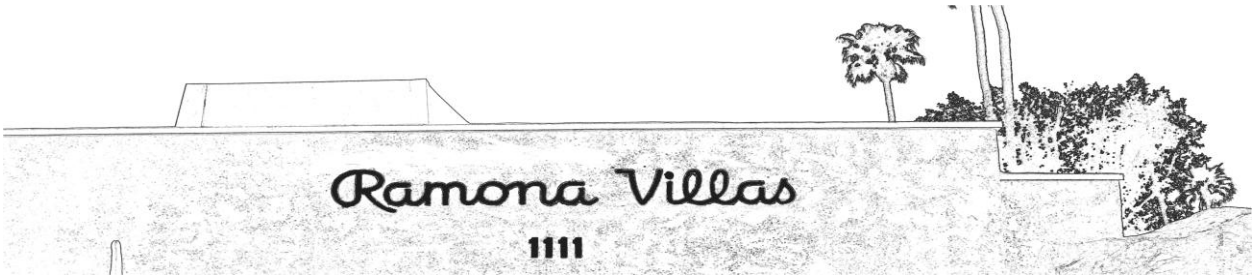

RAMONA VILLAS HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS, Revised September, 2015
Effective November 7, 2015

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I. INTRODUCTION

1. The social success of a condominium community depends in large part on the rules, regulations and restrictions that govern how residents are expected to conduct themselves. Typically, the declaration subjects all villa owners to general covenants, while the Bylaws and Rules & Regulations provide specific guides for day-to-day living. Your Board of Directors has adopted the following Rules & Regulations to enhance the enjoyment and tranquility of all persons living in the community.

2. These Rules & Regulations do not supersede or change the Bylaws or Declaration of Restrictions in any manner.

3. Whenever the word "owner" appears, if used in this document, it will include any and all tenants and/or occupants. All Rules & Regulations herein will apply to all tenants and/or occupants.

4. Owners shall be responsible for tenants'/occupants' actions or misconduct and adherence to the Rules & Regulations of the Association. Each owner shall be responsible for providing tenants/occupants with a current copy of the Association Rules & Regulations.

5. The monthly maintenance assessments by the Homeowners Association on common property will depend, in large measure, on the care and consideration exercised by each and every owner and his/her guests. If the maintenance costs are high and the current budget is not sufficient to meet these costs, each owner's assessment will have to be increased accordingly.

6. All of the Rules & Regulations herein may be changed or added to at any time by the Board of Directors with due notice. Any consents granted hereunder may be revoked for due cause.

II. ENFORCEMENTS OF RULES AND REGULATIONS

1. In order to enforce the CC&R's, Bylaws, Articles of Incorporation, and Rules & Regulations, the Board of Directors may levy, assess, and collect reasonable fines as established by the Board of Directors. The fines shall be assessed against the Homeowner for violations by owner, members of his or her family, invitees, licensee, or lessee of such owners. Whenever the word "owner" is used in this document, the word "tenant" shall also apply.

2. Inquiries, complaints, or reports of violations should be submitted to the Manager via the Ramona Villas website or via the locked mailbox in the laundry room. Do not take your complaints directly to the board members. No board member can make a unilateral decision regarding any matter. Decisions are made by a quorum of the board members at a duly noticed meeting.

ENFORCEMENT PROCEDURES AND FINE SCHEDULE

1. In the event of an alleged violation of the Association's CC&Rs, Bylaws or Rules and Regulations ("Governing Documents") by an owner or an owner's family member, guest, invitee, agent, or tenant, the Board of Directors will generally follow the enforcement procedures outlined below. Provided, however, that, when the circumstances warrant, the Board may take more immediate action, such as

initiating an action in the Superior Court, to secure an owner's compliance with the Governing Documents.

2. Violation Letters. The Association may first send a courtesy violation letter to the owner. This letter shall advise the owner of the nature of the violation and the specific section(s) of the Governing Documents violated. The letter shall provide a deadline (typically 15 to 30 days, depending on the nature of the violation) by which the owner must cure the alleged violation, and shall inform such owner that a failure to comply by the deadline may result in fines, other penalties, or other legal action as necessitated by the circumstances and nature of the violation. The Association may send a second, or third violation letter to the owner, before proceeding with a Notice of Hearing.

3. Notice of Hearing. If the Violation Letter does not result in compliance by the stated deadline, a Notice of Hearing may be sent to the owner advising the owner that a hearing before a three member panel (one of whom shall be designated a chairman) appointed by the Board will be held in connection with the violation. In its discretion, the Board may immediately send the Notice of Hearing to an owner, without first sending an initial violation letter. The Notice of Hearing shall be given at least fifteen (15) days before the hearing and will advise the owner of:

   A. The date, time and place of the hearing;

   B. The nature of the dispute/violation, with references to provisions of the Governing Documents that have been violated;

   C. The necessary corrective action;

   D. The disciplinary measure or measures that may be imposed;

   E. The owner's right to attend the hearing and address the Board; and

   F. The owner's right to have counsel present.

   G. The owner's right to present oral and written evidence and to confront and cross-examine adverse witnesses.

4. Hearings. Hearings will be conducted in executive, or closed session. The owner shall have an opportunity to present his or her case for a maximum of 15 minutes. The Board shall then take the matter under submission and notify the owner in writing of the Board's determination, and the reasons for any disciplinary measures imposed, within seven (7) days. Any disciplinary action may take effect no sooner than five (5) days after the hearing.

5. Disciplinary Actions. The Board may take one or more of the following actions, in addition to any others provided for by the Governing Documents, California law and/or as necessitated by the facts and circumstances of the particular matter:

   A. Levy a fine or fines, in accordance with the Fine Schedule. Continuing violations, such as, without limitation, an ongoing noise violation, may

result in consecutive daily, weekly or monthly fines for as long as the violation continues.

B. Suspend the owner's voting rights and rights to use the recreational facilities. Any suspension of an owner's rights as a member shall be for the period during which any Assessment owed by the owner remains unpaid and delinquent, or for so long as any other type of violation continues.

C. Levy a Special Individual Assessment. If the Association incurs expenses in bringing an owner or the owner's Unit into compliance with the Governing Documents, the Board may levy a Special Individual Assessment in the amount of such expenses.

D. Removal of Vehicles. The Association may cause the removal of any vehicle that is parked or maintained in the community in violation of parking rules and restrictions.

FINE SCHEDULE

Reasonable fines for first-time violations shall be levied in accordance with the following schedule:

Hazardous Activities in Violation of any Governing Documents (Risk or Harm to Person or Property)	$250.00
Nonhazardous Violations of Other Use Restrictions	100.00
Unauthorized Improvements to Property	250.00
Any Violation of the Bylaws, CC&Rs or Rules & Regulations not Specifically Mentioned	100.00
Parking/Vehicle Violation	100.00
Animal Control Violation	100.00
Violation of Leasing Restrictions, Including Prohibition Against Rentals for Terms of Less Than Ninety Days	500.00

Continuing Fines for Continuing Violations: The Association's notice of hearing may provide that the Board will consider imposition of the fine on a continuing daily, weekly or monthly basis. If such a continuing fine is imposed by the Board after notice and hearing, the responsible owner will be liable for the amount of the fine imposed for each day, week or month, as appropriate, that the violation continues unabated. Owners subject to a continuing fine are responsible for notifying the Association promptly upon bringing their property into compliance so that the Association can confirm that the owner has cured the violation and otherwise come into compliance and halt future recurring fines.

Increased Fines for Repeated or Continuing Violations: Fines shall be in addition to any Special Individual Assessment that may be levied to reimburse the Association for its expenses and costs. Fines for continuing or repeated violations may be increased at the discretion of the Board, following notice and a hearing, up to $500.00 each. Four or more related or unrelated violations assessed to a single unit in any 12-month period

may result in an additional fine of up to $100.00 at the discretion of the Board of Directors, following notice and a hearing.

3. There will be a charge of $30.00 for the replacement of a lost Ramona Villas common area key. Common keys are not to be duplicated or given to anyone else.

4. When selling or renting a villa, the new owners or occupants must be provided with the necessary documents related to the Ramona Villas Homeowners Association, including these Rules and Regulations. The State of California requires that governing documents be passed on to the new owner. Failure to comply can result in a fine.

5.

III. AREA DEFINITIONS

1. Common Area: Common areas are those outside owners' exclusive use area, including the, clubhouse, laundry room, exercise room, streets, pool, spa surrounding pool/spa area, tennis court, walkways, lawns, landscaping, exterior surfaces of buildings, and patio walls.

2. Owner Area: Owner or villa areas are all interior surfaces of perimeter walls, ceilings, floors, windows, and doors of each villa.

3. Exclusive Use Common Area (Patio or Yard): An exclusive use common area is a portion of the common area designated by the CC&R's for the exclusive use of one or more, but fewer than all, of the owners of the separate interests. It is appurtenant to a separate interest, which means a transfer of the owner's separate interest will also transfer the exclusive use common area. Examples include the right to use parking spaces, a patio, and external and internal telephone wiring.

IV. COMMON AREA

1. Smoking in a common area (as defined above in Section III. AREA DEFINITIONS 1. Common Area) is prohibited. This smoking ban is inclusive of cigarettes, cigars, pipes, e-cigarettes and other electronic smoking devices.

2. Any common sidewalks, driveways, or passageways shall not be obstructed or used by any owner for any purpose other than entrance to and exit from villas.

3. Any damage to buildings, recreational area or equipment, or any other common area property caused by an owner, his family or guests, tenant/occupant, pets, or hired contractor, shall be repaired at the expense of the owner.

4. The owner shall be held responsible for the acts of their family members and their guests at all times.

5. Loitering is strictly prohibited at all times.

V. PROTECTION OF COMMON AREA

1. Baseball, football, and other ball games are not allowed. No type of ball playing against

walls, including driveway walls, is allowed. Damage caused by such activities shall be the responsibility of villa owner.

2. Tree climbing is prohibited.

3. Articles of clothing, linens, towels, or bathing suits are not to be hung on patio fences, gates or from windows.

4. Climbing to and walking on roofs is prohibited except for emergencies and repairs with the Board's permission.

5. Carports are for passenger vehicles only, including bronco and blazer type trucks and trucks that do not exceed three-quarter tones in gross weight. Campers, boats, trailers, commercial vehicles, RVs, and any vehicle over three-quarter tons may not be parked within the property, except for periods not to exceed eight hours for the purposes of loading and unloading. All storage items must be stored in the overhead storage lockers. Parking areas must be kept free of oil and grease.

6. Patio areas and exclusive use areas must be maintained to preserve and protect the attractive appearance of the complex. Plants must be trimmed to prevent growth which extends over walls in the common area and when the plants detract from the surroundings. Plants for patios should be selected with discretion to prevent problems. Homeowners will be billed for any damage to walls or walkways by branches or roots from patio plants.

7. Fasteners of any type used to secure or support any item to any exterior common area surface of buildings or patios must be approved by the Board of Directors and/or the Architectural/Landscaping Committee.

8. No owner may modify or add to the exterior of the building in which their villa is located without prior approval of the Board of Directors and shall comply with city code. All requests must use the Architectural/Landscaping Approval Request Form.

9. All homeowners must promptly repair and maintain their villa to the extent a condition affects any other villa. All internal installations such as doors, windows, water, power, sewage, and gas are to be maintained at owner expense.

10. Business usage of any villa shall be in accordance with Section 6.8 of the CC&Rs.

11. Barbecuing is permitted only at the clubhouse patio or in each villas exclusive use area/patio. Barbecuing at the clubhouse patio requires approval form the Board of Directors. The homeowner is responsible to supply the barbecue and will be required to execute a release of liability.

12. Driving a vehicle of any kind on the lawns or landscaping is strictly prohibited.

13. No toys, bikes, skateboards or other items or personal property are to be left or stored in the exclusive use areas so that they are visible from another homeowner's residence, common areas, or the street.

14. No bicycle riding, Frisbee throwing, roller-skating, skateboarding, or ball playing is allowed on the tennis court, around the pool, or other common areas. Bicycles are permitted on the

street.

VI. NOISE

1. All noise must be kept to a minimum throughout the complex.

2. Vulgar or profane language, boisterous or offensive conduct on the community premises is prohibited. Owners and guests shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises and in using, playing or permitting to be used or played, musical instruments, radios, audio systems, televisions, amplifiers and any other instruments or devices in such manners as may unreasonably disturb owners, or guests of other villas.

3. Homeowners must refrain from using noise-making tools and appliances:
   Monday - Friday before 8 am and after 8 pm
   Weekends and holidays before 9 am and after 6 pm

4. Barking dogs or other pet noise shall be controlled by the animal's owner. Complaints received by the Board of Directors regarding a barking dog could result in fines and/or a request for the removal of the dog form the complex. .After notice and a hearing, the Board may determine that an animal is a nuisance and order the animal's removal. (CC&Rs, Section 6.5.)

VII. GENERAL PROVISIONS

1. Homeowners are required to maintain a current Owner Registration form on file with the Manager. This information is confidential and is primarily for security purposes and in the event of an emergency. These forms will be held in confidence and the information will be shared only with board members.

2. No estate, patio, yard or garage type sales are permitted inside or outside gated area without specific written permission of the Board of Directors.

3. Only one (1) "For Sale" or "For Lease" sign may be used per villa. This sign must not be placed in the window.

4. Posting of notices, advertisements, or other documents by owners is prohibited, except on the laundry room bulletin board.

5. Homeowners/occupants are encouraged to be active participants in Neighborhood Watch. In emergency, **CALL 911.**

VIII. LEASES AND RENTALS

1. No homeowner shall lease his or her villa for a term less than 90 consecutive days. No weekends or holiday or other short term rentals are allowed.

2. Any homeowner intending to lease his/her villa must supply a completed Lease Registration Form to the Manager, within ten (10) days of tenant move-in. (See Exhibit B). Registration is

required for all tenant(s) for each lease term of residence. These forms will be held in confidence and the information will be shared only with board members. Failure to comply with the 10 day requirement will result in the owner being assessed a $100.00 fine. Failure to comply within a 20 days of the commencement of the rental period will result in the owner being assessed a $500.00 fine.

3. All owners who lease must have a written lease agreement. A copy of the lease agreement must be provided with the Lease Registration Form. Rental amount or other sensitive financial information may be reacted from the copy being provided.

4. A fee of $50.00 per lease to cover administrative costs shall be paid to Ramona Villas Homeowners Association prior to leasing. Administrative functions are inclusive of but not limited to: Review of Lease Registration Form. Updating Ramona Villas' resident database. Updating gate security access system with the new residents' name and phone number. Issue and/or update gate card key(s), common key(s) and transponder (remote clickers) as necessary. Follow up with new resident to ensure they have received a copy of the Rules & Regulations. Respond to new resident inquiries as needed.

5. Owners shall be responsible for tenants'/occupants' actions or misconduct and adherence to the Rules & Regulations of the Association. Each owner shall be responsible for providing tenants /occupants' with a current copy of the Association Rules & Regulations.

IX. ARCHITECTURAL RULES

1. Entrance screen/security doors may be purchased and installed at the owner's expense. All owners shall be responsible for proper maintenance and repair of their own doors. Entrance doors and all other exterior changes require written approval of the Architectural Committee and/or the Board of Directors. Modifications or additions in the Common Area are prohibited, except as authorized by the Board of Directors. This includes the villa exteriors, patios, landscape planter areas, walls, and landscaping. Written architectural approval must be secured when exterior changes are desired. A sketch of changes must be submitted for board review using the Architectural/Landscaping Approval Request Form. (See Exhibit A).

2. In the event that Architectural Committee no longer active the Board of the will act as the Architectural Committee.

3. Outdoor patio lights must be connected to individual villa meters. Association meters may not be utilized for individual use.

4. Aluminum foil or any other type of screening materials may not be used on any windows at any time. Methods of blocking windows must be approved in writing by the Board of Directors.

5. Exclusive use areas and common areas may not be used for drying bathing suits, or hanging towels or clothing so that they are visible from another homeowner's residence, common areas, or the street. Do not store any articles at the front door.

6. Exclusive use areas must not be used as a general storage area. Contact the Manager regarding an acceptable patio storage unit, which can be placed on the patio. Only one storage unit is permitted at each condominium. Any already existing storage units must be in

conformity with these rules.

X. POOL AND SPA AREA

1. Pool/spa hours are 6:00 AM to 1:00 AM. Rules posted at the pool area are part of these Rules and Regulations.

2. Conduct in the pool area must be orderly. Pool noise should be kept to a minimum. Excessive noise such as boisterous, offensive conduct, running, ball playing and other unsafe activity is not permitted in the pool/spa area. Nudity, sex, use of drugs and marijuana are not allowed. Violators will be asked to leave the pool area and/or the police may be called.

3. Music, cell phone conversations, and other noise at the pool should be kept at low volume so as not to offend or bother other visitors at the pool. Use of wireless internet provided by the HOA is at your own risk.

4. Tampering with Association light timers, pool regulators and sprinkler clocks is prohibited. Please report problems with these items to the Manager.

5. Parents are responsible for the safety and conduct of their guests and family members. Children under the age of 14 should not use pool without an adult in attendance. Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool.

6. Pets are not permitted in the pool/spa area at any time.

7. No soap or other foreign substances are permitted in the pool.

8. The pool area is for the exclusive use of residents and their invited guests. Residents are granted the privilege of inviting guests to use the facilities and must limit their guests to six (6) or less. Residents are totally responsible for the conduct and safety of their guests while using the pool or spa. In the event a homeowner has guests who want to use the pool but the homeowner is unable to accompany them to the pool, the homeowner remains responsible for all activities of their guests and is subject to actions taken if the guests do not adhere to the rules. Fines will be levied for violations and cost of any damage.

9. No glass is allowed in the pool/spa area. Beverages may be consumed in the pool/spa area from plastic, metal or unbreakable containers only. Drinks are allowed around the edge of the pool for consumption while standing in the pool. Drinks are not to be carried in the pool for extended periods of time. .

10. All trash must be cleared away by residents and guests prior to leaving the pool/spa area.

11. Towels must be placed over pool furniture when using suntan oils or lotions.

12. Safety equipment provided in the pool area must remain in the area at all times.

13. Pool and patio furniture are not to be removed from the pool or clubhouse area. Return pool floats, noodles and other pool accessories to their proper storage area.

14. Insurance restrictions require gates to the pool area be kept closed and locked at all times. Failure to comply could result in fines and possible legal liability.

15. WARNING: NO LIFEGUARD ON DUTY; POOL USE IS AT YOUR OWN RISK.

XI. CLUBHOUSE

1. Clubhouse hours are 7:00 AM to 12:00 Midnight.

2. The heating and air conditioning thermostat is and secured with a locked cover. In the event the temperature needs to be adjusted contact the Manager. When leaving the clubhouse, be sure all equipment is secured, the lights turned off, and the doors and the gate locked. All furnishings are to be replaced in their original positions.

3. All clubhouse activities, such as sauna, bathrooms, and gym, are not to be used by persons other than homeowners, guests, or tenants. No person shall utilize these facilities for personal grooming.

4. No equipment or furnishings are to be removed from the clubhouse without approval from the Board of Directors.

5. No one will be permitted to wear wet swimwear or walk barefoot in the carpeted area of the clubhouse.

6. The facilities of the clubhouse are available to homeowners for private parties. Upon written request to the Board of Directors, a homeowner may reserve the clubhouse for a maximum of four (4) hours for private parties to be attended by guests of said homeowner. Reserving the clubhouse does not include the use of the pool and pool area. User will sign an agreement with the Association regarding the use of facilities. There will be a $150.00 cleaning deposit for use of the clubhouse. The deposit will be refunded if the clubhouse is in satisfactory condition upon inspection by the Manager or a member of the Board of Directors. If there is damage to any area of the clubhouse or furnishings, the user will be assessed costs.

7. No food or drink may be stored in the clubhouse. If food or drink is left in the clubhouse after a party or event it will be assumed to be available to whoever wants it.

8. A card party may be hosted by a homeowner or a tenant. A card party is not subject to private party regulations; therefore, the clubhouse remains open to other homeowners/tenants.

9. The clubroom and kitchen areas must be properly cleaned after use and garbage properly disposed of.

10. All use of the clubhouse must be scheduled with the Manager.

11. Per fire code, maximum capacity is 86 persons.

XII. LAUNDRY ROOM

1. Laundry Room hours are from 7:00 AM to 9:30 PM daily. The door must be kept locked.

2. Clothes must be removed from the washers and dryers immediately after use for the convenience of others. Limit use of washers and dryers to 2 per person.

3. The machines and the floor must be left clean after using the Laundry Room

XIII. PARKING AND STREETS

1. The speed limit on the street is ten (10) mph, and safe driving is required at all times. No more than two (2) vehicles per villa are allowed on the property. All homeowner/tenants must use assigned carport parking spaces for each primary vehicle. Exception to parking primarily vehicles in the assigned carport must be approved by the Board of Directors. If owners leave for extended periods of time, the vehicle must be covered or have arrangements for regular cleaning.

2. Uncovered parking is for guests and second cars. Each villa has been assigned a carport space; use it rather than parking in the guest spaces.

3. Backing into carport spaces is not allowed. Any exhaust damage or drywall damage to the structure will be repainted or repaired at the owner's expense.

4. In case of an oil leak, the asphalt and/or concrete pavement must be cleaned immediately. Failure to do so will result in the manager hiring a service to do so. All cost will be the responsibility of the homeowner.

5. Parking is not allowed along Ramona Villas Drive (road from the Ramon gate to the Sunny Dunes gate). Vehicles that are left parked on the street may be towed away at the owner's expense and/or fines will be levied. Also, parking is limited in front of the mailboxes at postal park: 1 space reserved for Post Office delivery vehicle; 2 spaces reserved for handicapped parking, 2 parking spaces marked green with 10 minute parking only, Violators will be subject to fines.

6. Noisy exhaust systems will not be allowed. Loud music from automobiles are not permitted at any time in the complex.

7. Washing vehicles is only permitted in the maintenance area south of the tennis courts.

8. Mechanical work on vehicles is not permitted in the complex at any time except for emergency repairs.

9. Guest parking spaces may not be used for long-term storage of vehicles. No motor home, camper, truck, trailer or boat will be allowed to park in the common areas or carport. These vehicles may not be used for eating, sleeping, or living. No motor is allowed to run while the vehicle is parked. Unauthorized vehicles will be towed away at owner's expense.

10. Neither the Homeowners Association nor the Board of Directors shall be responsible for the maintenance, insurance, liability, theft, vandalism, or any damage, which may come to any vehicle. The vehicle's owner shall be totally responsible for any vehicle parked upon the Homeowners Association property and shall include personal and/or private property.

11. A gate remote control will cost $30.00 and the gate card key will cost $20.00. The fees apply for replacement or additional items.

XIV. PETS

1. County and city ordinances pertaining to dogs and cats apply to this complex. They provide,

in part, that pets must be kept on a leash or confined within the owner's villa. All animals shall be the exclusive responsibility of the owner. Damage by animal will be at the expense of the owner. Dogs must not be allowed to bark continuously and disturb neighbors. If any pet becomes a general nuisance, restrictive action will be taken. .

2. Owners are responsible for immediate cleanup of the animal's waste products. Failure to remove waste may results in fine(s).

3. No dogs or cats are permitted in the clubhouse, on the tennis courts, around the pool, or in the laundry.

4. Pets are limited to dogs, cats and birds in this complex. The number of dogs, cats and/or birds per unit shall not exceed two (2) in number. Service animals are exempt.

5. No animal of any kind shall be kept or maintained for any commercial purpose.

XV. TRASH AND REFUSE REMOVAL

1. Each homeowner shall bag and tie all garbage before placing inside the trash bins. Only household trash -- not furniture and cast-off items -- shall be placed in the bins. Pet waste should be disposed in trash bins.

2. Recycling containers for newspapers, glass, plastic, and aluminum are placed in dumpster areas. Do not put pet waste into recycling bins. Boxes must be flattened before placing in bins. Residents who are away for an extended period should cancel all newspapers and deliveries or request the service of a friend or neighbor to pick them up at the doorway. If these items are not removed daily this will send a clear signal that the villa is unoccupied.

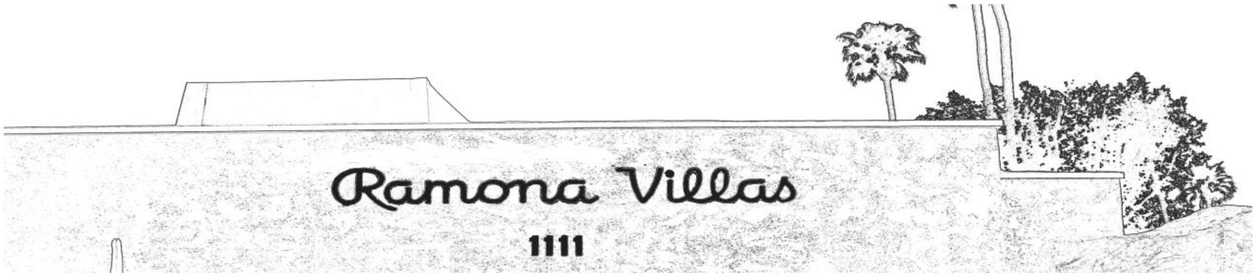
3. No owner or occupant shall dispose of any toxic material on the complex in a manner, which is inconsistent with local and federal law. The Board of Directors shall be empowered to levy a e fine against the owner of the villa disposing of any toxic material. Toxic materials include, but not limited to, oil, antifreeze, solvents, gasoline, and paint. If paint is dried in its can, it may be disposed of in the dumpster. The city of Palm Springs will accept the toxic materials every Saturday morning.

XVI. SAFETY AND SECURITY

The following is recommended to ensure the safety and security of all:

- Keep your doors, windows, and sliders locked
- Keep the police and fire department on speed-dial
- Know your neighbors and ask questions of strangers to determine the legitimacy of their presence; be aware of anything out of the ordinary at your neighbors' units
- Don't allow cars to follow you into the complex on your gate opening or to enter through the exit gate
- Don't leave the pedestrian gates unlocked
- Don't give Villa keys to valet parking attendants

EXHIBIT A



ARCHITECTURAL / LANDSCAPING
APPROVAL REQUEST FORM

Name: ________________________________ Villa #: ________________________

Telephone: ____________________________ Email: _________________________

DESCRIPTION OF PROPOSED MODIFICATION*****:

____

____

____

____

**** PLEASE ATTACH ONE (1) – 8 1/2”x11” COPY OF PLANS OR SKETCH***

Proposed Start Date: ________________ Estimated Completion: _________________

Modifications or additions in the Common Area (Exclusive Use Area/Patio) are prohibited, except as authorized by the Board of Directors. This includes the unit exterior, patios, landscape planter areas, walls, etc. Such modifications may require a permit from the City/County Building Department and is the Owners responsibility to obtain. All contractors must be licensed by the State of California.

Homeowners/Contractors must refrain from using noise-making tools & appliances as follows: Weekdays 8PM-8AM; Weekends 8PM-9AM

I will assume the responsibility for any work under the above-proposed modifications that my contractor and/or I accomplish which may, in the future, adversely affect the common area. I will assume responsibility for all costs associated with approved modifications approved by the Board. If projects are undertaken without the expressed written permission of the Board, the area may have to be returned to its original condition and/or changes or charges may be levied by the Board.

Homeowner’s signature: ______________________________ *Date:* _____________

- -

ARCHITECTURAL COMMITTEE / BOARD OF DIRECTORS USE ONLY

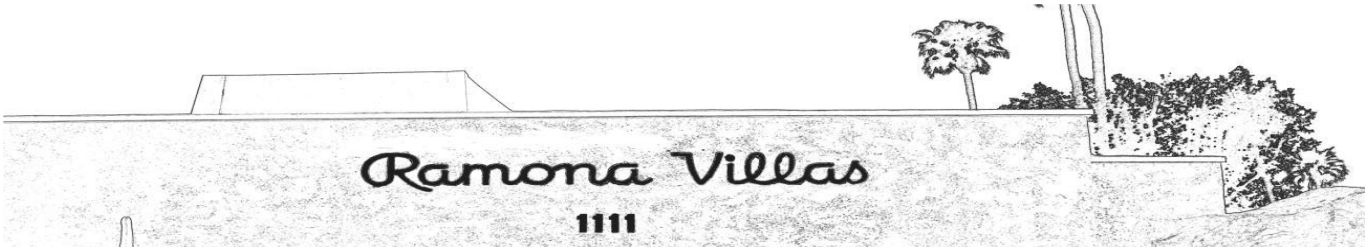
Application Status: Approved _______ Denied ______ More Info Needed ______
Comments

____

____

____

EXHIBIT B **This form will be held in confidence and will be shared with Board Members.**



Lease Registration Form
Ramona Villas Homeowner's Association

Rental Villa # _____ **Villa Telephone # _____**

Email Address _____

Date of Lease: From_____ To_____

Lessee Name(s)

1. _____
2. _____

List All Other Occupants

1. _____
2. _____
3. _____
4. _____

Vehicles (list those to be parked at Ramona Villas)

1. **Make_____ Model_____ License No._____**
2. **Make_____ Model_____ License No._____**

Emergency Contact Name and Phone Number (in the event of an emergency.)

Name _____ Phone _____

I (we) have received a copy of the Ramona Villas Rules & Regulations. I (we) agree to follow the rules and will inform guests of such rules and regulations.

Lessee Signature(s):_____Date_____

_____Date_____

Complete this form and attached a copy of the Lease Agreement and return by mail or drop off in the laundry room mailbox. You may redact rental amount or other sensitive financial information.