

**MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION**

**RULES AND REGULATIONS**

**PREAMBLE:**

The nature of condominium living requires that each of us as homeowners and members of a close community recognize the special obligations and responsibilities of sharing ownership in a common area and living in harmony. Self government of this community requires mature respect for each other's privacy as well as a mutual respect for the common grounds and facilities that are shared by all.

These Rules and Regulations are supplemental to the provisions of the Mt. Judah Condominium Owners Association.

These Rules and Regulations shall be enforced by the Professional Manager of the Project under contract with the Association Board of Directors.

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**RULE 1: BUILDING AND GROUNDS.**

The concept of condominium living involves a common scheme and design plan characterized by uniformity in exterior building design and color as well as landscaping.

The Association Board has the responsibility for maintaining this design plan and retains the authority to make all decisions regarding the community owned building exteriors and grounds. The management company (agent) employed by the Association has the responsibility of enforcing the policies set forth by the Board. The following are the rules regarding buildings and grounds.

**Section 1.1. "Maintenance of Building Exteriors"**

- (a) The Board has exclusive responsibility and authority for maintenance reasonably necessary to keep all building exteriors in good condition, attractive and in harmony with the décor of the Project. The maintenance includes painting, repair, and maintenance of all exterior walls, windows, roofs, and other exterior surfaces and structural portions of the Units designated as Common Area and the Limited Common Area, including any storage containers, shelves, or bins provided by the Association. This responsibility extends not only to normal wear, but also to accidental damage to the exterior, except as provided in Rule 1.2(b).
- (b) Repairs or maintenance necessitated by intentional, negligent, or careless acts by, any Owner, lessee, or guest of an Owner or lessee, shall be authorized by the Board; but the cost shall be borne entirely by said Owner. A lien (which may be foreclosed upon) or judgment (which may be enforced) will be filed on the Condominium Unit in question unless and until payment has been made.
- (c) Damage, such as, but not limited to, broken window glass or damaged doors, shall be repaired by the owner within thirty (30) days of occurrence at the expense of the Owner of the Condominium Unit. If the Owner does not repair such damage within thirty (30) days of occurrence, then repairs shall be

authorized by the Board and charged to the Owner. The Association does not cover broken or damaged glass replacement.

A Lien shall be maintained on the Unit (which may be foreclosed upon) or a Judgment filed (which may be enforced) against the Unit in question until payment has been made. Administrative costs for filing and processing of such liens and or judgments shall be borne by the Owner of the Unit.

**Section 1.2. "Maintenance of Unit Interiors"**

- (a) Each Owner has the responsibility, at his/her own expense, for maintenance reasonably necessary to keep the interior of his/her Unit, its equipment and appurtenances clean and in good order, condition and repair so as not to threaten the health, life and safety of his Unit or other contiguous Units in his/her building. The maintenance includes keeping in clean and neat condition the interior surfaces and decks of the patio or balcony appurtenant to his/her Condominium Unit. Owners are responsible for keeping the flues cleaned. The Association may authorize an inspection, at the Associations expense, to determine if they need to be cleaned. The Association is not responsible to perform the cleaning. No wood burning stoves shall be allowed in the units.
- (b) If the Owner fails to maintain the interior of his/her Unit in such condition that health, life and safety of other Condominium Units is being unnecessarily jeopardized, and if maintenance or repair is reasonably necessary at the discretion of the Board to protect the Common Area or preserve the appearance and value of the Project, and if the Owner of the Condominium Unit has failed or refused to perform said maintenance or repair within a reasonable time after receiving from the Board written notice of its necessity, then the Board shall have the irrevocable right to authorize entry to the Condominium Unit and effect necessary maintenance or repairs. The Board shall assess the Owner for such repairs and maintenance, and a lien shall be maintained on the Unit (which may be foreclosed upon), and a judgment filed against (which may be enforced) the Condominium Unit as practicable. Entry of unit shall be authorized by a vote of the Board. A Board member as well as management shall be present during entry.
- (c) During those months, when a danger of freezing exists, Condominium Unit Owners must maintain a temperature of 50 degrees in the Condominium Units to preclude freezing and breakage of water lines. If too low a temperature or having the heat turned off causes water lines to burst, then repairs necessary will be the obligation of the Unit Owner whose lack of heat was deemed to be the cause. Entry of the Condominium Unit due to

water pipes breaking when the owner/Resident is not present will be verified by the plumber hired to make repairs.

**Section 1.3. “Maintenance of Exterior Utilities”**

- (a) The Association is solely responsible for all maintenance, repair, and replacement of all components within walls which border (are shared by) more than one Unit, except that the Association’s only responsibility for maintenance, repair, and replacement of dryer vent ducts is that annually, the Board may authorize dryer duct inspections, at the Association’s expense, to determine if any need cleaning. The Association is not responsible to perform the cleaning of dryer ducts.
- (b) Each Owner is responsible to maintain, repair, and replace the components which are within, but which are not on the exterior of, walls which are appurtenant to their Unit and which border only their Unit and which do not border (are not shared by) any other Unit.

**Section 1.4. “Maintenance of Landscaping and Grounds”**

- (a) The Board has exclusive responsibility and authority for repair and maintenance reasonably necessary to keep in good condition and appearance all landscaping of the Common Area.
- (b) Repairs or maintenance necessitated by intentional, negligent, or careless conduct of an Owner, lessee, or guest or agent of Owner or lessee, shall be authorized by the Board: The Board at its’ discretion, may assess said Owner for such repairs. If an assessment is made, a lien shall be maintained on (which may be foreclosed upon) the Unit of said Owner or a Judgment filed against (which may be enforced) said Owner until payment has been made.
- (c) Each Owner shall, at his own expense, keep the Limited Common Area (e.g., patio areas, front entryways and parking spaces) appurtenant to his/her Condominium Unit in a clean, attractive, neat and sanitary condition. If an Owner or lessee or resident of a Unit fails to keep his/her Limited Common Area in such condition, and fails to remedy the deficiencies after receiving from the Board written notice of its necessity, then the Board shall have the irrevocable right to authorize entry and effect necessary repairs, and maintenance of such Limited Common Area; and the Board, at its discretion, may assess said Owner for such repairs and maintenance. If an assessment is made, a lien shall be maintained

on (which may be foreclosed upon) the Unit of said Owner or a Judgment filed against (which may be enforced) said Owner until payment has been made.

**Section 1.5. “Maintenance of Recreational Facilities”**

- (a) The Board of Directors has exclusive responsibility and authority for repairs and maintenance reasonably necessary to keep in good condition and appearance, all recreational facilities situated in the Common Area.
- (b) Repairs and maintenance necessitated by intentional, negligent or careless acts of any Owner, lessee, or guest of an Owner or lessee shall be authorized by the Board: The Board, at its discretion, may assess said Owner for such repairs. If an assessment is made, a lien shall be maintained on (which may be foreclosed upon) the Unit of said Owner or a Judgment filed against (which may be enforced) said owner until payment has been made.

**Section 1.6. “Modification of Building Exteriors and Grounds”**

- (a) No alteration, modification, addition, or change in the exterior design or finish of any building or the landscaping of the Common Area shall be undertaken by any Owner or lessee without approval from the Board.
- (b) Any such unauthorized changes or alterations shall be restored to the original condition, common scheme, or design by the direction of the Board and at the expense of the Owner.
- (c) No Owner, lessee or resident shall store unsightly articles outside his/her Condominium Unit including on the patio/balcony or in the designated parking spaces. No skis, poles, sleds, boots, etc... shall be left in the hallway. The Board will decide what is reasonable on a case by case basis. No personal items are to be left or stored in the Common area at any time.
- (d) No Owner, lessee or resident shall erect a television, radio, or other aerial on the exterior of any building, except as provided in Rule 10.
- (e) No Owner, lessee or resident shall keep any unsightly object in or about his/her Condominium Unit, which is visible from the

exterior of such Condominium Unit, determination of what is a visible, unsightly object shall be at the discretion of the Board. No wreaths, etc... displayed at entryways. Exception: doormats (18"x 24" - 2" thickness) while in residence only.

- (f) Nothing may be attached to, hung from, or displayed from the exterior of any building or fence. This includes but is not limited to, laundry, ropes, and signs including real estate "For Sale" or "For Lease" or "For Rent" signs.
- (g) Only doors of colors approved by the Board of Directors shall be permitted. This is to maintain the consistent use of coloring and construction. All proposals will be considered. Request may be made through the Association Property Management Office.
- (h) Any unit Owner wishing to make changes, alterations or additions to his/her Condominium Unit as outlined in paragraphs (a) through (k), can make written request along with detailed plans to the Board of Directors. Upon recommendation by the Board of Directors and approval by the Board, such changes will become the standard and available to all Owners in the event they elect to accomplish the same change, alteration or addition, except as otherwise provided in the CC&R's.
- (i) Window coverings must have prior written approval from the Board of Directors.
- (j) Barbeque Use and Storage. See Rule 11
- (k) Design and Use of Outside Rollup Shades. See Rule 12.
- (l) Balcony/Patio Screening. See Rule 12.

**RULE 2: STREETS AND PARKING AREAS.**

**Section 2.1. "Street Use and Restrictions"**

- (a) All of the vehicle use and parking areas within the complex are private vehicle use and parking areas subject to the control of the Board of Directors.
- (b) The speed limit on all vehicle use areas shall be ten (10) miles per hour (unless otherwise posted) and all users shall exercise care.

- (c) Vehicle use and parking areas are not to be used by unlicensed motorcycles or any unlicensed motor vehicles or by anyone not licensed to operate a vehicle on a public street.
- (d) Vehicle use and parking areas are subject to all applicable laws of the City of Norden, County of Placer and State of California.

**Section 2.2. “Parking”**

- (a) One overnight garaged parking space (day use skiers prohibited) shall be assigned to each Condominium unit and such private roads and driveways as are necessary to provide vehicular access from such parking spaces to any public road. Each parking space shall be of suitable size for the parking of one automobile, but in no event less than 8’ 9” by 20’ in size, and designated so as to provide maneuvering of automobiles in such a way that the automobiles may leave the parking area to enter any road in a forward direction.

No vehicle may be parked within the Project except within parking areas designated by the Association. Owners, lessees, residents or guests of Owners, lessees, or residents may not park non-passenger vehicles, campers, trailers (of any kind,) boats, recreation vehicles, commercial vehicles, or other vehicles within the Project, except as provided below in this paragraph and where required temporarily for deliveries, the construction, repair, refinishing, or maintenance of any part of the Project or for moving furnishing, equipment, or supplies into or out of the Project. However, such temporary parking is prohibited if it would prevent residents from parking their passenger vehicles in their space, or parking area designated by the Association both on and before the date that the latest version of the CC&R’s are filed with the Placer County Recorder and the Association had given the Owner written authorization to do so.

- (b) A motorcycle or bicycle may be parked crosswise in front of an automobile provided the total length of the bicycle or motorcycle does not exceed eight (8) feet and the bicycle or motorcycle is secured so that it cannot fall onto the sidewalk.
- (c) There shall be no parking in fire lanes or other areas where a “No Parking” sign is posted or specified.
- (d) Vehicles parked in non-designated areas will be towed at the Owner’s expense; check with the Association Property Manager for correct parking assignments.

**Section 2.3. “Use of Parking Area”**

- (a) Major repairs and oil changing are not permitted. If minor repairs are made the area must be cleaned immediately by the Owner or lessee. Vehicles that leak oil cannot be parked on the Project property. If a vehicle leaks oil, the owner must clean up the spillage, or bear the cost of clean up.
- (b) No oil or foreign substance may be dumped on the property.
- (c) Vehicles that are unregistered, disabled, or have flat tires, will be towed within forty-eight (48) hours, after notification to the Owner or lessee, regardless of whether they are parked in open areas or assigned parking. Contact the Association Property Manager if your disabled vehicle must be parked over forty-eight (48) hours. A timetable will be established in determining when the vehicle will be repaired or moved.
- (d) Racing and other abuse of parking lots by motorcycles and all other vehicles are strictly prohibited.
- (e) Written approval is needed for garage storage units, and must be installed by a licensed contractor.

**Section 2.4. “Association Extra Parking Spaces”**

There are two spaces marked MJCOA #1 and MJCOA #2 toward the south end of the garage on the west side. These are first come/first serve basis subject to rules above.

**RULE 3: PETS.**

**Section 3.1. “Permitted Pets”**

No animals, except ordinary household pets, shall be kept by any Owner or lessee or resident in or about the Project. Only (2) household pets per Condominium Unit are allowed.

**Section 3.2. “Control of Pets”**

- (a) Pet feces dropped in any part of the Common Area must be cleaned up promptly by the pet owner. The Common Area is not to be used as an area to walk pets for the purpose of depositing excrement.

- (b) Unreasonable disturbances by barking, aggressive behavior or other disturbances must be controlled.
- (c) No pets, including cats, shall be left unattended in any Common Area even though secured by a leash or other restraint.
- (d) Dogs must be on a leash when outside the confines of the Condominium Unit unless under TOTAL control of the Owner. Each person who is owner or has the care, custody, or control of any dog, cat has an absolute duty to keep the same upon the premises under the control of such person restrained by a fence, chain, leash or other adequate means so that the animal shall not leave the premises upon which it is kept. It is unlawful for the owner or the person having custody of any dog to allow the dog to be in a public park or other public property unless the dog is on a leash. No leash shall be more than ten feet in length. It is unlawful for the Owner or person having custody of any dog to permit the dog to be at large within the County of Placer.
- (e) Cats must not be allowed to roam the Project property freely. According to the Humane Society, it is not necessary for cats to go outdoors.
- (f) Cat litter shall be placed in a plastic bag prior to being deposited in the dumpster.
- (g) Written notices to control the animal will be given by the Board of Directors to any Pet Owner whose pet unreasonably creates a disturbance by barking, aggressive behavior or other disturbance. If, after notice, the Owner or lessee of the Unit where the pet resides fails to control the pet, then the Owner shall be fined pursuant to Rule 14. If an assessment is made, a lien (which may be foreclosed upon) shall be maintained against the Unit of said Owner or a Judgment filed (which may be enforced) against said Owner until payment of fines has been made.

### **Section 3.3. “Liability for Damage”**

The Owner of the Condominium Unit where the pet resides shall be liable for all damage to any building, Common Area, Limited Common Area, landscaping, or other property brought about by the activity of such a pet. This includes digging up of planted areas and destruction of plants and landscaping.

### **Section 3.4. “Cleaning up after Pets”**

- (a) The Owner of the Condominium Unit, in which the pet resides, has the responsibility to clean up after the pet, including balconies and patios. Pet fecal matter can cause health hazards and damage to vegetation and must be cleaned up by the pet owner promptly.
- (b) Owners who neglect to clean up after their pets will be billed for the additional maintenance expense. A report will be made to the Board of Directors on a monthly basis about additional maintenance expenses incurred and which identifies the Units responsible.
- (c) Owners who neglect to clean up after their pets shall first be given written notice by the Board of Directors to clean up excrement deposited by their pet, and then said Owner shall be fined pursuant to Rule 14.

**Section 3.5. “Fine Schedule”**

- (a) Please refer to Rule 13 for the Fine Policy, developed in accordance with the CC&Rs.
- (b) A lien shall be maintained (which may be foreclosed upon) or a judgment be filed against (which may be enforced) the Condominium Unit Owner in question until payment of fine(s) has been made.
- (c) If after notice and assessment of a fine, a Condominium Unit Owner continues to fail to control a pet residing in his/her Unit and creates disturbances, then the Board of Directors may, in its absolute discretion, order the Owner to remove the pet from the Project.

**RULE 4: REFUSE DISPOSAL**

**Section 4.1. “Disposal”**

- (a) Owners and lessees and guest shall be responsible for placing all refuse inside of the containers provided. Any large boxes should be broken down and the dumpster top closed after use, and refuse garage door closed. It is urged that plastic bags be used and sealed to prevent undue odors. All trash, garbage, accumulated plant waste material, refuse, rubbish and debris shall be kept only in covered sanitary containers located in the Common Area. No Owner or Resident shall permit or cause garbage, trash or other

waste to be kept upon any portion of the Development, except in said containers.

- (b) No refuse may be temporarily stored in the Common Area or Limited Common Area.
- (c) Any extraordinary accumulation of rubbish, trash, garbage or debris (such as debris generated upon vacating of premises or during the construction of modifications and Improvements including but not limited to, mattresses, furniture, appliances, oil, paint, hazardous chemicals) shall be removed from the Development to a public dump or trash collection area by the Owner or tenant at his or her own expense. The Board of Directors shall be entitled to impose reasonable fines and penalties, (refer to Rule 14), for the collection of garbage and refuse disposed in a manner inconsistent with this Declaration.

## **RULE 5: PROHIBITION OF NUISANCES.**

### **Section 5.1. "Definition"**

- (a) Nuisance is defined as any activity, condition or thing that causes trouble, annoyance, or inconvenience and disturbs the privacy and quiet enjoyment of the Project.
- (b) The Board of Directors shall, in its reasonable discretion, determine what constitutes a nuisance.

### **Section 5.2. "Prohibition and Control"**

- (a) No Owner, lessee or guest of an Owner or lessee shall maintain any nuisance in or about the Project.
- (b) The Board of Directors shall, in its discretion, give notices for the abatement of nuisances and levy fines against Owners who refuse to comply with such notices pursuant to Rule 13.

## **RULE 6: UNIT USE.**

### **Section 6.1. "Quiet and Enjoyment"**

- (a) At no time should the use of your unit interfere with the quiet and enjoyment of any other units between the hours of 10PM – 7AM.

**RULE 7: ENFORCEMENT.**

**Section 7.1. “Compliance”**

- (a) Each Owner and lessee shall comply strictly with the provisions of the Condominium Declaration, and these Rules and Regulations as the same may be amended from time to time.
- (b) The Professional Manager (Association Property Management) of the Project under contract with the Association Board of Directors shall enforce these Rules and Regulations in accordance with his/her direction from the Board.

**Section 7.2 “Remedies”**

- (a) The Board may levy special individual assessments and fines, (refer to Rule 14) for violation of these Rules and Regulations and the Condominium Declaration.
- (b) Failure to comply with these Rules and Regulations or the Condominium Declaration (CC&Rs) shall be grounds for action to recover sums due for damages or injunctive relief, or both, by the Board of Directors, or Association Manager, on behalf of the Owners, or in a proper case, by an aggrieved Owner.

**RULE 8: RECREATIONAL FACILITIES.**

**Section 8.1 “Equipment Locker Room”**

- (a) Locker use is for Owner’s and overnight guests only.
- (b) All items must be stored within lockers, no external storage of any kind.
- (c) The Mt. Judah Condominium Owners Association and Sugar Bowl Corporation are not responsible for lost or stolen items left in the Equipment Locker Room

**RULE 9: SATELLITE DISHES AND ANTENNAE INSTALLATION.**

The Federal Communications Commission (FCC) issued policy (FCC 96-328) that permit Owners(s) (Owners(s) = owners of Condominium Unit) / Occupant(s) (Occupant(s) = person occupying or living in a Condominium Unit other than owner) in common interest communities to utilize “Limited Common Areas or Exclusive Use Areas” (areas in which the Owner has a direct or indirect ownership interest in and exclusive use of property, (e.g. patio, and/or balcony) for the installation of direct broadcast satellite, television broadcast, and multipoint distribution service antennas.

Under current FCC policy Associations **ARE ALLOWED** to enforce rules relating to the means, method, and location of installation, as long as their rules do not unreasonably increase the cost of antenna installation, maintenance, or use, or preclude the receipt of an acceptable quality signal.

The FCC rule **HAS NOT** allowed Owners/Occupants to install antennas or satellite dishes on Common Area (area maintained by the Mt. Judah Condominium Owners Association, including but not limited to: roofs (any part thereof), gutters, yards, exterior of buildings (except where conditionally acceptable by rule), clubhouse, maintenance building structure, trash enclosures, storage units, fences (pool, utility, and property line, gazebo, pools, tennis courts, light fixtures, flues, or garages.)

As a result of new technology and the popularity of satellite television, the rising cost in cable television and in order to maintain the integrity and uniformity within our common interest community while striving to be fair with our Owner/Occupants and comply with the FCC Policy, the following Conditions and Rules are set forth to provide guidelines for installation and in some cases removal of satellite dishes and antennae on the Project property known as the Mt. Judah Condominiums, which is governed by the Mt. Judah Condominium Owners Association and the governing documents thereof.

**Section 9.1 “Satellite Dishes and Antennae Installation”**

**See page 17 of the CC&R’s**

- (a) No television, radio, or other electronic towers, aerials, antennae or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on the Condominium Project unless and until the same shall have been approved in writing by the Architectural Committee unless the same is contained within a building or underground conduits, or unless such structure is a video or television antenna with a diameter or diagonal measurement of eighteen (18) inches or less and such antenna is not visible from other portions of the Condominium Project other than the Condominium upon which such antenna is located and is not visible from the streets within or surrounding the Condominium Project. No appliances or installations on exterior roofs of structures shall be permitted unless they are installed in such

a manner that they are not visible from other portions of the Condominium Project other than the Condominium upon which such appliance or installation is located or from a street within or surrounding the Condominium Project except that attic ventilators and solar panels which are architecturally treated in conformity with guidelines contained in the standards adopted by the Architectural Committee and which have been approved by the Architectural Committee pursuant to the provisions of this Condominium Declaration shall be permitted. Notwithstanding the foregoing, this Section shall not apply to, nor restrict, master antennae and head end systems for a cable television system installed by Declarant or by a franchise cable television operator.

**RULE 10: BARBEQUE USE AND STORAGE.**

**Section 10.1. "Barbeque Use and Storage"**

- (a) NO Barbeques shall be allowed.

**RULE 11: BALCONY / PATIO**

**Section 11.1. "Snow Removal"**

- (a) Snow Removal on the patios and decks are the sole responsibility of the Owners.

**Section 11.2. "Balcony Decorations"**

- (a) Balcony decorations must not fully penetrate exterior walls. The Board of Directors will decide what is reasonable on a case by case basis.

**Section 11.3. "Balcony / Patio Screening"**

- (a) No balcony or patio screening will be permitted.

**RULE 12: LARGE SOUTH PATIO**

Of utmost importance is your neighbor's right to peace and quiet. Please use good judgment in keeping noise levels down at all times.

**(a) PATIO QUIET HOURS**

**8PM-8AM**

**(b) GENERAL RULES**

- i. Patios are for the use of Members and their guests only.

- ii. Courtesy and cleanliness are expected of all patio users.
- iii. Use of patio must not interfere with quiet and enjoyment of other members and guests.
- iv. No glass, breakable containers or smoking is allowed on the patio area at any time.
- v. No horseplay, snow play or running allowed on the patio areas under any circumstances.
- vi. No pets or animals are permitted on the patio areas without a leash.

**RULE 13: ENFORCEMENT AND FINE POLICY, RESOLUTION.**

The Mt. Judah Condominium Owners Association, in accordance with its CC&Rs has adopted the following resolution relating to enforcement of the governing documents.

**Section 13.1. “Enforcement and Fine Policy”**

- (a) The Owner will be sent a First Notice advising them they are in violation of the governing documents, specifying the violation, and giving them thirty (30) days to correct the violation.
- (b) If the violation still exists after thirty (30) days, a Second Notice will be sent outlining a location, date and time for a hearing to be held no later than the next scheduled Executive Board meeting.
- (c) Upon completion of the hearing, it is established that the party/parties fully understand the content of that section.
- (d) If the violation has not been corrected within seven (7) days of the date of the hearing or any other amount of time determined by the Board at the hearing, a fine determined to be commensurate with the severity of the violation will be assessed, not less than \$25.00 or more than \$100.00.
- (e) If the violation has not been corrected with fourteen (14) days of the initial fine, it shall be deemed a continuing violation and a fine of \$100.00 will be levied every seven (7) days until corrected.
- (f) Upon recognizing a continuing violation, at their next scheduled meeting the Board of Directors shall discuss further options

allowed by California law including placing a lien upon the property, commencing a Chapter 38 action against the violating Owner, or taking any other action allowed by California law.

**This policy does not limit the Board from taking alternative action when the violation poses an imminent threat of causing a substantial adverse effect upon the health, safety or welfare of the units' owners or residents of the Common-Interest Community, including but not limited to foreclosure.**

**RULE 14     HOT TUBS**

**Section 14.1   Rules & Policy**

- (a)            The Hot Tub, including water, occupants and snow, shall not exceed the designed live load of the balcony.
- (b)            The Hot Tub power must be provided from the individual unit's metered panel.
- (c)            Drain water shall be conducted all the way to the ground level, and shall not affect other unit's.
- (d)            The Hot Tub shall not be positioned so as to introduce a falling hazard.
- (e)            Minors shall be accompanied by an adult, to ensure safety and the quiet and enjoyment of others.
- (f)            Quiet Hours: 10:00pm to 7:00am.

Rules and Regulations approved and adopted on 2/18/2008 by the Board of Directors.

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President

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Vice President