

Rancho Monserate Country Club Homeowners Association, Inc.

4650 Dulin Road
Fallbrook, California 92028-9346
760-728-2316 / 760-731-7674 fax
Email - ranchooffice@roadrunner.com

Please find the attached Rules and Regulations that were adopted by the Board of Directors on May 10, 2023, after providing 28-days for all owners to review and provide their input. Destroy all previous versions of the Rules and Regulations and file this document for future reference.

Thank you,
Board of Directors

Delivered 5/18/2023

Rancho Monserate Country Club Homeowners Association, Inc.

PARK RULES AND REGULATIONS

Revised May 2023

TABLE OF CONTENTS

ARTICLE	DESCRIPTION	PAGE
I	General Information	2 - 3
II	Restrictions on Use of Unit	3 - 4
III	Animals	4 - 5
IV	Garbage and Refuse Disposal	5
V	Use of Recreational Facilities	
	A) Golf Course	6
	B) Tennis Courts	6
	C) Swimming Pool	6 - 8
	D) Jacuzzi	8
	E) Recreation Center	8 -10
	F) Pool Room and Library	10
	G) Maintenance Yard	10
VI	Vehicle Restrictions	10 - 11
VII	Recreational Vehicle Parking Area	11 - 12
VIII	Nuisances	12
IX	Architectural Control	12 - 13
X	Power Equipment & Vehicle Maintenance	13 - 15

All posted rules, regulations, notices are hereby incorporated into these Rules and Regulations and will be enforced as such.

Rancho Monserate Country Club Homeowners Association, Inc.

PARK RULES AND REGULATIONS

I. GENERAL INFORMATION

A. **Foreword**

All residents of Rancho Monserate Country Club, commonly referred to herein as the "Park", are entitled to the peaceful enjoyment of their unit and all the Park facilities. These Rules and Regulations, approved by the Board of Directors of Rancho Monserate Country Club Homeowners' Association, Inc., hereinafter referred to as the Board, are established to preserve and protect the rights of all residents, by augmenting the Covenants, Conditions, and Restrictions, commonly referred to as the "Declaration", to cover special situations as they exist here in the Park. As a result, any given Rule or Regulation may not stand alone as the complete and final authority on any given subject. Residents must, therefore, consult the companion article of the Declaration that each Rule supplements.

B. **Definition of Terms**

All the terms and definitions set forth in Article I of the Declaration that are used herein, have the same meaning here as in the Declaration. The term "Resident" as used herein is defined as an Owner, Lessee or Tenant, occupying a unit in the Park on a temporary or permanent basis.

C. **Soliciting**

No non-resident soliciting shall be permitted within the Park.

D. **Signs**

Political signs can be displayed for 90 days before an election and up to 15 days after the election. Then all signs must come down.

Open House signs may be posted on the day of the Open House only and must be removed that evening.

E. **Trespassing**

The Board is authorized to have No Trespassing signs installed at all entrances off Dulin Road to Park facilities, limiting entrance to residents and authorized persons only, stating any trespassers will be prosecuted per California penal code.

F. **The Emergency Assistance plan (EAP)**

The Homeowners Association of Rancho Monserate has an Emergency Assistance Plan in place. The Plan is administered by the EAP Committee as approved by the Board of Directors. It is in the best interest of all residents to be familiar with the Plan, a copy of which is available at the homeowner's business office, located in the RMCC Clubhouse.

G. All donations, including memorial donations, in either cash or goods shall be submitted in writing to the Association and will only be accepted by a majority vote of the board.

Acceptance of donations shall not be contingent upon display of any form of recognition of the donor.

- H. Smoking and Vaping shall not be allowed in **any indoor common area facility** including but not limited to the 19th Hole patio area, enclosed portions of the tennis courts, pool and spa area or within twenty feet of the entrance to any indoor facility. This includes e-cigarettes.

II. **RESTRICTIONS ON USE OF UNITS**

A. **Used for residential purposes only**

As provided in Declaration, Par. 6.1, no unit shall be occupied and used except for residential purposes by owners, their tenants, and social guests.

B. **No temporary residences permitted**

No tent, shack, trailer, recreation vehicle, basement, garage, outbuilding, or structure of a temporary character shall be used at any time as a residence, either temporary or permanent.

C. **Number of persons limited**

No more than two (2) people, per bedroom, in any unit shall be permitted as permanent residents.

D. **Rent or Lease Restrictions**

The term of any new lease shall be for a term of 90 days. Then the lease is renewable with good cause for an additional one (1) year period. The lessor must request in writing an extension of the one (1) year right to lease and receive approval from the Association Board of Directors to renew the lease after the first six months.

E. **No time-share arrangements allowed**

No unit, or any portion thereof, in the Park shall be leased, rented, or used for, or in connection with, any time-share arrangement, as defined in the CC&R's Declaration 6.8.

F. **Guests, Tenants and Care givers**

For safety, security, and in the event of an emergency, the Board requires that residents have guests, tenants or care givers staying more than 30 days in a 12-month period of time to register all pertinent information at the business office.

Guest, Tenants and Care Givers are expected to register and abide by the Rules and Regulations of the Park.

G. **Estate/Moving and Garage Sales**

A onetime estate/moving sale lasting not more than 3 days is allowed.

Garage/Carport sales are not allowed.

H. **Mail Tubes**

Mail tubes under the USPS Mailboxes are for **Rancho Monserate business and personal and resident communications.**

III. **PET POLICY**

The following rules were adopted by RMCCHOA as the uniform guide to pet control in Rancho Monserate. These rules are enforceable by the Management Company, as agent for the Association, and since they conform to existing County Ordinances, are enforceable by the San Diego County Department of Animal Control. The purpose of this section is to comply with Civil Code §1360.5 while providing reasonable restrictions for a high-density senior community.

The word “pet” means any domesticated bird, cat, dog or aquatic animal kept within an aquarium. A pet is further defined as a house pet. Certified guide dogs, signal dogs and service dogs shall not be considered pets, however they must be registered at the Homeowners Office. Each unit may have two pets. **The following pets are disapproved for occupancy within the community: Pit bull, Pit bull-mix, Rottweiler or Rottweiler-mix, Doberman Pinscher, Wolf-hybrid, and all Reptiles.**

- A. **NO PET AREAS:** Pets are not permitted in any of the following areas: Clubhouse or the grassy area in front of the Clubhouse, 19th Hole, Chapel, Laundry Room, Golf Course, Tennis Courts, Pool Area, and the grassy areas between the Tennis Courts and the 19th Hole and by the Pond. Pets may not be walked on any portion of the common areas including streets, sidewalks and barrancas, not designated as a pet area or on any private property, other than your own.
- B. **PET-WALK AREA:** Dulin Road, the Maintenance Road, the Riverbed and Pet Park, the small park area adjacent to the guard house, and the grassy area in front of the visitor parking area, may be used for an exercise area, and all droppings must be cleaned up immediately. Pets **must be transported**, not walked to exercise areas. A pet(s), being walked in any of these areas must be restrained by a substantial **6-foot leash** and be in the charge of a person competent to restrain such pet.
- C. **RESPONSIBILITIES OF PET OWNER:** Prior to bringing any cat(s) or dog(s) into Rancho Monserate, the resident must obtain permission from the Association, execute a pet agreement, and provide proof of vaccinations and a photograph of the pet(s). All existing or replacement pets are subject to the same registrations/requirements described above, namely execution of a pet agreement providing proof of vaccinations and a photograph of the pet(s). No person shall keep, maintain or permit within any dwelling unit under his control, or within the common area or on private property, any pet(s), which by sound or cry shall disturb the peace and comfort of the inhabitants of the neighborhood or interfere with any person in the reasonable and comfortable enjoyment of life or property. The owner of an approved dog may not leave their dog unattended for more than 12 hours nor leave any pet(s) tethered to any structure outside the home. Any pet(s) found running at large on the common area or on private property, may be reported to the San Diego County Department of Animal Control. No

person owning or having charge of any pet(s) shall permit any feces there from to remain within common area or on private property except in a proper trash receptacle. Whenever any animal, suspected of being vicious or has allegedly bitten someone, is reported to the Association, management shall report the facts to the San Diego County Department of Animal Control. Pets may not be bred, raised, kept or trained for commercial purposes. Failure to abide by the Pet Agreement and these rules will subject the Unit owner to fines and other enforcement alternatives under the Rules Enforcement Policy, including without limitation, removal of the pet. In addition, the Association reserves the right to determine that any pet is a nuisance, based on the behavior of the individual animal and notwithstanding compliance with the Pet Agreement and these rules. Owners of pets determined to be a nuisance will also be subject to fines and other enforcement alternatives, including but not limited to removal of the pet(s).

IV. GARBAGE AND REFUSE DISPOSAL

- A. Residents will assemble their rubbish, etc. in a plastic bag(s) and keep it in an appropriate sanitary container(s) out of sight.
- B. Cardboard boxes are to be broken down and tied for pickup.
- C. Collections will take place on a regular schedule, as established by the Board.
- D. The plastic bags, (black for trash, clear for recycle) are to be placed on each unit, adjacent to the street for pickup by 8 a.m. the morning of the pickup. If the bag(s) are not "at the curb" by the time the pickup takes place, it is the responsibility of the resident to take it to the dumpster.
- E. Access to the dumpster area is limited to the hours posted as determined by the Board of Directors.
- F. No hazardous waste is to be left at the dumpster site but disposed of properly under the law.
- G. Unless approved by Park Management, no rock, construction materials or used appliances are to be deposited in or on the ground outside of the dumpsters.
- H. Contractors/Landscapers hired by residents must take all their construction and/or landscape debris off site.
- I. Homeowner projects must be taken off site for disposal.
- J. Electronics (computers, TV's, etc.) disposal is not permitted. Proper disposal and recycling sites are available off site. No furniture or large household items permitted.

V. USE OF RECREATIONAL FACILITIES

All Members of Recreational Clubs or Organizations must be residents of RMCC.

A. Golf Course

1. Basic rules applicable to the golf course are printed in the Rancho Monserate Golf Course Rule Book.

B. Tennis Courts/ Pickleball

1. Residents and their guests are permitted to use the tennis courts. Residents must accompany guests on the courts. Residents are limited to the use of one court when their guests are playing, and courts are not to be used for purposes other than Tennis or Pickleball.
2. Non-marking tennis shoes are required. Proper tennis attire is preferred, and shirts must be worn.
3. No food, beverages, bottles, or glass containers are allowed on the courts.
4. **Open Court Times are as posted.**
5. Pickleball: Only "Green Zone" (quieter) equipment shall be used. Violation of equipment usage shall be subject to a fine as approved by the Board of Directors.

C. Swimming Pool

1. The pool and surrounding areas are not public facilities and are restricted for use by residents. Swimming pool rules and regulations are necessary for safety and sanitation reasons and must be adhered to by all people.
2. **Pool Hours: (if the cover is on the pool, you cannot use it, please do not remove the cover).**
Dec. 1st to March 31st - 9:00 am to 3:00 pm
April 1st to June 15th - 9:00 am to 9:00 pm
June 16th to Sept. 15th - 7:00 am to 9:00 pm
Sept. 16th to Nov. 30th - 9:00 am to 9:00 pm

Kids Hours are **2:00 to 5:00 pm** all year round.
3. Guests of residents (limited to 6 per household) may use the pool accompanied by their resident host.

4. No one under the age of 3, or anyone wearing diapers of any kind, is allowed in the pool at any time, including Children's Hour.
5. The pool area may be closed at any time by the Board, due to weather conditions, operational difficulties, or other circumstances.
6. Any damage caused by an adult must be paid for by such adult, and any damage by a minor must be paid for by the parent, or by the resident who is responsible for the minor being on the premises.
7. No provision is made for securing and safeguarding personal property at the pool. The Board will not be responsible for the loss of, or damage to, personal property of any kind.
8. Only proper swimming attire may be worn.
9. Greaseless suntan lotion must be used instead of an oil-based type suntan lotion.
10. Tubes, water wings, play equipment, etc., are not permitted within the swimming pool area, except during those periods when children are allowed in the pool, or during exercise classes.
11. Residents are responsible for the conduct of their guests and guests' children.
12. Running, pushing, wrestling, ball playing, or any disturbance in or about the swimming pool area is prohibited.
13. No pets will be allowed in the swimming pool area.
14. Wheeled vehicles, except wheelchairs, will not be allowed in the swimming pool area.
15. Excessive use of intoxicants anywhere in the swimming pool area is strictly prohibited. Persons under the influence will not be permitted in the swimming pool area.
16. No food may be brought onto the pool deck or into the pool.
17. Bottles or glasses are not allowed on the pool deck, or in the pool. Only plastic, paper, or metal containers are permitted.
18. Diving is not permitted.

19. The Board may refuse admission or eject any person from the swimming pool area if any of the foregoing Rules and Regulations or posted rules are not observed.
20. No one is allowed in the pool if it is covered and Residents should not uncover the pool themselves.
21. No Smoking or Vaping is allowed in pool area.

D. Jacuzzi

1. Residents wishing to use the Jacuzzi do so solely at their own risk.
2. Guests must be accompanied by a resident.
3. Posted rules must be observed.
4. The Board disclaims any responsibility for damage or injury caused using the Jacuzzi or by malfunctioning of the pool or of any equipment at or about the pool.
5. Only adults (14 years of age and over) will be allowed in the Jacuzzi at any time.
6. The jacuzzi should be covered at all times when not in use. Residents may remove the cover but are responsible to replace it as soon as they finish using the jacuzzi.

E. Recreation Center

1. **EVENT INSURANCE POLICY: A “private event insurance policy” MUST be purchased for a private event held at Rancho Monserate facilities. This policy may be purchased through the resident’s home insurance company for a one-day event for a nominal fee. Proof of this policy must be submitted to the Homeowners office no later than 8 days BEFORE the event.**
2. Recreation Center or "Center" as used herein, refers to the Clubhouse facilities (including Kitchen, Pool Room, Library, Card Rooms, East and West Rooms, Fireside Room) 19th Hole, Pool, Chapel, and Patio. Only the Fireside Room, East Room, West Room, Card Room and Kitchen are available for use for parties or gatherings. The use of the Center is governed by the Board. This authority may be delegated on a day-to-day basis to a "Manager".

3. Residents may make a reservation for use of the Clubhouse, Chapel or Patio for social gatherings only, such as birthdays, anniversaries, etc., upon payment of all applicable fees.
4. All requests must be made through the Homeowners Office only, specifying date, time, type of function, facilities to be used, i.e., Kitchen, Fireside Room, Patio, Chapel, etc. Back-to-back parties are not allowed.
5. Residents making the reservation will be responsible as follows:
 - a. The Fire Department has set a **limit of 100 people** for the Clubhouse. This number must not be exceeded.
 - b. We do not have a Liquor License, so if you serve it, you assume the risk.
 - c. Resident will personally be held fully accountable for any damage or loss to the facilities, grounds, furnishings, and/or equipment during their use of any facilities requested.
 - d. Resident will personally ensure the appropriate conduct of their guests.
 - e. Returning furniture to original location after the party.
 - f. Setting up and returning folding tables/chairs (if used) to storage area, properly stacked.
 - g. Leaving all facilities used in a clean condition, including restrooms.
 - h. Cleaning microwave, stove, and BBQ when used.
 - i. Being sure gas is turned off at the BBQ.
 - j. Removing ALL trash/garbage from facilities used and properly disposing of it at the dumpsters.
6. **Private Parties or Events Require:**
 - a. Completed “**Request Form**” one month before event.
 - b. A \$300.00 security deposit. Refundable if all conditions are met.
 - c. If the **Clubhouse** tablecloths are used for any event there is a \$50.00 non-refundable fee if the tablecloths are not brought back cleaned and folded, 2 days after the event.
7. **Parties That Require Board Approval:**
 - a. A Park group or organization may sponsor a party to raise funds for an announced purpose. Tickets are sold and the proceeds are designated for the previously announced purpose. Any shortfall is to be covered by the sponsor.
 - b. A resident, on behalf of an outside group (e.g., commercial, service club, non-profit organization, charitable organization) wishes to reserve Park facilities. **A \$250.00 non- refundable rental fee is required.**
(Financial consideration may be given to non-profit and charitable organizations by the Board.)

8. Furniture is NOT to be moved OUTSIDE without permission from the office.
9. Candles, rice, birdseed, confetti, or sparklers are not permitted.
10. Chapel is not available for use by outside organizations.
11. Pool tables, swimming pool, Jacuzzi, tennis courts, 19th hole building, bocci ball courts, putting green, and golf course are not available for PRIVATE USE under any circumstances.

F. Pool Room and Library

The pool room and library are reserved for the use of residents and their adult guests. All users of the facilities shall be responsible for, and promptly pay for, all damage to the pool room and library or to all property therein or loss thereof which takes place during use.

G. Maintenance Yard

This area is for the sole use of the maintenance personnel, except for the compressed air and wash rack, which should be available to all residents. Residents are not permitted at any time in the maintenance yard.

VI. VEHICLE RESTRICTIONS

- A. Speed limit within the park is **FIFTEEN MILES PER HOUR, TEN MILES PER HOUR** on maintenance road.
- B. On private park roads, pedestrians, electric or gasoline carts, and bicycles shall be granted the right-of-way at all times.
- C. Motorcycles and motor scooters owned and operated by owners or residents, may operate within the community, only to ride to and from the entrance directly to their residence. (3-10-21)
- D. **All Golf Carts shall have the owner's space number visible on each side of the cart, by the seat.** Numbers are available in the office **and must be a minimum of 3" high.**
- E. Golf Carts are not allowed in the 19th Hole patio area.
- F. Bicycles should not be left unsecure. Bicycles shall not be left on the street, or in any place which constitutes a safety hazard.

- G. No commercial vehicles or equipment are to be parked or stored within the Park, except vehicles or equipment necessary for the maintenance of the Park. An exception to this rule may be granted by the Board, at their sole discretion, when the owner of the vehicle has no other means of transportation, and the vehicle is used daily.
- H. No overnight parking of any motor vehicles or golf carts can be permitted on the Park streets, for safety and fire protection reasons. Parking within will be permitted during daylight and evening hours only but should be kept to a minimum to leave easy access for all types of vehicles. Someone must be present to move vehicles should the necessity arise. These requirements will be strictly enforced and the expense of tow-away, without notice, must be borne by the car owner concerned. Visitors' or guests' vehicles which cannot be parked in compliance with the above rules must utilize designated public parking. Guests must be advised of this requirement.
- I. No resident parking in spaces marked Guest Parking Only.
- J. Conventional vehicles and golf carts only are authorized on off-street parking areas. Campers and camper frames, boats, trailers, etc. must be placed in the R.V. storage area. Utility connections to motorized trailers or campers will not be permitted in the Park.
- K. Car washing will not be permitted in the Park proper, including living units. The car washing facility is available across from the R.V. storage area. For Resident use only.
- L. Except for emergencies and delivery of morning newspapers, no commercial activity shall be permitted before 7 a.m.
- M. No person under age sixteen (16) may drive a golf cart in the Park unless accompanied by an adult.
- N. Dulin Road is a county road and is subject to all county restrictions.

VII. RECREATIONAL VEHICLE STORAGE LOT PARKING

- A. The R.V. lot is reserved for the use of residents currently residing in the park. Homeowners who have leased or rented their homes give this privilege to their tenants. If tenants wish to use the storage lot, the owner is responsible for the tenant to follow the RV Lot Rules.
- B. As a condition of using the storage lot, the resident will agree to comply with the rules and regulations contained in the **"RV Storage Lot Use Agreement"** and sign the **"Use Agreement Acceptance Form"** attached to the agreement. This document contains additional rules and conditions for use of the lot and is available at the RMCC office. There is a \$25.00 refundable key deposit. Use of the lot without having signed the Use Agreement is a violation of Park Rules and is punishable by the loss of privileges and/or payment of fines.
- C. The Storage Lot Committee is directed by the RMCC Board to administer and enforce the rules contained in the **"RV Storage Lot Use Agreement"**. A committee member will assign space in the storage lot in accordance with rules defined in said Agreement.

- D. Vehicles stored in the storage lot may not be used as living accommodation.
- E. Visitors of residents are not permitted to store vehicles in the storage lot.
- F. RVs, Boats, or Trailers may be parked at the owner's residence for loading and unloading if there is enough room left for the other residents to use the Park's roads. No overnight parking is allowed at the residence.

VIII. NUISANCES

- A. A nuisance is hereby defined as "any act, condition, thing, or person causing trouble, annoyance or inconvenience" which may interfere with the quiet enjoyment of any of the residents.
- B. Excessive noise is considered a nuisance and is prohibited. Examples include, but are not limited to:
 - 1. Loud music, T.V., or radio reception.
 - 2. Noisy parties.
 - 3. Barking dogs.
 - 4. Skates, skateboards, scooters and any other noise making play equipment within the Park are prohibited.
- C. The perpetrator of any infraction hereof is subject to discipline by the Board.

IX. ARCHITECTURAL CONTROL

- A. The Architectural Control Committee shall be appointed by the Board, and has the responsibility to interpret, clarify, and amplify the Declaration in accordance with the building codes and regulations established by State and County agencies having jurisdiction in such matters, and to establish guidelines for the protection of property values, assure continuity of existing architectural standards, and preserve present attractiveness for the benefit of all residents in the Park.
- B. No building, fence, wall, obstruction, outside or exterior wiring, balcony, screen, patio cover, tent, awning, carport, carport cover, improvement or structure of any kind shall be commenced, installed, erected, painted, repainted, or maintained on the property, nor shall any alteration or improvement of any kind, including landscape modifications be made thereto until the same has been approved, in writing, by the Architectural Control Committee.
- C. Restrict Contractor's work hours to: 8:00 am to 6:00 pm.
- D. Beware of and locate all underground utilities before digging.

- E. The complete architectural guidelines for the Park will be printed in handbook form and made available to all residents. The handbook may be revised and/or amended as conditions and circumstances warrant, on approval of the Board. Strict compliance is essential to maintain the high standards desired by all residents in the Park.

X. POWER EQUIPMENT AND VEHICLE MAINTENANCE

A. General Rules

1. Only hobby type uses of power equipment will be allowed on the Unit. The running of a commercial or manufacturing type business will be strictly prohibited.
2. Vehicle maintenance will be limited to that being performed by the resident as a hobby or that which is required by necessity to keep the resident's vehicle operational.
3. The resident alone will be liable for any encroachment or breach of these rules and the Association will not incur any liability as a result of such breach.

B. Power Equipment Rules of Operation

1. Power equipment shall be defined by, but not limited to the following:
 - a. Power saws, such as table or bench saws, circular saws, saber saws, jig saws, Sawzalls, and rock saws used in lapidary.
 - b. Lathes, both wood and metal, milling machines, drill presses, routers, and planer jointers.
 - c. Air compressors.
 - d. Grinders and sanders, including lapidary tumblers and equipment.
 - e. Welders, both gas and arc.
 - f. Any other equipment of a noisy nature which has not been mentioned, or which may be invented or devised in the future.
2. All tools and equipment should be stored and used inside the residents' storage sheds or workshop. However, storage outside under the carport area will be allowed if the equipment is stored inside a suitable cabinet, built to match the exterior of the unit. Said cabinet shall not be so large as to preclude the use of the carport for parking all the resident's vehicles when the equipment is not in use. Temporary storage under the carport is limited to a maximum of two (2) weeks. Any hardship which would require a longer period of storage will require approval by the Board. Under no circumstances will power equipment be stored permanently outside with canvas, plastic, or duck type covers, or with no cover at all.
3. The use of power equipment will be allowed at the units between 8 am. and 6 pm.

4. Any raw materials such as lumber, plywood, sheet siding, or rocks for stone cutters, or anything else used in hobby pursuits, may be stored under the carport area for a maximum of two (2) weeks, as long as said storage does not interfere with off street parking.
5. The resident shall perform daily clean-up of his outside areas pursuant to their use in hobby operations. Sawdust and other waste materials shall not be allowed to accumulate uncontrolled. The responsible resident shall incur all liability for airborne materials, such as sawdust or paint over spray and shall be required to clean up, or pay for clean-up, anything which causes damage or mess to his neighbor's environs as a result of his pursuit of his hobby.
6. The use of airless sprayers to paint any exterior structure on the residential lots will be allowed if the resident places a refundable \$1,000.00 deposit with the Homeowners Office and the neighbors are notified of the airless spray painting and approve in writing.

C. Vehicle Maintenance and Repair

1. Vehicle maintenance such as emergency repairs, tune-ups, brakes, radiators, air conditioners, valve and head repairs, minor engine block overhaul, springs, shocks, and front-end repair may be performed on cars, golf carts, and light trucks, under the resident's carport, subject to the following restrictions:
 - a. Maintenance on larger vehicles such as large campers, motor homes, and the like will be limited to that which can be completed on the same day as commenced, allowing it to be moved back to the R.V. storage area for overnight storage.
 - b. There will not be any modifying of vehicles, dune buggies, trailers, bikes, or motorcycles, or racing vehicles of any type permitted under the carport area.
 - c. All washing of vehicles will be done in the wash rack area across from the R.V. storage area, to avoid damage caused to the streets. The use of this area is for Residents Only.
 - d. Vehicle maintenance may be performed under the carport if any noisy operations are restricted to the hours between 8 a.m. and 6 p.m. The use of power equipment such as grinders, air compressors or impact tools, both air and electric, are likewise limited to the hours. Also, operations which require long engine warm-ups or long running periods will be confined to these hours as well.
 - e. Painting vehicles will not be allowed anywhere in the Park.
 - f. Unsightly conditions due to vehicles in various stages of disrepair will not be allowed to continue. Vehicles up on blocks for a period exceeding two (2) weeks due to lack of tools or spare parts or repairs

being attempted which are beyond the owner's capabilities, will have to have the wheels replaced so that the vehicle may be towed away. Likewise, hoods and cowlings will be replaced when work is not actually being performed.

- g.** Carport area will not be allowed to take on the appearance of a junk yard or a garage. All fluid spills and drips will be kept wiped up and work residue, such as oily rags and large dirty oil spills will not be allowed to accumulate. Used engine oil and other petroleum products will be disposed of through an authorized recycling center, and not poured on the ground anywhere within the confines of the Park. If, in the future, there is a barrel provided for this purpose in the R.V. storage area, that may be used.
- h.** All the aforementioned work on vehicles or golf carts may be performed by an outside agency such as a mobile mechanic or A.A.A. However, all the residents will be held responsible for any breach thereof, the same as if he were doing the work himself.