Please list cards issued to your property address:

1. Card# _____ 2. Card# _____

3. Card# _____ 4. Card# _____

Please list decals:

Decal # _____ Vehicle Make & Model: _____ State: _____

Decal # _____ Vehicle Make & Model: _____ State: _____

Automatic Gate Openers #1: 1) _____ 2) _____

(Please Note: For a one car household, three entry devices are permitted e.g. one automatic gate opener and two cards or two automatic openers and one card; for a two car household, two automatic openers and two cards are permitted)

Name and phone # of a Contact Person in case of emergency:

Name: _____ Phone #: _____

Signature _____

Date _____

Jess Ranch Tenant Addendum

Addendum to Rental/Lease (circle one) agreement dated _____ in regard to the occupancy of Jess Ranch Property located at _____ Apple Valley, CA 92308.

Tenant (Person who signed agreement):

Name Age

Other Occupants:

Relation to tenant Name Age

Relation to tenant Name Age

Vehicles:

Year Make & Model License Number State

Year Make & Model License Number State

Year Make & Model License Number State

Pets:

Describe any pet (only one allowed) that will be maintained on the premises:

The terms and conditions of the original agreement shall be subject, in all respects, to the provisions of the Jess Ranch Master Association Declarations, Bylaws and Articles, and any failure by the tenant to comply with the terms of such documents shall constitute a default under such agreement.

This information is absolutely required by Jess Ranch Master Association CC&R's Article VIII section 20 and Board of Directors Resolutions (94-7).

Landlord Date

Tenant Date

This form is to be returned for rental or leased properties only.

JESS RANCH MASTER ASSOCIATION

Property Mgr's
Office



Main
Entrance

B= Brookhollow
C= Cedarbrook

circled areas = guest parking

JESS RANCH MASTER ASSOCIATION

DISTRICT DELEGATE AREAS

Property Mgr's
Office

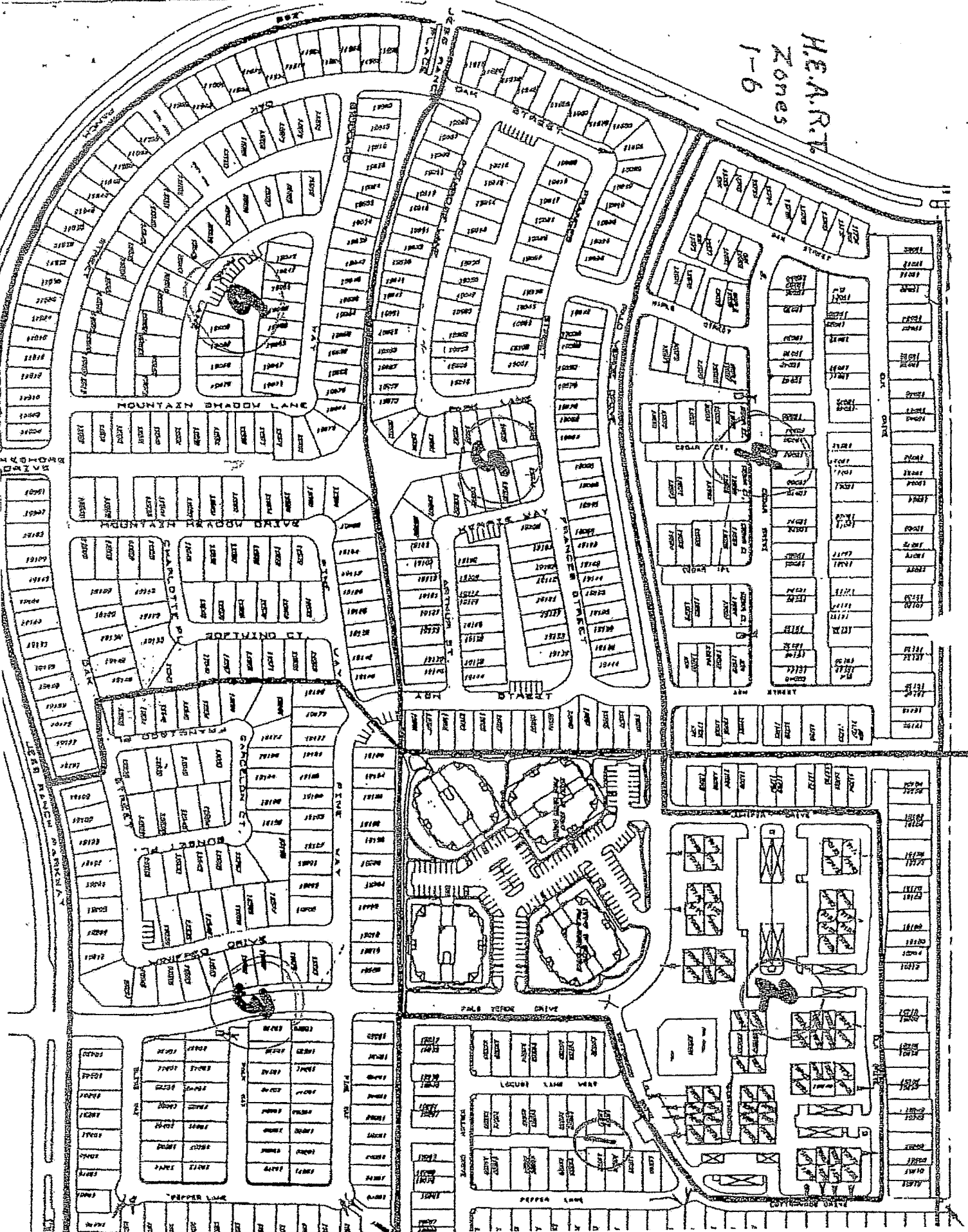


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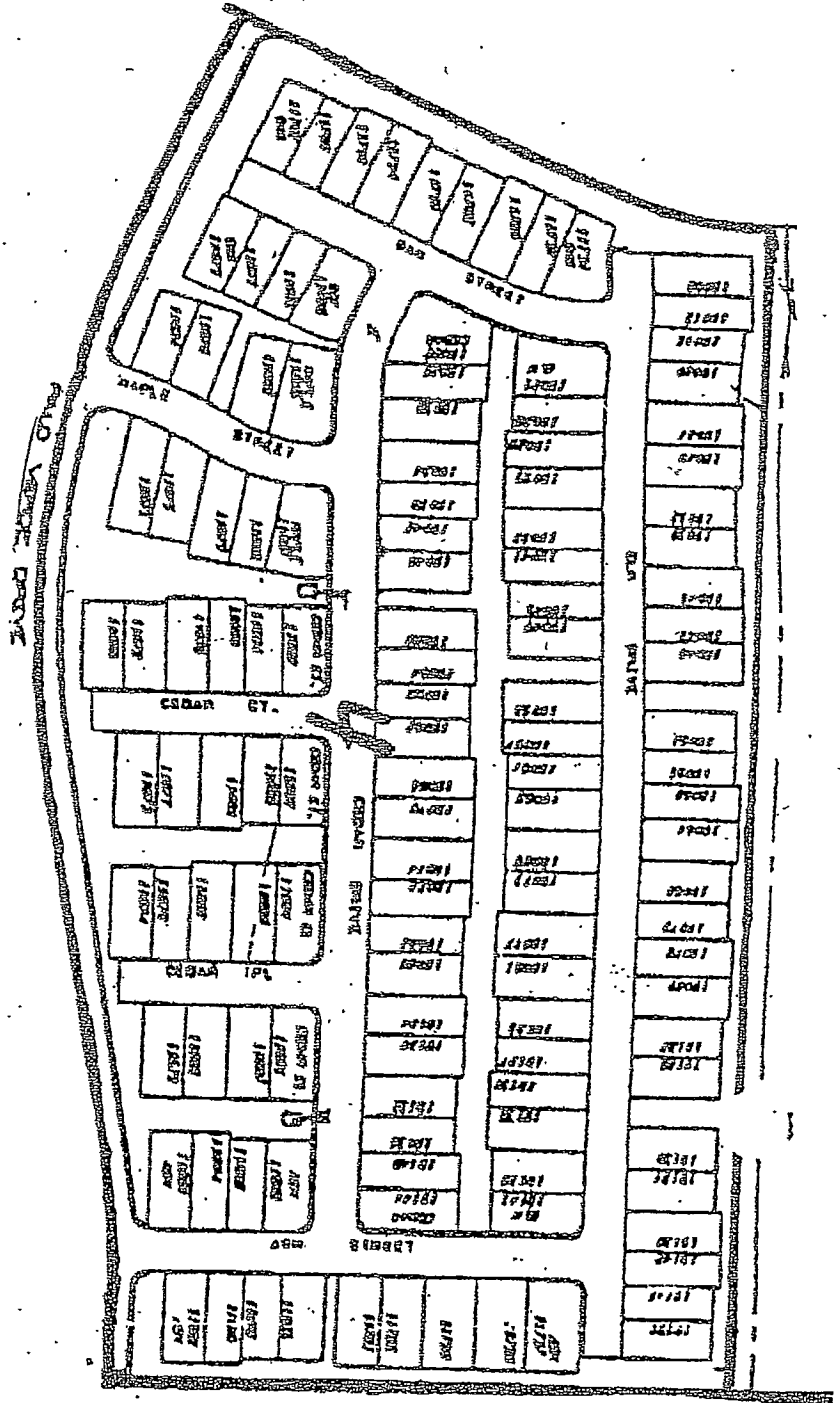
H.E.A.R.T. ZONES

- Zone 1. All units facing Willow Street, Locust Lane West, and Pepper Lane. All units on the east side of cottonwood Drive and the north side of Elm Drive to the foot bridge and the west side of Juniper Drive.
Emergency gathering point is the corner of Cotton Wood and Pepper Lane.
- Zone 2. All condominium units and all units having carports bounded by Cottonwood Drive, Elm Drive, Juniper Drive and Palo Verde Drive.
Emergency gathering point is accross the street from the Cedarbrook clubhouse
- Zone 3. All units facing Pine Way from Pepper Lane to Ash Street. All units facing Olive Way, Palm Way and Pepper Lane between Olive Way and Pine Way. All units facing Francisco Place, Garcelon Court, Sunset Place, Winifred Drive and Oak Street from Winifred Drive to the walkway connecting Oak Street and Jess Ranch Parkway. (Near Francisco Place.)
Emergency gathering point is corner of Pine Way and Winifred Drive.
- Zone 4. All units within the area bounded by Jess Ranch Parkway, Palo Verde Drive, Ash Street and Elm Drive including all units on Ash Street north of Palo Verde Drive and Elm Drive from the foot bridge west to Palo Verde Drive.
Emergency gathering point is the corner of Ash Street and Elm Drive.
- Zone 5. All units on Frances Street, Primrose Lane, Park Lane, Arthur Street, Ash Street from Palo Verde Drive to Pine Way and Oak Street from Frances Street to Jess Ranch Place.
Emergency gathering place is corner of Park Lane and Frances Street.
- Zone 6. All units on Pine Way from Ash Street to Mountain Meadow drive. All units facing Soft Wind Court, Charlotte Place, Mountain Meadow Drive, Mountain Shadow Lane, Stoddard Way, Pamela Way and Oak Street from Jess Ranch Place to the walkway connecting Oak Street and Jess Ranch Parkway (Near Francisco Place)
Emergency gathering point is the corner of Charlotte Place and Softwind Court.
- Zone 7. All units in Wyndham Rose Development.
Emergency gathering point is the corner of Emerald Run and Rolling Green Drive.
- HDQS. Command post for all emergency operations is the Cedarbrook clubhouse. Anyone wishing to help in the case of an emergency may report there and will be dispatched to where their help is most needed.

H.E.A.R.T.
Zones
1-6



Zone 4. All units within the area bounded by Jess Ranch Parkway, Palo Verde Drive, Ash Street and Elm Drive including all units on Ash Street north of Palo Verde Drive and Elm Drive from the foot bridge west to Palo Verde Drive. Emergency gathering point is the corner of Ash Street and Elm Drive.



Zone 5. All units on Frances Street, Primrose Lane, Park Lane, Arthur Street, Ash Street from Palo Verde Drive to Pine Way and Oak Street from Frances Street to Jess Ranch Places. Emergency gathering place is corner of Park Lane and Frances Street.

