

WOOD RANCH
LAKE PARK VILLAGE
HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

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WOOD RANCH – LAKE PARK VILLAGE HOMEOWNERS ASSOCIATION

This booklet of simplified Rules and Regulations is based upon the Covenants, Conditions and Restrictions (the "CC&Rs") that apply to Wood Ranch – Lake Park Village Homeowners Association (the "Association"). Included are excerpts from the following:

- * The CC&Rs
- * Resolutions adopted by the Board of Directors
- * Rules drafted by the Architectural Review Board
- * Rules drafted by other Board-authorized committees

Every homeowner in the Wood Ranch – Lake Park Village is a member of the Association and should have received, as required by law, a copy of the CC&Rs. Pursuant to the Association's Articles of Incorporation, the Board of Directors has an obligation and the power to enforce compliance with the CC&Rs and has the authority to issue any such rules and regulations deemed necessary to ensure compliance with the original charter and to meet the needs of the Association. You can influence the governance of the Association by being an active voice in your Association.

You are encouraged to become familiar with the information in this booklet and comply with the requirements contained herein. Please remember that the official and binding "Covenants, Conditions and Restrictions" are contained in the original documents submitted to and approved by the California Department of Real Estate, supplemented by subsequent Board action.

These rules and regulations have been instituted to make our community a desirable place to live and to enhance the long term value of both our property and our lifestyle. HOMEOWNERS MUST FURNISH THEIR TENANTS WITH A COPY OF THESE RULES. Copies are available from the management company. Please follow them. Help enforce them and we will make our community a better and more desirable place in which to live.

Sincerely,

THE BOARD OF DIRECTORS OF
WOOD RANCH – LAKE PARK VILLAGE
HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

GENERAL RULES

1. Each home shall be used exclusively for single family residential purposes.
2. Residential use means that businesses are not to be operated from the home or garage. It is realized that some professions/occupations require incidental use of the home for business. Nothing permanent is allowed.
3. No property shall be used in such a manner as to obstruct or interfere with the enjoyment of the occupants of other properties, or annoy them by unreasonable noises or disturbances, nor shall any nuisance be committed or permitted to occur on any property or upon the common area of the Association property. Unreasonable noises shall be defined as loud music, loud noises occurring from social gatherings, excessive or unreasonable noises occurring from adults, children or pets on the property and other such disturbances originating on the property. No homeowner or occupant shall permit or engage in any illegal activity.
4. It is the responsibility of the residents to remove any throw-away papers and advertising material left at their home, garage or mailbox.
5. All weeds, rubbish, debris or unsightly items of any kind shall be regularly removed from the property in a timely fashion. Lawn and garden equipment should be stored out of sight immediately after use.
6. Children's toys, including bicycles, should be stored out of sight when not being used.
7. Basketball backboards may only be in front yards when

in use. When not in use, they must be stored in garage, side yard or back yard. Any permanent installations must receive prior approval of the Architecture Review Board and may not be installed in public right-of-ways.

8. Outside clotheslines are not permitted. Drying of clothes or towels on open garage doors or balconies is not permitted.

9. Woodpiles or storage areas should be in rear or side yards and not visible from the street.

10. Holiday lighting and similar such decorations must be removed within two weeks after the conclusion of said holiday.

11. No radio or TV antenna may be installed or erected on the Owner's or Association's property, with the exception of satellite dishes, which require prior written approval of the Architectural Review Board.

12. All window coverings visible from the exterior must be maintained in good condition. Foil, cardboard, sheets or blankets are not acceptable window coverings.

13. Repair of damage to any common area property, caused by a homeowner or occupant, his family or guests, or by his employees or contractors, shall be at the expense of the applicable homeowner.

14. Each homeowner or occupant shall be responsible for the conduct and behavior of children residing in their home, and all guests whether children or adults.

15. Each homeowner is ultimately responsible for the actions of those residing in his/her home and is financially responsible for any penalties imposed as a consequence of their actions.

16. Police protection is provided by the City of Simi Valley. In addition, the Association has contracted with a security company for supplemental patrol services. They provide 24-hour patrol car services. Please refer to the Directory on the last page for the security company's phone number.

17. Garage sales are not sanctioned by the Association. They should not interfere with neighborhood parking. Directional signage is discouraged and must always be removed the evening of last day of the garage sale.

18. No sign for the purposes of advertising contractors, pool companies, etc., shall be displayed in the public view.

19. One sign advertising the sale or lease of a home is allowed in the front yard, provided that the sign does not exceed four square feet and complies with reasonable standards defined by the Board. Security signs are allowed.

20. Soliciting is not allowed within The Legacy Collection.

STREETS AND PARKING

1. Automobiles and other vehicles belonging to homeowners shall be parked in the homeowner's garage or approved street locations.

2. Trailers, campers, boats, jet skis or other recreational vehicles shall not be parked, other than temporarily, on a homeowner's property unless it is inside a garage or is fully screened from public view so as to not be visible from the street. Temporary parking shall mean parking of said vehicles belonging to homeowner for loading and unloading purposes only, and in no event for a period in excess of 24 hours.

3. No vehicle belonging to a homeowner or guest shall be parked in such a manner as to impede or prevent ready access to another homeowner's driveway or sidewalks.

4. Residents may not park commercial or rental vans or trucks on any street or driveway except for temporary loading and unloading of said vehicles.
5. City and local laws are applicable and will be enforced.
6. Vehicles which are repeatedly parked in violation and vehicles subject to the definition of abandonment will be towed at the owner's expense. Abandonment is defined as any vehicle parked in an outside parking space which is unmoved for more than two weeks. Exceptions may be made on a case-by-case basis by submitting a written request to the Board and upon obtaining Board approval.

GARAGES

1. Garages may not be converted to any other use such as living space.
2. Garage doors shall not be permitted to remain open and unattended.
3. Garages may not be sublet and must comply with state and local fire codes in relation to the storage of flammable and hazardous materials.
4. Homeowners are responsible for garage door hardware and maintaining the doors in proper working order.

PETS

1. Livestock and exotic animals are not permitted.
2. Pets may not be kept for breeding or commercial purposes.
3. Structures for housing animals shall be located in back yards only and not visible from the street.

4. As required by County and City ordinances, dogs must be kept on a leash or confined within the homeowner's property. If any pets become a general nuisance (e.g. barking dogs), restrictive action will be taken. The pet owner is responsible for the behavior of the pet, for immediate cleanup of animal waste products in common areas, parkways, etc., and for any damage to shrubbery or lawn, etc.

5. A stray animal or one causing a nuisance can be reported to Animal Control (see Directory on last page of this booklet for phone number). If you provide the name and address of the animal's owner, a warning letter will be sent by Animal Control.

ARCHITECTURE

1. No structural changes or improvements which alter the exterior appearance of any property, including but not limited to pools, spas, patios and patio covers, fencing, screen doors, awnings, landscaping, walkways, outdoor lighting, gazebos, etc., may be made without prior written approval of the Board of Directors. This includes any minor installations or apparatus affixed or attached to any exterior wall or fence and painting of any exterior item.

2. Submit your written request, with a sketch, to the Architectural Review Board, c/o the management company. The homeowner will be advised of the Architectural Review Board's decision and/or recommendations within thirty days of receipt of the request by the management company.

3. Each request will be considered on an individual basis. The fact that a similar change or improvement has been made elsewhere does not indicate automatic approval. The Committee's decision will be determined by the location and general features of the project; how it may affect the rights and/or privacy of neighbors; and how it conforms to the

architectural harmony of the Association. The Committee will make every attempt to cooperate with the applicant so that any problems concerning the application may be resolved.

4. Building permits must be obtained for any construction that is included in the building codes of the City of Simi Valley. The City of Simi Valley has requested that any Association homeowner requiring a building permit first obtain Committee approval before applying for a permit. Please note this does not mean that, should a permit be obtained without submitting your plan to the Committee, you will receive automatic Committee approval.

5. Plans and specifications are NOT reviewed by the Architectural Review Board for engineering design and integrity. The use of a civil or structural engineer is encouraged.

6. Homeowners are required to maintain the lateral stability on their lots. Proper drainage onto the street must be provided.

7. Improvements must be completed within six months of plan approval. An extension may be requested; however, resubmittal of plans for approval may be necessary.

MAINTENANCE

1. Homeowners shall maintain the exterior and roof of their home in good condition and repair; including but not limited to:

- * Remove stains on stucco finish and roof tiles (mold, discoloration).
- * Repaint exterior surfaces, including trim and garage doors.
- * Repair broken windows.
- * Repair/replace/paint window trim.
- * Repair/replace/paint rain gutters and downspouts.

- * Repair/replace/paint patio covers, including rotted wood.
- * Repair/replace cracked or broken walkways and driveways.
- * Remove oil stains on driveways or streets.

2. Walls and fences must be maintained in good condition and repaired/repainted as necessary due to aging and/or deterioration.

3. Landscaping shall be maintained in an attractive condition:

- * Yard/turf shall be mowed, edged and trimmed; fertilized and watered.
- * Shrubs shall be trimmed; beds weeded and mulched; fertilized and watered.
- * Trees shall be pruned, fertilized and watered.
- * Care shall be taken that landscaping does not obstruct views of neighboring properties or create an unreasonable debris nuisance.

LANDSCAPE INSTALLATION

1. Front and rear yards shall be landscaped within six months of conveyance.

2. All plans for landscaping (softscape, hardscape, lighting and any perimeter fencing) must be submitted to the Architectural Review Board for approval prior to installation.

3. Homeowners are responsible for providing proper drainage from front and rear yards and/or slopes to street.

4. Plans and specifications should include size, type and quantity of all plant materials, lighting, concrete and masonry to be used.

UTILITIES

1. Trash is collected each Monday in accordance with the schedule established by the City of Simi Valley.
2. Trash containers should be placed at the street no earlier than dusk on Sunday evening and should be removed from view of the street no later than 9:00 a.m. on Tuesday morning.
3. Please report any broken or burned-out street lights to the Edison Company (see phone number on last page of this booklet).
4. Please report any irrigation repairs to the management company.

INSPECTIONS

The management company routinely performs property inspections to act upon specific complaints received from residents, and to verify that the CC&Rs and these Rules and Regulations are being followed. Any resident who, knowingly or unknowingly, does not abide by these regulations will be notified of the infraction and is expected to comply immediately or appeal to the HOA Board, in writing, within three days of such notification.

PENALTY ASSESSMENT STRUCTURE

If the Association is made aware of an infraction, the following assessment structure will be applied:

First Offense	Warning Letter
Second Offense	\$50 Assessment
Third Offense	\$100 Assessment

As previously stated, the Board of Directors desires to maintain the quality of living within the Association. Please keep in mind you are living in a premier, master-planned community and, as such, certain responsibilities and considerations must apply to everyone.

THE BOARD OF DIRECTORS RESERVES THE RIGHT TO AMEND ANY AND ALL OF THESE REGULATIONS AT ANY TIME. IF DISPUTED, AN APPEAL OF THE BOARD MAY BE MADE. ULTIMATELY, AFTER DUE CONSIDERATION, THE DECISION OF THE BOARD OF DIRECTORS WILL BE FINAL AND BINDING FOR ALL PARTIES.

To make inquiries, to report violations, or for maintenance requests or questions, call or write the management company.

DIRECTORY

EMERGENCY	911
(Simi Valley Police	(805) 583-6950
Animal Control	(805) 388-4341
City of Simi Valley	(805) 583-6700
Code Enforcement (parking, rights of way)	(805) 583-6753
Fire Department (brush clearance & codes)	(805) 389-9738
Graffiti Hotline	(805) 583-6444
Street Lights - Edison Co.	(800) 611-1911
Management Company:	
THE EMMONS COMPANY	
One Boardwalk Ave., Ste. 102	
Thousand Oaks, CA 91360	(805) 413-1170
	FAX # (805) 413-1190