

**Rocklin Park Place
Rules & Regulations
Revised May 9, 2011**

A. PREAMBLE

- A-1. The authority for the Board of Directors to form and enforce rules and regulations is provided by the Declaration of Covenants, Conditions and Restrictions under Section 7.01 (g). A copy of this Declaration was given to each owner at the time of purchase of their condominium unit.
- A-2. The Board of Directors may create a Rules and Regulations Advisory Committee. The duty of this committee is to advise the Board of Directors regarding the Rules, and Bylaws and Declaration of Covenants, Conditions and Restrictions.
- A-3. The Manager of the Rocklin Park Place Condominiums Owners Association has been instructed by the Board of Directors to require the compliance of all persons on Association properties with the provisions of all Rules, Bylaws and the CC&R'S. In the instance of a person violating the Rules, the Bylaws or the CC&R'S, the Manger has further been instructed to do any of the following:
- a) Obtain names and addresses of violators and report to the Board of Directors.
 - b) Call upon a law enforcement agency for assistance.
 - c) In the case of residents' children, make every effort to contact their parents immediately, prior to making the action called for in (b) above.
- A-4. The Rules as contained herein are issued by the Board of Directors. They are supplemental to the Conditions of ownership in the Declaration of Covenants, Conditions and Restrictions. If there is any conflict the provisions of the Declaration will prevail.

The Rules are intended as a guide to the conduct and activities of all members, lessees and residents of the Rocklin Park Place Condominiums Owners Association and their guests, to the end that everyone living in and using the facilities will enjoy the maximum pleasure without annoyance or interference from others. Strict observance and adherence is urgently requested by the Board of Directors.

B. COMMUNITY RELATIONS

- B-1. REGISTRATION. All members and residents must be registered with the manager.
- a) Association members are those individuals owning a condominium unit at the Rocklin Park Place Condominiums Owners Association project.
 - b) Residents are defined as owners and members of their families living all the premises of the project, or lessees and members of their families living on the premises of Rocklin Park Place Condominiums Owners Association.
 - c) Owners leasing their unit(s) retain their voting right in the Association but assign the use of all common facilities of the project to the lessee of their unit(s). The lessee assumes the privileges and responsibilities of membership as hereinafter stated, but does not have a voting right the vote belongs only to the owner. Non-resident owners are not permitted to use any common area facilities when so assigned to a lessee except as a guest of a resident.
 - d) The lease or rental agreement must be in writing and must be for a term of not less than 30 days and be subject to the CC&R'S, Bylaws and adopted rules.
 - e) The Owner is responsible to provide a copy of the CC&R'S, Bylaws and these adopted rules and regulations to their tenants at their sole cost. The Owner is required to notify management of the names and phone numbers of their tenants and provide a copy of the rental agreement. **Please refer to Section 4.08 of the CC&R'S.**

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- B-2. GUESTS.
- a) Guests must be accompanied by a host or hostess resident of the Association when using the facilities of the Association. No member shall have more than six guests at the pool at one time without receiving prior permission from the Association.
 - b) It is the right and duty of each resident to question the presence of any person who appears to be trespassing and/or advise the Manager regarding the situation.
- B-3. COMMON AREA DAMAGE. Members, lessees and residents are responsible for payment of all cost of repairs for all damage to the Association's property caused by themselves, members of their families or their guests.
- B-4. NEIGHBORLY CONDUCT.
- a) All activities, whether individual or group, shall be conducted at a noise level that is reasonable and not disturbing to other Association residents. Each owner or resident is responsible for the conduct and behavior of their children, guest, and any visiting children and for any property damage caused by such persons. No loud power equipment, hobby shops or carpenter shops shall be operated or conducted in a unit, garage or common areas.
 - b) Vehicles, toys, or bicycles are not allowed to be parked or placed so they block or interfere with pedestrian traffic on the sidewalks. The placement of unattended tricycles, play toys, or other equipment in front yards and areas visible from adjoining units is prohibited.
 - c) In order to avoid potential injury and/or damage skateboards and battery and/or motorized non-street legal vehicles are not allowed on the lawns, walkways, private streets and/or driveways.
- B-5. SIDEWALKS. Rocklin Park Place Condominiums Owners Association Community sidewalks and stairways are to be utilized for ingress or egress from buildings and units. They shall not be obstructed in any manner or used for any other purpose.
- B-6. EXTERIOR APPEARANCE/SIGNAGE.
- a) Signs, sunshades, advertising or other devices, or miscellaneous paraphernalia shall not be exposed or attached in any fashion to or on windows, balconies, fences and exterior walls or any other areas of buildings or grounds, unless written approval has been obtained from the Board of Directors.
 - b) One sign of customary and reasonable dimensions advertising the unit for sale or rent may be displayed on the window of the unit or other area designated by the Association.
 - c) In order to maintain the uniform aesthetic attractiveness of the Association, residents are requested to ensure that all window treatments visible from the outside are of a neutral color. No newspaper, sheets, reflective screening, aluminum foil or other non-standard window coverings are allowed on the windows.
- B-7. PATIOS/BALCONIES. Patios/Balconies are not to be used for such purposes as drying laundry, miscellaneous storage, etc. Patios/Balconies shall be considered as an aesthetic addition to the buildings and utilized in good taste so as to be generally attractive and inoffensive to other residents. Residents are responsible for keeping patio/ balcony areas clean and attractive.
- B-8. COMMON AREA SYSTEMS. Common area heating units, time clocks and lighting systems are to be adjusted and/or set by authorized personnel only.

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B-9. PARKING.

- a) Garages are solely to be used for the parking of standard passenger vehicles and trucks not to exceed three-quarter ton in gross weight, boats or the storage of items of personal property so long as such storage of personal property will not necessitate or result in the parking of any vehicle on streets or regularly on driveways within in Community. They are not to be used or converted for any type of living or recreational activities.
- b) No motor vehicle shall be constructed, reconstructed or repaired within the Community and no dilapidated or inoperable vehicle, including vehicles without wheel(s) or an engine, shall be stored in the Community. This shall not apply to emergency vehicle repairs.
- c) Campers, boats, trailers and trucks shall only be parked entirely within an Owner's garage or in a recreational vehicle parking area on the Lot approved as to location, screening and design by the Architectural Committee. If an Owner or resident has a boat and/or trailer that are not regularly parked and stored on the Owner's Lot in accordance with this subparagraph (c), the Owner may park the boat and/or trailer during week days in accordance with the limitations imposed on commercial vehicles under subparagraph (d), below, and overnight on Friday and Saturday nights.
- d) Commercial trucks and vehicles that bear signage on the exterior shall not be parked within the Properties, except for purposes of loading or unloading and then for periods not in excess of 4 hours. This restriction shall not apply to commercial vehicles involved in construction activities on a Lot or vehicles owned and operated by persons providing services to a Lot or Unit (during the time when the services are being rendered).
- e) Garage doors must remain closed except for entering/exiting and when the garage is in use and attended.
- f) Residents must keep their garage clean of any oil or other stains at all times.
- g) No vehicle shall be parked or left on any street except within specified parking areas so designated by the Board of Directors. Residents shall not park in guest parking spaces.
Further, all resident vehicles planned to be parked within the community (in or out of garage) must be registered with Management. Violators of the parking restrictions may have their vehicles towed at the Owner's expense.
- h) All vehicles must display current license plates.
- i) Items that are stored in or kept on a truck shall be contained within the bed, not on racks, and shall not exceed the height or length of the bed.

B-10. SATELLITE DISH INSTALLATION RULES.

Please Note: It is possible to have multiple service plans on one dish. If there is a satellite dish already installed on your building the Board suggests contacting the neighbor to whom it belongs. **Some service providers give a discount to those who share a satellite dish.**

Rocklin Park Place has designated certain locations as preferred locations and standards for the installation of a satellite dish. Such locations are in areas of the condo where it is compatible with the natural setting of the home and the aesthetics of the neighborhood. Specifications are as follows:

A. Preferred Locations:

1. Entirely within and entirely below the height of fencing which fully encloses the rear yard of any attached condo, or;
2. Mounted at the roof line of the condo, with its highest point below the peak of the roof line.

B. Installation:

1. Satellite dish must be 39" or less in diameter.
2. Installation shall be in accordance with all applicable building, fire, electrical and related

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codes and a building permit shall be obtained if required by ordinance.

3. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is mounted or placed.
4. The device must not adversely affect the safety of others or interfere with the reception of radios and television sets of neighbors.
5. If your installation company cannot comply with our regulations please contact your satellite manufacturer and they should be able to direct you to a company that will.

C. Maintenance Repair:

1. The Owner shall be responsible at his (or her) sole cost and expense for the maintenance of any Antenna and the structure it is attached to.

D. Indemnification:

1. The Owner of the Antenna/Dish shall be responsible for any damage to any and all property, or for any injury and/or claim resulting from or arising out of, the installation, maintenance or use of the Antenna.

E. Removal:

1. The Owner shall be responsible, at the Owner's sole expense, for the removal of Satellite dish upon transfer of ownership and promptly restore the surrounding area to its original condition. Any damage to the Common Area components caused by the installation shall be the sole responsibility of the Owner.
2. Should an Owner fail to remove the Satellite dish from the Common Area upon the Association's request, the Association may enter the Owner's Area at reasonable hours with at least five (5) working days advance notice and remove the Satellite dish. The Association shall not be responsible for any damage to the Satellite dish or loss of the Owner's video signal incurred in removing the Satellite dish. If the Association must remove a Satellite dish from the Common Area, the Association may charge the costs to the Owner and may levy a Reimbursement Assessment. In accordance with Federal Communications Commission rules, with respect to Satellite dishes located completely within an Owner's separate interest, these rules shall be applied so as to not unreasonably delay installation or expense, or preclude reception of an acceptable quality signal.

B-11. PETS. Two normal and customary household pets may be maintained within a unit under the following conditions:

- A. Whenever pets are outside of the resident's unit, they must be on leash or otherwise under full control of the owner.
- B. Residents must clean up after any mishap performed by their pets.
- C. Residents shall be responsible for any person injury or property damage caused by their pets.
- D. Pets emitting excessive noise, or in any manner unduly disturbing other residents, may be caused to be removed from the premises of the Association by order of the Board of Directors after notice and a hearing.
- E. Pets are not to be allowed within the confines of the pool-patio area or clubhouse area.
- F. Guests are not allowed to bring pets onto Association common areas.
- G. No animals shall be maintained for any commercial purposes.

B-12. CLOTHESLINES. No clothesline or other outside clothes drying or airing facility shall be allowed that would be visible from any street or neighboring Unit. No clothes washers, clothes dryers, refrigerators or freezers may be kept, stored, or operated on any balcony, patio, porch or

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other exterior areas.

- B-13. WORKSHOPS. No workshops of any nature shall be permitted within the Community boundaries without the prior written approval of the Board.
- B-14. SPORTS FIXTURES. No basketball standards, hoops or backboards or other fixed sports apparatus shall be attached to the front of any Residence or erected in the front yard. All sports fixtures proposed for backyards must be approved by the Architectural Committee. Portable basketball standards must be lowered and stored in garages or back yards when not in use.
- B-15. SPEED LIMIT. The maximum speed limit within the confines of Rocklin Park Place Condominiums Owners Association is 25 mph or as posted.
- B-16. TRASH RECEPTACLES. Trash containers shall be stored where it is not visible from any neighboring unit or in the garage, except they may be placed at the curbs for a reasonable time on the day of the scheduled trash pickup.
- B-17. ARCHITECTURAL CONTROL.

- a) The Architectural Committee is responsible to approve any exterior changes to your exclusive common areas and the common areas.
- b) When applying for approval, please send as much information as you can:
 1. Completed Application Form
 2. Exact location: use a scale drawing if applicable.
 3. State color, size, composition and description.
 4. Photo, sketch, copy of an advertisement or facsimile.
 5. Contractor's name or company making the item etc.
 6. Two sets of plans.
 - 7.

Please send all applications for approval to THE MANAGEMENT COMPANY at:
Association Management Concepts
1401 El Camino Ave #200
Sacramento, CA 95815
Attn: Jennie Grimsley
Email: jgrimsley@assocmc.com

Please remember that you must get approval BEFORE making any changes.

- c) **Alterations, additions or modifications made to the exterior surfaces of your unit must have prior written approval from the Architectural Committee or Board of Directors. This includes gutters, wind chimes, sun screens, window, bamboo blinds, lattices, antennas, etc. No basketball standards.**
 - d) Any alterations that do not have prior written approval by the appropriate Committee or Board of Directors will be removed by the homeowner and the area will be restored to its original condition. Should the homeowner fail to comply, the work will be contracted out and billed to the homeowner. Bills not paid are subject to lien.
 - e) In addition, the Board of Directors may also assess fines of not less than \$10.00 per day or more than \$50.00 per day for non-compliance of Board requests to have non-approved alterations restored to their original conditions.
- B-18. BULLETINE BOARDS. Bulletin boards in the recreation area may be used only for Association-related activity, publicity, or such community services as are approved by the Board for publicity.