

Strathmore

Maintenance Corporation

RULES & REGULATIONS

ACKNOWLEDGEMENT OF RECEIPT

COMPLETE THIS FORM AND FAX TO (909) 948-1349

OR

RETURN IT TO:

STRATHMORE MAINTENANCE CORPORATION

c/o Meridian Property Group

10722 Arrow Route, Suite 500

P.O. Box 548

Rancho Cucamonga, CA 91729-0548

PRINT NAME: _____

ADDRESS: _____

SIGNATURE: _____

DATE: _____

Professionally Managed By Meridian Property Group

10722 Arrow Route, Suite 500

Rancho Cucamonga, CA 91730

*(909) 941-0201 ** Fax: (909) 948-1349*



Strathmore

Maintenance Corporation

**RULES &
REGULATIONS**

*Adopted by the Board of Directors
August, 2004*

*Professionally Managed By Meridian Property Group
10722 Arrow Route, Suite 500
Rancho Cucamonga, CA 91730
(909) 941-0201 ** Fax: (909) 948-1349*

Strathmore

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The Board has determined that the creation of the following Rules and Regulations regarding the use and enjoyment of the Strathmore community ("Community") is beneficial to the health, safety, enjoyment, and welfare of the residents, as well as to the administration, management, and operation of the Community. If your Unit is not Owner occupied, please be certain that all residents of your Unit have received and understand these Strathmore Maintenance Corporation Rules and Regulations.

I. STRATHMORE MAINTENANCE CORPORATION AUTHORITY

The Board of Directors operates like a legislative body. The Board meets on a regular quarterly basis. The date and time of these meetings is published in the Association newsletter, website and billing statement. All residents of the Community are encouraged to attend these meetings to stay informed of Community business and offer suggestions to the Board concerning current and future Association matters.

Special meetings to handle exceptional situations are called as the need arises. Board members are vested with the responsibility for making decisions on most administrative and financial matters affecting the Community. Those who serve on the Board do so on a voluntary basis without pay, offering their time, their skills and their energy to maintain and preserve the value of your investment and to make the Community a pleasant environment in which to live.

The Board of Directors has the power under Article X, Section 12 of the CC&R's, to adopt Rules and Regulations from time to time regarding the use and enjoyment of the Association Property and Common Area (the "Common Property"). The Rules and Regulations have been reviewed by the Association's legal counsel and conform with accepted standards used by other homeowners associations in California.

II. GENERAL INFORMATION

Condominium ownership is subject to restrictions not applicable to free standing home ownership. These restrictions are outlined in the CC&R's and these Rules and Regulations. The Bylaws give the Board of Directors the authority and responsibility to establish reasonable Rules and Regulations in furtherance of the Association's purposes.

In order to preserve harmony, there must be a balance between the individual's rights and the needs of the Community as a whole. These Rules and Regulations have been established to achieve this balance. All observed rule violations should be reported to Meridian Property Group, P.O. Box 548, Rancho Cucamonga, CA 91729 in writing as soon as possible after the observed violations.

All Rules and Regulations adopted by the Board of Directors are equally applicable to Owners, tenants, and guests alike. Owners are responsible for advising their tenants, family members, residents and guests of these Rules and Regulations. Owners are held accountable for the violations of their tenants, family members, residents and guests under Article IV, Section 14 of the CC&R's.

II. GENERAL INFORMATION (cont.)

Owners are required to notify their tenants that the terms of their lease or rental agreement is subject, in all respects, to the provisions of the CC&R's, Bylaws, Architectural Standards and these Rules and Regulations. The best way to do this is to give the tenant a copy of these documents and to have the tenant sign an acknowledgment of receipt.

Any additions, changes, or deletions of these Rules will be published in the Association Newsletter and sent to each resident. It is the responsibility of off-site Owners to provide a mailing address to the Management Company to allow written notification of any rule changes.

III. COMMITTEES

Committees are the forums in which homeowners and residents can actively participate in Community affairs. All committee recommendations are presented to the Board for approval. Committees need homeowner and resident's interest and involvement to function effectively. To become involved in a committee, contact the Management Company or a Board member. Below are a few of the suggested committees for the Association:

Architectural Committee:

Administers Architectural Standards adopted by the Board of Directors. Reviews architectural applications for compliance with the architectural control provisions in the CC&R's and Architectural Standards. Approves and reviews completed architectural improvements for conformity with approved plans.

Landscape Committee:

Makes recommendations to the Architectural Committee regarding the improvement, maintenance and repair of the Common Property landscaping in the Community.

Newsletter Committee:

Solicits and compiles information and news for the Community newsletter.

Nominating Committee:

Encourages qualified, willing homeowners to file for candidacy and to run for a position on the Board of Directors.

Recreation and Activities Committee:

Organizes annual garage sales and other activities to promote a sense of pride within the Community.

Rules Committee:

Reviews the Rules and Regulations and recommends Rules changes and additions to the Board of Directors as necessary to render the Rules and Regulations consistent with the changing needs of the Community and current applicable local and state codes and ordinances.

III. COMMITTEES (cont.)

Welcome Committee:

Meets with new residents to introduce them to the Community and to answer questions about our Community.

IV. ENFORCEMENT OF THE CC&R'S, RULES & REGULATIONS

Enforcement Requirements:

The Association's Bylaws provide that the Board of Directors has the power and the duty to enforce the Association's governing documents, including the CC&R's, Bylaws, Architectural Standards and the Rules and Regulations. The Rules and Regulations are intended to supplement, rather than supersede or change the CC&R's and other governing documents. The Rules are enforced pursuant to the Association's enforcement policy and applicable California law..

Owner, Tenant and Guest Violations:

Owners are legally bound to abide by the CC&R's and the Rules and Regulations of the Association.

All owner, tenant and guest violations of the CC&R's and Rules and Regulations will be cited against the Owner of the Unit from which the violation originates. A copy of the violation will also be sent to the tenant. The Owner will be held liable for payment of any penalty assessment (referred to in the CC&R's as a "Reimbursement Assessment") levied for the tenant's or guest's violations, as well as costs incurred by the Association for the repair or replacement of any damage caused to Common Property.

It is the Owner's responsibility to advise tenants and guests of the Rules and Regulations, including without limitation, rules related to parking, speed limits, pet control, and use of the pool..

Violation of the Rules:

A Reimbursement Assessment may be levied, or other disciplinary action may be imposed, against an Owner for a violation of the Rules and Regulations, or other governing documents of the Association, in accordance with the Association's enforcement policy and schedule of fines. The Association may seek legal action against an Owner when appropriate to cause compliance with the Association's governing documents.

Reporting Violations:

A reasonable attempt should be made to settle neighborhood complaints such as undue noise, barking dogs, etc. between the parties involved. If the problem cannot be resolved in this manner, a written complaint should be sent to the Association, c/o Meridian Property Group, P.O. Box 548, Rancho Cucamonga, CA 91729, and/or a formal complaint may be filed with local law enforcement or appropriate governmental agency.

Complaints must be in writing and may be submitted by mail, fax or e-mail to the Management Company. Anonymous reports are not considered. While an attempt will be made to keep the identity of the reporting party confidential, please be aware that if and when the alleged violator is called to a hearing, he or she has a right to confront and cross-examine adverse witnesses and review the evidence against him or her.

IV. ENFORCEMENT OF THE CC&R'S, RULES & REGULATIONS (cont.)

Association Suggestion/Complaint Form:

A reproducible complaint form is included under the Association Forms Section of these Rules and Regulations for your convenience.

Board of Directors Action on Alleged Violation:

Once a written complaint is received, or a violation is noted by the Association's Management Agent, the Board of Directors or the Management Agent will take the following action:

Notice of Violations:

The alleged violating Owner will be sent a written notice of violation as follows:

First Offense – Warning:

Upon the first offense of an Association rule or restriction, the Owner will be sent a "Warning of Violation," which will identify the section of the CC&R's or Rules and Regulations that is allegedly being violated and specify a time period in which to correct the violation.

Second Offense – Warning:

Upon second notification or observation of the continued violation following the expiration of the time period allotted in the Warning of Violation, the Owner will be sent a Notice of Noncompliance which will again specify the alleged violation and the time period in which to correct the violation.

Third Offense – Notice of Board Hearing:

Upon third notification or observation of the continued violation following the expiration of the time period allotted in the Notice of Noncompliance, the Owner will be sent a Notice of Hearing. This letter will be sent via certified, return-receipt requested, and regular mail.

HEARING:

The purpose of the hearing is to provide an opportunity for the Owner to discuss the alleged violation with the Board. The hearing is held in executive session before the Board, or a panel of three persons, who may or may not be Board members, who will hear the charges and evaluate the evidence. The Owner will be entitled to confront and cross-examine adverse witnesses.

The Board of Directors will make a decision, following the hearing, as to whether the Owner is in violation. The Board will determine what action will be taken in order to gain compliance. The Owner will receive a Notice of Hearing decision within seven (7) business days of the date of the hearing.

The Notice of Hearing Decision letter will advise the homeowner of the panel's decision and the disciplinary action imposed, if any. This letter will be sent via certified mail, return-receipt requested and regular mail. No disciplinary action or fine will become effective until such letter is provided to the Owner.

At any time during this procedure, the Board may determine that it is in the best interest of the Association to expedite enforcement action and elect to take legal action or to cause the violation to be corrected at the Association's expense and levy a Reimbursement Assessment against the owner for reimbursement for the cost of said correction.

V. FINING SCHEDULE

Upon a finding that a violation did occur, the Board may elect to levy a fine (Reimbursement Assessment) against the Owner in the amount of \$50.00. In the case of continuing violations, the Board may impose at the Hearing a fine that continues on a quarterly basis until the violation is corrected. In such case, the Owner will be notified in writing that the fine will continue on a quarterly basis until corrected. The Board may also impose other disciplinary action including temporary suspension of an Owner's membership rights and privileges, including the right to vote at meetings or to use the Association's recreational facilities.

In the case of a finding that damage to the Common Property was caused by the negligence or willful misconduct of an Owner, Owner's family, tenants, residents or invitees, the Board may levy a Reimbursement Assessment against the responsible Owner equal to the cost to repair the damage.

Payment of Penalty Assessments:

Any Reimbursement Assessment levied will be reflected on the Owner's next monthly dues statement.

VI. ARCHITECTURAL STANDARDS

The Architectural Standards are promulgated by the Board and administered by the Architectural Committee to help maintain a safe, friendly, attractive Community and to protect and preserve the investment you have made in your home. Please refer to Article 1, Section 3 and Article XV of the CC&R's. Any improvement or alteration to the outside of a Unit must have prior Architectural Committee approval.

Refer to the Strathmore Architectural Standards for the guidelines created by the Board to govern design standards, criteria, procedures, rules and inspections in the Community. An Architectural Application is included in the Association Forms Section of these Rules and Regulations for your convenience. A copy of the Architectural Standards may be obtained by contacting Meridian Property Group, at (909) 941-0201.

Construction:

Architectural approval granted by the Architectural Committee does not negate the necessity of the Owner obtaining necessary City building permits. Likewise, even if you obtain a City Building Permit, you must still obtain the prior written approval of the Architectural Committee before commencing your work of improvement.

VII. MAINTENANCE OF UNIT

Please refer to the CC&R's, Article X, Section 4(a), and (b), Section 5 and Article XIV. The following is a partial list of Owner / Association responsibility items. Owners are responsible for keeping patios, front walk areas and any areas that can be seen from the streets or Common Property free from litter or any unsightly debris. Garage doors must be closed at all times, except when the garage is in use.

VII. MAINTENANCE OF UNIT (cont.)

Owner Responsibility:

Door hardware including locks and latches
Door weather striping and threshold
Electrical circuit breakers
Landscaping within Exclusive use patio area and deck area if applicable
Forced air unit, if any
Future fiber optic
Garage door opener and metal garage door hardware
Hot water heater
Interior building surfaces and walls
Interior ceilings
Internal and external telephone wiring designated to serve your Unit
Plexiglas or tempered glass enclosures around the exclusive use property deck and/or patio
Replacing light bulbs in exterior light fixtures
Satellite dish antennas if applicable
Windows, window glass and screens
Stoppage of drains when attributable to a specific Unit

Association Responsibility:

Common Area and Association Property ("Common Property")
Common Property landscape
Chutes, ducts – repair and maintenance
Exterior stucco and paint
Exterior light fixtures
Garage door (excluding metal hardware and opener)
Patio fences and walls
Rain gutter inspection and maintenance
Roof
Private utilities located in Common Property

NOTE: The Owner may be held liable for the costs incurred if the need for maintenance or repair is caused by the negligence or willful misconduct of the Owner or his/her tenants or guests.

Interior of Unit:

Please refer to Article IV Sections 3 and 8 and Article IV, Section 20 of the CC&R's. Each Owner has the right to paint, repaint, tile, wax, paper or otherwise refinish and decorate the inner surface of the walls, ceilings, floors and doors bounding his or her Unit. Some Units may have an adjoining fireplace structure, built as part of the original construction. The Owner of each such Unit has the exclusive use of the space bounded by and contained within the interior surfaces of the fire box of the fireplace structure, which opens into their Unit. Owners are also responsible for maintaining their Unit in a clean, sanitary and attractive condition.

No structural alterations or modifications can be made to the interior of a Unit which would have a material effect on another residence or which impairs the structural integrity or mechanical systems, or lessens the support of any portion of the Common Property, without prior written consent of the Architectural Committee.

VII. MAINTENANCE OF UNIT (cont.)

Window Coverings and Screens:

Curtains, drapes, shutters or blinds may be installed as window coverings. Aluminum foil, sheets, newspaper or similar materials not intended or designated for use as a window cover, may not be used as coverings.

Owners are responsible for window and screen maintenance and associated cost. Broken, bent, missing, or torn screens, and/or broken or missing windows must be repaired or replaced.

Air Conditioning Easement:

Owners are responsible for the cost of maintaining air conditioning units installed by Owners outside of their Units.

Antennas, TV and Radio:

See Strathmore Maintenance Corporation Satellite Dish and Antenna Policy and Notification Form.

Outdoor Furniture:

Outdoor patio or lounge furniture (complimentary to the exterior color scheme of the building) may be kept on decks and patios. Furniture in a state of disrepair (i.e. torn cushions, rusting frames, and faded or torn umbrellas) is prohibited.

Electrical:

All electric lights, fixtures and/or appliances must be UL approved and maintained in good, safe working condition by the Owner.

Decorative holiday lights may be displayed from Thanksgiving through January 15th of the next year. Decorative ground lights in the patio area, if this is a permanent installation, must meet current Building Codes and a Building Permit is required.

Holiday Decorations:

Holiday decorations may be displayed in your Unit or within your patio, deck or entry from Thanksgiving through January 15th of the next year. Other seasonally appropriate decorations may be displayed in patios throughout the year. Decorations must be maintained in good repair. You will be held responsible for any damage to the exterior surface of condominium building caused by the attachment of your decorations.

Equipment:

Removal of furniture and equipment from the pool areas or tampering with the controls for the pools, spas and sprinkler systems is prohibited.

VIII. COMMON PROPERTY

The Common Property is defined in the CC&R's and includes, without limitation, the pool and spa area, lawns, and landscaping. You may not obstruct, or place or store anything in the Common Property without the prior written approval of the Board. Residents may not plant or place items (*e.g.*, shrubs, trees, flowers, or statuary) in, or cut, trim or remove plants or landscaping from, the Common Property. You may not alter, construct in, or remove anything from the Common Property.

The generation of unreasonable loud noise is prohibited (*e.g.*, loud parties or loud music). Balls or other items may not be thrown against buildings, garage doors or Common Property walls. Outside laundry lines are prohibited.

The Board of Directors has the right to hold a homeowner liable for damage to a common area property, including buildings, equipment, green and planted areas, and furnishings, as a result of negligence, carelessness, misuse, or violation of the governing rules.

Sidewalks, Fences And Walls:

Using chalk or paint on these surfaces is prohibited.

Roofs, Walls And Fences:

Walking or climbing on roofs, cement, block, Plexiglas or stucco walls and fences is prohibited.

IX. ANIMAL CONTROL

A reasonable number of dogs, cats or other usual and ordinary household pets may be kept in your Unit, subject to the restrictions set forth in Article IV, Section 5 of the CC&R's and these Rules and Regulations.

Pets must be kept on a leash, held by a person capable of controlling the pet, when in the Common Property. You may keep your pet within your Unit, or within your enclosed patio or deck. You are liable for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Property by you, members of your family, your tenants or guests.

Pet owners must immediately pick up and properly dispose of the pet's defecation, whether it is on Common Property or any portion of the Community.

Pets are not allowed within the pool/spa area.

If the Board determines that your pet constitutes a nuisance to other owners in the Community, then the Association may prohibit you from keeping your pet in the Community Property.

X. BUSINESS USAGE PROHIBITED

Other than as specified below, you may not use any part of your Unit, including any part of your garage, for business purposes, *i.e.* commercial, manufacturing, mercantile, vending or other non-residential purposes. However, a home office or other business is permissible if it does not increase traffic or any other way negatively impact other residents or the Community and the business is in conformance with all applicable governmental ordinances.

XI. GARAGE SALES

Independent garage sales are not allowed. The Community Activities Committee, with approval from the Board, may schedule an annual, Community-wide garage sale.

XII. PARKING RULES AND VEHICLE RESTRICTIONS

The Association's parking regulations are designed to control unauthorized parking, reduce congestion and vandalism, increase available parking places and make our streets safer for everyone. The Rules and Regulations apply to all Owners, residents and their guests. It is the homeowner's responsibility to notify the occupants of their Units and their guests of these regulations.

1. Speed limits must be observed within the Community. Speeds shall not exceed 10 miles per hour.
2. You may not park, store or keep any vehicle, except wholly within your garage. Any inoperable vehicle must be stored in your enclosed garage.
3. You may not park, store or keep on any property, street (public or private), unenclosed parking space or driveway within the Community any large commercial-type vehicle (including, but not limited to, any dump truck, cement mixer truck, oil or gas truck or delivery truck, or any truck or vehicle equipped with racks or signage or other equipment typical of commercial vehicles).
4. You may not park, store, or keep on any property, street (public or private), unenclosed parking space or driveway within the Community, any recreational vehicle (including, but not limited to, any camper unit or motor home), or any bus, trailer, trailer coach, camper trailer, boat, aircraft, mobile home, inoperable vehicle or any other similar vehicle or equipment, mobile or otherwise, or any other non-automotive storage or other items visible from anywhere in the Community determined to be a nuisance by the Board. All commercial and recreational vehicles are considered a nuisance, except for camper trucks and similar vehicles when used for everyday-type transportation, subject to approval by the Board. Vehicles or trucks marked with signage or improved with racks or other commercial-type features are not permitted to be parked so as to be visible in the Community.
5. No parking in red zones or fire lanes. Violating vehicles must be cited or towed.
6. Garages must be maintained free and clear of any debris or obstructions that would prohibit its use for parking at least the number of cars it was intended for, and must be used for vehicular parking.
7. Vehicles cannot be parallel parked facing the wrong direction of traffic.
8. Parking stalls are for guest parking only. No Owner vehicles are allowed to be parked or stored in the guest parking spaces.
9. Garage doors must remain closed except for reasonable periods while the garages are being used.
10. Motorized scooters are not permitted to be driven/ridden in the Community.

XII. PARKING RULES AND VEHICLE RESTRICTIONS (cont.)

Vehicle Maintenance Activities Allowed:

Residents may perform emergency vehicle repairs only, i.e. tire change, fan belt or battery replacement within the Owner's garage. Minor repairs and routine maintenance such as changing oil are permitted only in the Owner's garage. Oils, coolants, grease, solvents and other engine fluids are considered "Hazardous Materials" and it is unlawful to discard them in trash bins, to bury them, dump them on the ground or put them in sewers or drains. Disposal of "Hazardous Materials" must meet all applicable local, state and Federal requirements as set forth on their respective containers.

Vehicle Maintenance Activities Prohibited:

Residents may not perform engine overhauls, major bodywork, radiator flushing within the Community or in the Unit Owner's garage. The use or storage of volatile and flammable substances, such as gasoline and other solvents is prohibited. Any use not consistent with the activities as described in allowed vehicle maintenance activities is prohibited.

XIII. TOWING POLICY

The Board of Directors, or the agency representing the Association, has the right to cause the removal of any vehicle parked in violation of the vehicle restrictions at the Owner's expense. A resident or guest whose vehicle is parked in violation of a parking restriction is subject to having the vehicle towed.

Vehicles will be towed from the Community without notice at the Owner's expense under these conditions:

1. Vehicles parked in a marked fire lane (see map included in the Association Forms / Map Section)
2. Vehicles parked within fifteen (15) feet of a fire hydrant
3. Vehicles parked in a handicapped parking space without a handicap placard or similar authorization
4. Vehicles parked in a manner which interferes with any entrance to or exit from either the Community or any residence therein

Unassigned open parking areas are to be used for guest and temporary resident parking only.

XIV. POOL and SPA RULES

The Community swimming pool and spa are for the use and enjoyment of all residents of our Community. Responsible use of these beautiful facilities will help to increase the safety, reduce expenses and maximize the pleasure we derive from them. These areas are regularly inspected by the Rancho Cucamonga Health Department. *We do NOT have lifeguards. It is for these reasons the following rules are applied to the use of these facilities.*

1. There is no lifeguard at the pool & spa area. Therefore, residents and their guests must use the pool and spa at THEIR OWN RISK
2. The use of the pool and spa is expressly limited to Owners, tenants, and their invited guests. Owners and tenants must accompany their guests at all times
3. Pool and spa hours are from 8:00 a.m. to 10:00 p.m. local time

XIV. POOL and SPA RULES (cont.)

4. For safety purposes, persons under the age of fourteen (14) are not permitted in the pool or spa area unless supervised by an adult resident
5. Swim diapers, rubber pants or other watertight swimwear must be worn by persons with bladder control or incontinence issues (i.e., infants and/or children who are not toilet trained.) For safety purposes, no child under three (3) years of age will be allowed in the spa
6. Animals are not permitted in or around the pool and spa area at any time, nor may they be tethered to the fence, bushes or stakes
7. California law requires that the pool gates must be latched at all times when not passing through. Do not prop the gates open at any time.
8. GLASS MATERIALS / CONTAINERS of any kind are not allowed in the pool & spa area
9. Large or potentially dangerous objects are not allowed in the pool & spa area
10. Barbecues are not allowed in the pool and spa area. Food may be eaten in the pool area, but not in the pool or spa
11. All trash must be picked up and properly disposed of. Residents and their guests must maintain cleanliness in the pool and spa area
12. Do not remove furniture from the pool or spa area. Furniture is not to be placed in the pool or spa
13. When using tanning oils and/or lotions, a towel must be placed over the furniture
14. Residents and guests must use the pool showers before entering the pool or spa
15. DIVING IS NOT PERMITTED
16. Running, boisterous or rough playing is not permitted in the pool or spa area. Persons in the pool & spa area should conduct themselves in such a manner as to not disturb other residents
17. Headphones must be used with all radios or other audible devices
18. Tampering with pool and spa equipment or machinery is not permitted
19. The Owner or tenant shall be responsible for any damage caused by his or her guests
20. Smoking in the pool area is prohibited
21. No soap or soap products are allowed in the pool or spa

XV. POOL KEY REPLACEMENT POLICY

Each Owner will receive one (1) pool key with his/her condominium keys at the time of closing through the Strathmore Maintenance Corporation sales office. Upon closing of the Strathmore sales office, pool keys will be available by contacting Meridian Property Group, at (909) 941-0201.

Each Owner is responsible for providing the new owners of the unit with their Association pool key upon sale of the unit.

A fee of \$25.00 will apply for all replacement pool keys.

To request a replacement pool key, Owners must provide the following:

- Owner must be on title
- Valid photo I.D. must be provided
- A check in the amount of \$25.00 made out to Strathmore Maintenance Corporation must be provided

Tenants will require a written request from the Owner of the Unit to obtain a pool key. Owners may schedule a pool key pick up by calling Meridian Property Group, at (909) 941-0201.

XVI. SIGNS, FLAGS, POSTERS AND BANNERS

All signs, flags, banners and posters must comply with Article IV, Section 6 of the CC&R's.

Noncommercial signs and posters that exceed nine (9) square feet in size and noncommercial flags or banners that exceed fifteen (15) square feet in size are prohibited. Commercial signs, including without limitation, contractors' signs advertising their work on your property, are prohibited. Noncommercial signs, posters, flags or banners in compliance with Article IV, Section 6 of the CC&R's can be posted or displayed from the yard, window, door, balcony or outside wall of the Unit, except as prohibited by law or if prohibiting such posting or display is necessary for the protection of public health or safety.

Signs advertising a Unit for sale or lease are permitted on the Owner's property. No solicitations may be placed on mailbox structures.

"Open House" signs shall be placed no earlier than two (2) hours before and removed immediately after an open house activity.

Owners are responsible for any damage to the exterior of the condominium building or other portion of the Common Property caused by the installation, posting, mounting or attachment of flags, banners, posters, signs or other similar items.

XVII. TRASH

Trash and refuse containers may not be placed on any area that will cause damage to plants or trees. No rubbish, trash or garbage or other waste material can be kept on any portion of the Community, except in sanitary containers located in appropriate areas screened from view, and no odor shall be permitted to arise.

Large items, such as furniture, must not be set out for trash pick up. Contact the Disposal Company or appropriate organizations for disposal.

Trash containers may be set out for a reasonable period of time (collection hours) not to exceed twenty-four (24) hours before and after scheduled trash collection hours. The responsible resident must remove any litter remaining on the ground after pick up. Owners are responsible for contracting with the Waste Disposal Company for pick up.

XVIII. ASSOCIATION FORMS/MAP

The following Association forms/map have been included in these Rules and Regulations for your convenience. Please feel free to contact Meridian Property Group, at (909) 941-0201 for additional assistance.

- 1. COMMITTEE VOLUNTEER FORM**
- 2. ASSOCIATION SUGGESTION/COMPLAINT FORM**
- 3. ARCHITECTURAL APPLICATION**
- 4. SATELLITE DISH AWARENESS FORM**
- 5. FIRE LANES – SIGNING & STRIPING PLAN**
- 6. TRASH CAN EXHIBITS**



YOUR ASSOCIATION NEEDS YOU!!!

COMMITTEE VOLUNTEER FORM

NAME _____

ADDRESS _____

PHONE (Home) _____ (Work) _____

I wish to volunteer for the following committee(s):

☐ ARCHITECTURAL COMMITTEE

☐ LANDSCAPE COMMITTEE

☐ NEWSLETTER COMMITTEE

☐ NOMINATING COMMITTEE

☐ RULES COMMITTEE

☐ WELCOME COMMITTEE

☐ RECREATION & ACTIVITIES COMMITTEE

I AM WILLING TO SERVE AS COMMITTEE CHAIRPERSON

☐ YES

☐ NO

COMPLETE THIS FORM AND RETURN IT TO:

STRATHMORE MAINTENANCE CORP.

c/o Meridian Property Group

10722 Arrow Route, Suite 500

P.O. Box 548

Rancho Cucamonga, CA 91729-0548

(909) 941-0201

Fax: (909) 948-1349



ASSOCIATION SUGGESTION/COMPLAINT FORM

To: Board of Directors and/or Meridian Property Group

From:

Print Homeowner Name

Address

SUGGESTION:

(Not related to a complaint)

COMPLAINT:

(Please be specific as to nature of complaint and address or location. If the complaint involves a violation of Association Rules, include applicable dates, times, persons, vehicles, and any other specific and pertinent information)

REMARKS:

SIGNATURE: _____

DATE: _____

NOTE: All written complaints will be held in confidence to the extent permissible by law; however, please note that in the event the violating owner objects to the charges made, he or she will have the right to cross-examine witnesses and review the evidence against him or her under Article III, Section 6 of the Bylaws.

(Reproducible form. Please make copies as needed.)

COMPLETE THIS FORM AND RETURN IT TO:

STRATHMORE MAINTENANCE CORPORATION

c/o Meridian Property Group

10722 Arrow Route, Suite 500

P.O. Box 548

Rancho Cucamonga, CA 91729-0548

(909) 941-0201

Fax: (909) 948-1349

submittal checklist

ARCHITECTURAL REVIEW APPLICATION

STRATHMORE MAINTENANCE CORPORATION

(Owner to Complete)

This checklist must be completed by the Owner and must be attached to the Architectural Review Application. Failure to complete and include this checklist constitutes an incomplete submittal. The Committee will return all incomplete submittals without review.

A description of what must be included on each of the drawings required below may be found in the Architectural Standards.

PART I - ALL IMPROVEMENTS

This section lists the submittal requirements for **all Improvements** that must be included with any and all submittal requests. Per the Association CC&R's - Improvement mean and refer to any structure or appurtenance thereto of every type and kind, including but not limited to buildings, walkways, sprinkler pipes, garages, room additions, patio covers, swimming pools, spas, recreational facilities, roads, driveway, parking areas, fences, screens, screening walls, retaining walls, stairs, decks, landscaping, antennas, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior air conditioning and water softening fixtures or equipment (if permissible under applicable laws), and the installation, alteration which shall include change of materials, exterior appearance, color or texture), removal or replacement thereof. The Architectural Committee may identify additional items that are Improvements.

- ☐ Completed Architectural Review Application– Exhibit 'A' (2 pages)
- ☐ Signed Neighbor Awareness Form – Exhibit 'B' (1 page)
- ☐ Submittal Checklist
- ☐ Photo(s) of entire exclusive use area indicating architectural style & color scheme
- ☐ Plans, photos, catalogs, description or samples of exterior materials and colors, submittals – 3 sets

PART II - LANDSCAPE IMPROVEMENTS

This section must be completed by all applicants for Improvements involving all landscaping in any yard (*i.e.: plant material, hardscape, etc.*).

- ☐ Part I submittal requirements
- ☐ Landscape Plan (*may be included on plot plan*)
- ☐ Proposed Plants (*provide location, type, quantity and size of all proposed plants listed on plans*)

PART III - OUTDOOR IMPROVEMENTS

This section must be completed for Outdoor Improvements including exterior color or material changes. Per the Associations CC&R's - Owners must obtain prior written consent of the Architectural Committee before installing balcony, patio, or deck covers, wiring, air conditioning equipment, water softeners, other machines and other similar Improvements protruding through the walls or roofs of buildings and other exterior additions or alterations to any Condominium.

- | | |
|--|---|
| <input type="checkbox"/> Part I Submittal Requirements | <input type="checkbox"/> Elevation Drawings |
| <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Exterior Photos |
| <input type="checkbox"/> Site Plans | |

EXHIBIT 'A' – PAGE 2
ARCHITECTURAL REVIEW APPLICATION
STRATHMORE MAINTENANCE CORPORATION

(Owner to Complete)

I understand and agree that:

1. No work on this request shall commence until written approval of the Architectural Committee has been received.
2. The "General Conditions of Approval" section of the Architectural Standards shall apply to any approval.

SIGNATURE: _____
Owner

Date

Received by the Architectural Committee: _____
Date

(Do Not Write Below Line. This is to Be Completed By Architectural Committee Only)

Committee Comments:

☐ **APPROVED**

☐ **CONDITIONAL APPROVAL**

☐ **DISAPPROVED**

☐ Incomplete Submittal

☐ Require Additional Information

☐ Appearance Evaluation Review Checklist

☐ **RETURNED TO APPLICANT/OWNER**

Date: _____

☐ Community CC&R's

☐ Notes on Plans

☐ Appearance Evaluation Review Checklist

☐ Letter Dated _____

☐ Completion of Neighbor Awareness Form

☐ Completion of ARC Application Form

☐ Other _____

Committee Signature(s):

Signature

Date

Signature

Date

Signature

Date

EXHIBIT 'B'
NEIGHBOR AWARENESS
STRATHMORE MAINTENANCE CORPORATION

Any neighbor that will be impacted by your Improvements must sign off on the "Neighbor Awareness" portion of the application. For instance, immediate neighbors on either side must sign-off on the form as they may be able to view the Improvements on your property from their home. The neighbor immediately behind you may also be able to view your exclusive use area. Consider who may be impacted by your Improvements and obtain signatures with this in mind. A DR Horton Associate may review and sign the "Neighbor Awareness" form in the event of an adjacent unsold unit.

My neighbors have seen the plans I am submitting for the Architectural Committee Review. I as the Owner certify that I have requested that my neighbors sign this statement confirming notification.

SUBMITTED BY:

Name: _____ Date: _____

Address: _____

EXCLUSIVE USE AREA

Immediate Neighbor – Rear of UNIT

Name _____

Address _____

Signature _____ Date _____

Immediate Neighbor – Rear of UNIT

Name _____

Address _____

Signature _____ Date _____

YOUR UNIT

Name _____

Address _____

Immediate Neighbor- Side of UNIT

Name _____

Address _____

Signature _____ Date _____

Signature _____ Date _____

Immediate Neighbor – Side of UNIT

Name _____

Address _____

Signature _____ Date _____

Immediate Neighbor – Front of UNIT

Name _____

Address _____

Signature _____ Date _____

Immediate Neighbor – Front of UNIT

Name _____

Address _____

Signature _____ Date _____

EXHIBIT 'C'
NOTICE OF COMPLETION FORM
STRATHMORE MAINTENANCE CORPORATION

Today's Date: ____ / ____ / ____ Tract #: 16612 Lot #: ____

Address Where Work Took Place: _____

Mailing Address: _____

Daytime Phone: () ____ - ____ Evening Phone: () ____ - ____

Notice is hereby given that the undersigned is the owner of the property where the work took place and that the work was completed on the date specified below:

Date Work Was Completed: ____ / ____ / ____

Applicant's Name: _____ Applicant's Signature: _____
(Please Print)

Please provide the following documents in order that the Notice of Completion may be reviewed.

- ☐ Photographs of everything completed on the property (put address on back of photos).
- ☐ Copy of approved stamped plans (and any approved revised plans).

Applicant's Name: _____ Applicant's Signature: _____
(Please Print)

(Do Not Write Below Line. This is to be completed by Architectural Committee Only)

Committee Comments:

☐ **APPROVED**

☐ **DISAPPROVED**

- ☐ Incomplete Submittal
- ☐ Require Additional Information
- ☐ Appearance Evaluation Review Checklist

☐ **RETURNED TO APPLICANT/OWNER**

Date: _____

Committee Signature(s):

☐ **CONDITIONAL APPROVAL**

- ☐ Community CC&R's
- ☐ Notes on Plans
- ☐ Appearance Evaluation Review Checklist
- ☐ Letter Dated _____
- ☐ Completion of Neighbor Awareness Form
- ☐ Other _____
- ☐

Signature

Date



STRATHMORE MAINTENANCE CORPORATION

SATELLITE DISH AND ANTENNA POLICY

1. AREAS UNDER AN OWNER'S EXCLUSIVE USE AND CONTROL.

(a) **Dishes.** Satellite dishes and antennae designed to receive video programming services via multi-point distribution services may be installed in an area under an Owner's exclusive use or control so long as such antennae and satellite dishes are (i) one meter or less in diameter, (ii) installed in the least visually obtrusive portion of an Owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive, and (iii) either screened from view or painted to match the surrounding area so as to blend in with the surrounding area, so long as such screening or painting is not unreasonably expensive.

(b) **Broadcast Antennae.** Antennae designed to receive television broadcast signals may be installed in an area under an Owner's exclusive use or control so long as (i) an acceptable quality signal cannot be received via an indoor antenna (*e.g.*, an antenna mounted in an attic, "rabbit ears," etc.), (ii) the antenna used is the smallest size available at a reasonable cost that receives an acceptable quality signal, and (iii) the antenna is installed in the least visually obtrusive portion of an Owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive.

(c) **Notification.** After installing an outdoor antenna or satellite dish pursuant to Paragraph (a) or (b) above, the Owner must complete and submit a Notification form to the Association. The Association will inspect the antenna or satellite dish to determine compliance with the above requirements.

(d) **Locations that are under an Owner's exclusive use or control.** In addition to the interiors of the Units, the areas that are under an Owner's exclusive use or control are the deck, entry and patio.

2. AREAS NOT UNDER AN OWNER'S EXCLUSIVE USE OR CONTROL.

Owners are not permitted to install satellite dishes and antennae in areas that are not under the Owner's exclusive use or control. Such areas include Common Property, including but not limited to, landscaped areas, the roofs and the condominium building exteriors.

Adopted by the Board of Directors October, 2004

Strathmore

STRATHMORE MAINTENANCE CORPORATION

NOTIFICATION OF SATELLITE DISH OR ANTENNA INSTALLATION

Satellite dish or antenna installations must comply with the Strathmore Maintenance Corporation Satellite Dish and Antenna Policy. Please read the Policy carefully to make sure your intended installation fulfills all requirements. This form must be submitted to the Association within seven (7) days of installation of a satellite dish or antenna.

Name: _____ Date: _____

Address: _____ Phone: _____

Lot No. _____

Tract No. _____

Type/Model of Satellite dish or antenna: _____ Diameter: _____

Satellite dish or antenna location: _____

Sketch location relative to building:

Is satellite dish or antenna screened? ____ Yes ____ No

Is satellite dish or antenna painted to match the building surface or blend with surrounding?
____ Yes ____ No

Date of installation: _____

Please send your completed form to the address below:

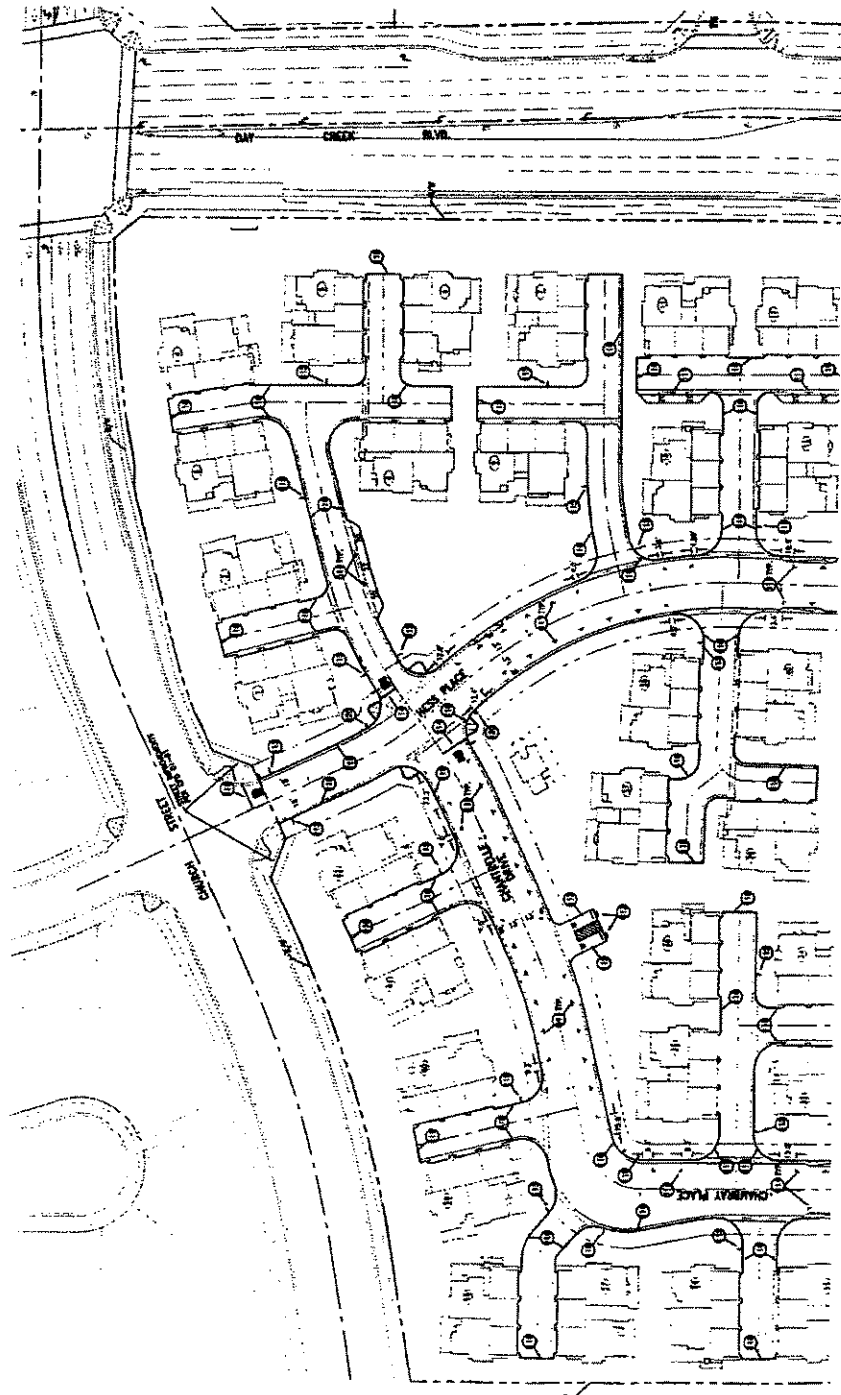
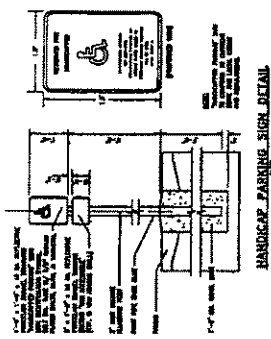
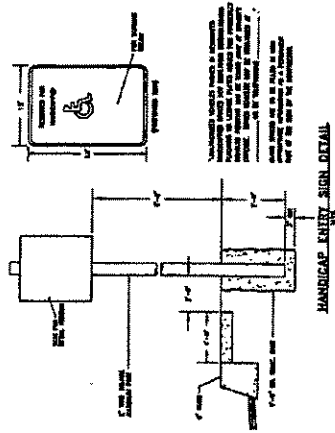
Strathmore Maintenance Corporation
c/o Meridian Property Group
10722 Arrow Route, Suite 500
P.O. Box 548
Rancho Cucamonga, CA 91729-0548



STRATHMORE MAINTENANCE CORPORATION

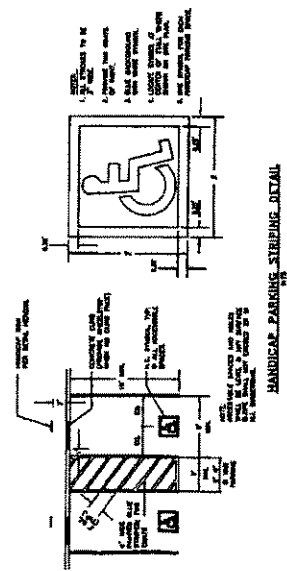
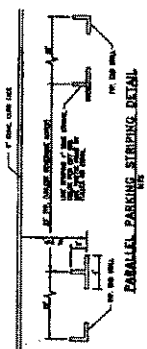
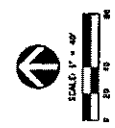
FIRE LANES - SIGNING & STRIPING PLAN

NOTES:
 1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA SIGNAGE MANUAL.
 2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA SIGNAGE MANUAL.
 3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA SIGNAGE MANUAL.
 4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA SIGNAGE MANUAL.
 5. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA SIGNAGE MANUAL.



SIGNING AND STRIPING NOTES:

1. STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA STRIPING MANUAL.
2. STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA STRIPING MANUAL.
3. STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA STRIPING MANUAL.
4. STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA STRIPING MANUAL.
5. STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO CUCAMONGA STRIPING MANUAL.



CITY OF RANCHO CUCAMONGA	
IMPROVEMENT PLANS FOR TRACT NO. 16612	
SIGNING & STRIPING PLAN	
DWC2003-00538	
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE



GARY CONSULTING, INC.
 10000 WILSON AVENUE
 SUITE 200
 WEST GLENDALE, CA 91201
 (626) 251-1111
 FAX (626) 251-1112
 WWW.GARYCONSULTING.COM

- (1) - JAMES FREDERICK SMITH PER COPY OF MARCHS ECONOMICS TIME AND TITLES ON SHORT IN
- (2) - ATTORNEY JOHN STOP AND LINDSEY PER COPY OF MARCHS ECONOMICS TIME, PAGE 48-49
- (3) - ATTORNEY THE LAW FIRM PER MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A
- (4) - MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A
- (5) - MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A
- (6) - MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A
- (7) - MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A
- (8) - MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A
- (9) - MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A
- (10) - MARCHS ECONOMICS TIME, THE IMPACT OF, TIME, PAGE 2-3A

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STRATHMORE MAINTENANCE CORPORATION

TRASH CAN EXHIBITS

6-3-04 - Spoke w/ Ryan @ C&V - made changes!

