

TIMBERLANE II
RULES WE LIVE BY

Table of Contents

INTRODUCTION	1
COMMUNITY OBJECTIVES.....	1
MANAGEMENT OF TIMBERLANE II	1
BOARD OF DIRECTORS	1
Election	1
STANDING COMMITTEES	2
Landscape Committee	2
Architectural Committee	2
Scripps Ranch Civic Association	2
Neighborhood Watch Program	2
GENERAL RULES AND REGULATIONS.....	3
MONTHLY ASSESSMENT, LIENS AND FINES	3
Parking Violations:	3
Trash Container Violations:	3
Patio Trash Violations:.....	4
Tenant Violations:	4
HENDRIX POND	4
INSURANCE	4
PETS.....	4
SPEEDING.....	5
COMMON RULES	5
CLUBHOUSE RULES.....	5
SWIMMING POOL, SAUNA AND SPA REGULATIONS	6
LANDSCAPING REGULATIONS	7
Landscaping Guidelines.....	7
ARCHITECTURAL REGULATIONS	8
Architectural Control.....	8
Air Conditioners.....	9
Antennas, Satellite Dishes, and Cable	9
Attics and Attic Exhaust Fans	9
Balconies.....	9
Chimneys	10
Clotheslines	10
Compost Piles.....	10
Doghouses.....	10
Exhaust Ports (bathroom and kitchen).....	10
Exterior Decorative Objects	10
Exterior Lighting and Electronic Insect Traps.....	10
Exterior Painting	11
Fences and Gates	11
Firewood	11
Fixed Front Exterior, Front Porch, and Rear Exterior Lamps	11
Flags and Flagpoles	11
Front Doors.....	12
Garage Doors.....	12
Greenhouses, Sunrooms, and Screened Porches	12
Ground Level Patio Decks, Patio Covers/Roofs, and Privacy Screens.....	12
Gutters and Downspouts.....	12
Holiday Lighting.....	12
House Numbers.....	12
In-home Businesses	13
Mailboxes.....	13
Permanent Barbecue Grills.....	13
Railings	13
Real Estate Sales/Rent Signs.....	13

Recreation and Play Equipment.....13
Security, Screen and Storm Doors13
Shingles.....13
Shutters.....14
Sidewalks, Pathways, Walkways, Aprons, Stoops, and Common Front Porches14
Skylights/Light Tubes14
Solar Panel Guidelines14
Storage Units15
Stucco15
Sun Control Devices (Blinds, shades, etc.).....15
Water Hoses.....15
Water Shut Off Valve.....15
Windows and Patio Doors15

INTRODUCTION

These rules have been prepared for the benefit of the homeowners and residents of Timberlane II. It is a condensation of certain legal documents, which are: Declaration of Restrictions – March 10, 1977; Articles of Incorporation of Timberlane II Homeowners' Association – March 17, 1977; and Bylaws of Timberlane II Homeowners' Association – April 12, 1977, as amended. Anyone who buys a Timberlane II condominium becomes a member of the Homeowners' Association and agrees to abide by their terms. If the homeowner rents their unit, they are still responsible for their lessee's compliance with the documents.

The contents summarize the most important elements of the documents and explain the Rules and Regulations that have subsequently evolved. This document supersedes all previous versions of the "Rules We Live By" published by Timberlane II Homeowners' Association Board of Directors.

COMMUNITY OBJECTIVES

Timberlane II is one of several developments in the Scripps Ranch Community which share the following objectives:

- Promote and protect its tranquil residential character;
- Maintain and enhance property values;
- Improve community lifestyles through local organized activities.

MANAGEMENT OF TIMBERLANE II

An owner in Timberlane II has a separate interest in a living unit and garage and an undivided fractional interest as tenant in the "Common Area". Thus, a resident is generally free to manage what goes on within the walls of their living unit and garage. The private roads, access paths, parking spaces, landscaped grounds, clubhouse, swimming pool, etc., comprise the Common Area and are managed by the Homeowners' Association (HOA) through its elected Board of Directors. The Board, operating under its bylaws, develops an annual budget, authorizes expenditures, recommends the annual assessment and special assessments, issues rules and regulations, deals with major problems, and appoints committee members. A management company is employed by the Association to carry out the day-to-day operations, and to provide advice and support to the Board and implement the Board's decisions. Residents may request maintenance services by contacting the management company by either telephone or e-mail.

BOARD OF DIRECTORS

The policy-making group of Timberlane II is the Board of Directors, composed of five members, all of whom are homeowners elected by the membership for a two-year term. All are volunteers. Meetings are held each month in the Clubhouse. The time for the meeting is announced prior to the event and the *agenda is posted on the clubhouse door*. Meetings are open to all homeowners.

Matters of concern are brought to the Board in several ways. Recommendations can be made by personal contact, or through management.

Election

Board members are elected for a two-year term. Two members elected one year and three members elected the following year. Ballots are mailed to all owners in good standing and are returned to management for collection. Ballots will be counted and verified in accordance with Civil Code 7614.

STANDING COMMITTEES

Pursuant to the Bylaws of Timberlane II Homeowners' Association, Board-appointed committees and their responsibilities are as follows:

Landscape Committee

The Landscape Committee advises and assists the Board and Management in the maintenance and improvement of all landscaping in our common areas; notably trees, shrubs, flowers and grass, as well as irrigation difficulties.

Architectural Committee

The Architectural Committee advises and assists the Board and Management in the maintenance and improvement of all buildings and associated facilities for which the Association is responsible. This involves reviewing plans, submitted for approval by residents, for improvement to their living units for architectural compatibility and engineering soundness.

Scripps Ranch Civic Association

The Scripps Ranch Civic Association (SRCA) is a member group deriving membership from the living units in our community and the businesses that serve them. Its objective is to promote Scripps Ranch as a growing community of homeowners interested in preserving our environment and quality of life. It does this by lobbying in the councils of local governments, sponsoring family and youth orientated activities and alerting its members to on-going and planned programs of interest through a monthly newsletter and monthly meetings.

Timberlane II is one of 16 districts of the SRCA and is represented by a homeowner appointed as Director for this district. Each Timberlane II homeowner is a member and welcome to attend their monthly meetings.

Neighborhood Watch Program

You and your neighbors know what is going on in our community and by cooperating with each other and the police, you can help fight crime the most effective way -- before it begins. Residents are asked to keep a sharp eye out for any suspicious person or vehicles and report this to the police at (619) 531-2000. For emergencies, always dial 911.

Dial 9-1-1 For:

- Crimes in progress
- Life-threatening situations
- Fires
- Traffic accidents
- Injuries requiring emergency medical attention
- Hazardous chemical spills
- Fire/smoke detector or carbon monoxide alarms that are sounding
- Sparking electrical hazards
- Smoke in a building
- Or any other emergency. If in doubt, call 9-1-1

Don't Dial 9-1-1 For:

- Reporting a leaking fire hydrant (call the City Water Department)
- Inquiring about a large fire or other incident (Tune in to your local news)
- Seeking information about a previous call

- For other non-emergency incidents, contact the appropriate City Agency.

GENERAL RULES AND REGULATIONS

MONTHLY ASSESSMENT, LIENS AND FINES

The major source of income to support Association operations is a monthly assessment for each unit. The rate is uniform and not based on size or type of home. The money received covers the cost of management services, grounds maintenance, building maintenance, insurance, utilities, and repair/replacement of streets, roofs, pool and Clubhouse equipment.

The Board may increase this fee by a maximum of twenty percent (20%) in any fiscal year (July 1 through June 30) without a vote of the homeowners. Greater increases are subject to a majority approval by the homeowners in accordance with the provisions of the documents.

Assessments are due on the first (1st) of the month and are delinquent after the fifteenth (15th). An additional charge will be billed for late payments as prescribed in the monthly assessment notice. Continued failure to pay the monthly assessment may also result in collection through Small Claims Court or foreclosure of homeowner's property.

Any fees owed the Association in a delinquent status are cause for filing a lien on the property after the delinquency occurs. A warning will be given to the homeowner prior to filing a lien. When a lien is filed, a copy will be forwarded to the homeowner.

If a lien is filed, the Association will release the property only after full payment of all charges, including but not limited to late fees, interest, filing fees, attorney's fees and court costs.

Under the Declaration of Restrictions, the Board of Directors is empowered to levy fines on homeowners who violate, or permit guests or renters to violate, the Declaration of Restrictions, and the Rules and Regulations evolving from them.

Parking Violations:

Fire Lane (Red Zone) Violations – A vehicle parked in a red zone is subject to immediate towing, at owner's expense.

Guest Parking Violations – Timberlane II has a limited number of guest parking spaces. Neither homeowners nor residents are allowed to park in guest parking. Violators may be towed at owner's expense. Please refer to the Timberlane II website and/or Enclosure (1) for a detailed description of the current parking policy. The Timberlane II website and enclosure will discuss guest parking procedures as well as potential fines for parking violations.

Trash Container Violations:

Trash and garbage must be placed in provided containers and set just off the street, wheels facing your unit, on the day of collection or the preceding evening. The containers must be returned to the garage within 24 hours following pick-up. Trash container storage is limited only to the garage and not on the patio, by the front door, or anywhere in view from the common area. Dumping trash in a neighbor's container or in common areas is strictly prohibited. Fines may be assessed for failure to remove trash containers.

Patio Trash Violations:

While patios are for the exclusive use of the resident, trash and/or any potential fire hazard is not allowed. The patio is not a storage area; it is considered a living area. Residents are asked to remove items that disturb the neat appearance of the neighborhood. If the Board determines that there is a violation, the resident will receive a written warning from management and will have thirty (30) days to correct the violation. Failure to remedy the problem will result in a subsequent fine not less than \$10.00 per incident. If no action is taken by the second written warning, the Board will authorize management to remove the items in question at a cost to the owner of not less than \$20.00 per hour.

Tenant Violations:

It is the responsibility of the homeowner to ensure that the lessee(s) are aware of and agree to abide by the governing documents of the Association. The homeowners are asked to provide the management company with the telephone number of each tenant and a vehicle description and vehicle license number for each tenant.

HENDRIX POND

The most unique feature of Timberlane II is Hendrix Pond. Some years ago, the developers of Scripps Ranch deeded Hendrix Pond to the City of San Diego to be maintained and policed as a city park and open space. The deal involved a one-time assessment to all units within the Ranch. Everyone has a vested interest in keeping the area clean, beautiful, and free of vandalism.

INSURANCE

The Board of Directors arranges for the required property and liability insurance for the Association. However, the Association Master Policy DOES NOT cover the unit owners' personal property such as furniture, clothing, etc. nor personal liability. The Association Master Policy DOES NOT cover personal belongings or any interior upgrades, such as flooring, kitchen/bathroom upgrades, etc. The insurance to cover these items is the responsibility of the individual unit owner.

- 1) RESIDENT OWNER/NON-RESIDENT OWNER – The policy most often used by the unit owner is a condominium unit owners' policy, which insures the unit owners' personal property, personal liability, condominium loss assessment and other coverage pertinent to condominium unit ownership.
- 2) RENTER – A Renters or Tenants Policy should be purchased to cover personal property and personal liability.

PETS

1. **DOGS OUTSIDE OF THE UNIT MUST BE LEASHED AT ALL TIMES.**
2. Female dogs and cats must be contained when they are in season.
3. Animals shall not be allowed to disturb the peace and quiet of the neighborhood.
4. Pet Owners must pick up droppings so that the common area remains unpolluted.
5. Pets **are not** allowed inside the fence of the pool, in the Clubhouse, or in designated play areas. Animals designated by the City, County, or State, as working animals are exempt from this policy.

SPEEDING

10-mph speed limit signs are posted at each entrance. Speeders will be reported and fined for violations of posted speed limits.

COMMON RULES

1. Each unit may be used only as a family residence. Commercial activity is not allowed. Automobile repairs/maintenance in driveways or parking spaces **MUST** be completed within 24 hours.
2. Common areas may not be obstructed in any manner.
3. No offensive, destructive or noisy activities may be conducted in Common Areas. Residents should refrain from excessively noisy activities that may cause discomfort to their neighbors.
4. Garage doors must be kept closed when not in use.
5. Children are not allowed to dig or play in planted areas, climb trees or fences, play inside the Clubhouse, or on Association structures and equipment, including roofs.
6. Patios and balconies are for the exclusive use of the unit owner/resident. Residents must keep their patios and balconies clean and neat. Wood surfaces must be properly maintained using the paint scheme of complex. Board approval is required for all patio and balcony upgrades, including paint.
7. Outside security lights, including those on the building exteriors, are controlled automatically. Tampering with the timed controls is prohibited.
8. Reflective foil-type window coverings are **NOT** allowed.
9. Trail bikes, motorcycles, and motorized scooters are allowed only as a means for commuting to and from Timberlane II. Motorized and non-motorized vehicles are not allowed in off-street areas. Care should be taken to minimize excessive noise from these vehicles.
10. Cleaning walkways and assigned parking spaces is the responsibility of the homeowner/resident.
11. Parents are asked to keep their children from playing in the streets after dark. The complex is kept dimly lit at night and it is difficult to see people playing in the street.
12. California helmet laws for children under the age of eighteen (18) years apply within the complex.

CLUBHOUSE RULES

Clubhouse hours are from 9:00 a.m. – 10:00 p.m. (Monday – Sunday)

1. Only residents of Timberlane II in good standing may reserve and use the clubhouse facility.
2. All reservations must be made through the management company. Use the Clubhouse Reservation Form (**Enclosure 3**). Clubhouse use is for adult supervised functions only. Maximum capacity is **67** people.

3. The entire facility must be left in a clean and orderly state. User must provide cleaning supplies. The furniture must be returned to its original locations at the end of the function. Floors must be cleaned, and all trash bagged and removed to the clubhouse trash containers. Kitchen counters and all appliances must be cleaned and left ready for use by the next resident.
4. The entire clubhouse facility must be properly secured and locked at the end of the function. The building must not be left unsupervised when it is unlocked. Candles and/or decorations that are considered fire hazards are not allowed.
5. **Pets are NOT allowed in the clubhouse under any circumstance.** Working animals are exempt.
6. The homeowner reserving the Clubhouse is responsible for any damage to the facility, furniture, fixtures, etc.
7. With the exceptions of weddings, bar mitzvahs, etc. that must be planned months in advance, the clubhouse can be reserved out to a maximum of ninety (**90**) days and a minimum of ten (10) days in advance.
8. The clubhouse is a smoke-free building. Ashtrays may be placed outside the building for guests to use. Clubhouse restroom lights should remain off when not in use.
9. The pool facility cannot be reserved. Clubhouse guests should avoid disturbing the relaxation of residents using the pool and spa facilities. Wet bathing suits **are not** permitted in the Clubhouse.
10. Clubhouse guests are to avoid disruptive and excessively loud noise. Homeowners reserving the clubhouse assume full responsibility for the conduct and actions of their guests.
11. Keys are picked up from and returned to the clubhouse manager. Please call to make arrangements for key delivery/pickup, clubhouse deposit delivery/pickup, and clubhouse walk-through. Reservation dates cannot be confirmed until receipt of the security deposit. Please make a list of clubhouse discrepancies prior to using the clubhouse. Report these discrepancies to the manager and this will help resolve any security deposit issues that may arise. Failure to return the facility to its original condition may result in the loss of security deposit and/or clubhouse use privileges. Deposit checks will be voided after the clubhouse manager makes the final inspection.
12. **Guest cars may not park in “Reserved” spaces or in any Red Zone.** Cars may park temporarily in guest parking, or on Appaloosa or Atrium Street.
13. A **\$50.00** fee is charged for use of the Clubhouse. Additionally, a \$100.00 security deposit is required at the time of reservation. The Board may approve reduced fees for multiple event usage throughout the year on a case-by-case basis.

SWIMMING POOL AND SPA REGULATIONS

POOL, SAUNA and SPA hours: 8:00 a.m. – 10:00 p.m. (Monday – Sunday)

1. Homeowners and guests must have a Timberlane II pool key in their possession for identification as a resident.
2. Children under 14 years old must be accompanied by an adult Timberlane II resident 18 years or older.
3. Food and beverages are allowed only in unbreakable containers. Glass containers or bottles are not allowed in the pool, sauna, or spa areas.
4. The gates to the pool must be locked at all times and may not be propped open.

5. Lifesaving equipment is for emergency use only and must be left in place.
6. Running, jumping, and/or horseplay are not allowed in the pool area.
7. **Pets are NOT allowed in the pool area under any circumstance.** Working animals are exempt.
8. Only small toys sold as pool toys are allowed. Athletic equipment is not allowed.
9. A Timberlane II resident must accompany all guests.
10. Children under 30 months of age are not allowed in the water without rubber or similar pants.
11. Nude bathing is not allowed.
12. Diving is not allowed. Diving or jumping from the Clubhouse balcony is not allowed and will result in immediate loss of pool privileges.
13. Smoking is allowed in designated areas only. Please use ashtrays.
14. Residents are responsible for the conduct and actions of their guests.
15. Do not tamper with pool or spa equipment. The temperatures are pre-set in accordance with facility regulations.
16. Operating hours of the pool, sauna and spa are posted. Residents are asked to use discretion when using the pool in the evening to avoid disturbing nearby residents.
17. The spa may only be used by individuals **5 years or older**. Please adhere to posted spa safety rules.

VIOLATORS ARE SUBJECT TO FINES OR SUSPENSION OF POOL, SPA, AND SAUNA PRIVILEGES.

LANDSCAPING REGULATIONS

Landscaping is the responsibility of the Association through contracted landscaping services. On occasion, homeowners may want to improve the common areas in the vicinity of their units.

Landscaping Guidelines

1. Planting or removal of any plant in common areas require approval from the Board of Directors. Please submit a copy of your plans using the Homeowner Landscape Proposal Form (**Enclosure 4**). Forms are also available on the Timberlane II website.
2. Any landscaping completed without approval or not maintained by current resident is subject to removal and the homeowner will be billed for all costs to restore the common area to its original condition.
3. A few potted containers can be used in the common areas provided they do not impede access to any unit or common area, or do not pose a safety hazard. Homeowners may be asked to remove excessive potted plants.

4. All approved landscape alterations must be neatly maintained by the homeowner/resident, including removal of all unused stakes, trellises and dead growth.
5. Edging material may only be landscaping bricks, stones, or professional edging.
6. Climbing plants are not allowed on any structure other than the homeowners' approved patio structures. The homeowner must neatly maintain these plants.
7. All homeowners are entitled to use the common grounds. However, no individual homeowner may convert any portion of the common grounds for his or her exclusive use. Homeowners may not plant gardens, store firewood, or drive vehicles on the common grounds.
8. Residents are responsible for cleaning the common areas leading to their individual units. This includes sweeping the walkways, front stoops, garage aprons, and all patio areas.

ARCHITECTURAL REGULATIONS

The guidelines described in this document address common homeowner improvements. They are not intended to be all-inclusive or exclusive, but rather to serve as a guide to what is permissible.

At the present time, the Association has a termite inspection contract which includes the treatment of all interior and exterior structures, including patios. Homeowners and residents should notify the management company of suspected termite infestation. Please check with property management for the current termite treatment inclusions for your unit. This policy may vary over time, depending on renewals and changes to the umbrella termite contracts.

Any exterior alteration must have an approved Architectural Committee Application on file for that address. All alterations and improvements must adhere to City Codes and Ordinances.

Major exterior changes are generally considered to be those that substantially alter the existing structure either by subtraction or addition. Major building alterations include, but are not limited to, windows, patios, central air conditioners, etc.

Construction material used for approved projects must be stored so that it does not accumulate or impair the view of neighboring properties. Excess material should be immediately removed after completion of construction.

Whenever a homeowner receives approval for changes or additions, costs of its maintenance is the responsibility of the homeowner and not the Association.

Interior structure and utilities, including glass and screens, are not the responsibility of the Association. The Association is responsible for internal repairs only if damage is a result of original construction defects, i.e. nail in pipe, wall crack due to foundation shift, or drainage problems incurred by common area tree root intrusion. The unit owner incurs liability for damage to the unit resulting from home improvement projects.

Architectural Control

Exterior additions, changes, alterations or improvements to condominium units cannot be made until the plans and specifications have been submitted to and approved, in writing, by the Board. Any request for architectural alterations or improvements to the common structure must be made in writing using the "Application for Approval of Proposed Improvements" Form (**Enclosure 2**). Drainage or structural problems may not be created in the unit's yard, adjoining neighbor's yards, or common ground areas or structures due to alterations or improvements.

New construction materials may become available that are superior to the products originally used in construction. Homeowners are encouraged to bring these new materials to the attention of the Board. The upkeep and liability incurred due to alterations and improvements transfers in full to any new owner of a unit.

Air Conditioners

Window, wall units, and roof top air conditioners are prohibited. Installation of a central air conditioning unit requires approval of the Architectural Committee. Preferred location for central unit placement is the side area of the property, preferably in an area that provides for the least visual impairment to neighbors. Air conditioning units must be installed on a concrete slab and enclosed with lattice panels painted to match the exterior surrounding structure.

Antennas, Satellite Dishes, and Cable

Exterior television or radio antennae may not be installed or maintained on any structure within the community. Cable lines must be professionally installed and painted to match the exterior surrounding structure.

Satellite dish mounting requires Board approval. Submit a request to management, including a location drawing. The Architectural Committee will submit their recommendations to the Board for approval at the following board meeting. Licensed installers must install all satellite dishes.

1. **Satellite dish may be mounted within the unit, on the back patio, or back balcony.** Exceptions to this may be authorized based on recommendations from professional installers. Submit this recommendation along with request for installation. Mounting a dish on the roof or the exterior wall of a unit carry the following stipulation:

- The property owner is responsible for any damage, leaks, and intrusion by pests resulting from the attachment of a mounting device for satellite dishes.
- The property owner is responsible for any liability for any injury or damage to person or property caused by the dish, installation of the dish, any parts thereof.
- The property owner must maintain liability insurance covering any such injury or damage. Proof of insurance is required prior to approval of said devices.

2. **Satellite dish may not be larger than 24 inches in diameter.**

3. **Satellite dish shall be mounted so that it cannot be seen from the public (common) areas of the complex.** Exceptions may only be authorized if recommended by a professional installer.

4. **Satellite dish must be painted to match the color of the adjacent structure.** A letter from the satellite dish provider is required if dish cannot be painted.

Attics and Attic Exhaust Fans

Attic ventilation units must exhaust to the exterior of the home. Board approval is required before installation. Location shall be on the least visible side of the home. Installations must match material of the exterior siding or wood trim. Residents assume responsibility and liability for damage to common property.

Some units have finished attic spaces with upgrades that may not be constructed to local codes or with regard to proper construction standards concerning weight-holding abilities of the beams and roof structures. The homeowner assumes responsibility and liability for all attic upgrades that affect common structures.

Balconies

Individual unit balconies are for the “exclusive use” of the unit homeowner and must be maintained in accordance with the rules and regulations as set forth by the Association. The homeowner is responsible for

the maintenance of balcony railings. Homeowners may not alter balcony railings without written approval of the Board of Directors.

Chimneys

Installations and alterations to chimneys are not permitted. Chimneys are considered common property and must meet all current federal, state, and local codes. The HOA is responsible for exterior chimney maintenance and repair. Residents assume responsibility for exterior damage caused by improper/unsafe use of the interior of the chimney.

Clotheslines

Exterior clotheslines and exterior clothes drying devices are not allowed within the community.

Compost Piles

Compost piles are not allowed within the community.

Doghouses

Doghouses must be located where they are visually unobtrusive. Dog or cat entry doors are permitted only into the fenced area where the animal is restricted. The entry door must match the color of the house.

Exhaust Ports (bathroom and kitchen)

Installation of exhaust ports requires Board approval. These vents must be covered with small gauge wire screening painted to match adjacent structure. Vented covers may also be installed that match the siding in material and color.

Exterior Decorative Objects

Board approval is required for all large exterior decorative objects, including natural and manmade. Exterior decorative objects include such items as birdbaths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, boulders, and freestanding poles of all types, and items attached to common structures. Small decorative objects are allowed within the unit owners' exclusive use areas and must be maintained in a clean and neat condition. The Board may ask residents to remove excessive decorations that create an unsightly appearance or that visually impair the aesthetic design of our community.

Exterior Lighting and Electronic Insect Traps

Homeowners may install exterior ground or patio lighting. Ground level lighting bordering walkways and rear yards must be unobtrusive in nature, with a black or dark green finish. Any approved lights/lamps should be placed so that light does not shine outside the property in a manner that could disturb neighbors. Board approval is required. Sodium or mercury vapor lights/lamps are not allowed.

Rear yard or front balcony floodlights are not permitted. Only low voltage lights may be used and with the fixtures facing down and inward.

Electronic insect traps will be regulated based on the same criteria for exterior lighting. In addition, no device shall be installed or maintained that causes discomfort and noise to adjacent neighbors. The owner or their guests may only operate these devices during those times when the immediate area protected by these traps is occupied.

Exterior Painting

The Association is responsible for exterior painting of common home areas. If a homeowner or resident wishes to repaint a portion of the home to correct approved construction repairs, contact management to ensure that you are clear as to the color to use. Owners should repaint to match the original colors exactly, not the faded color.

Fences and Gates

The HOA is responsible for maintaining the common side fence between units. This fence must remain in its original location and condition.

Fencing must be painted Coffee Bean (BEHR N150-6)

Gates are allowed where the property line meets a common area. Gates should be compatible with fencing in design, material, height, and color. Wire-mesh screening may be used to increase security of an “open fence”. The wire-mesh will be attached on the inside of the fence and will not extend beyond the top rail. Submit wire-mesh material and design to the Board for approval. Drainage problems may not be created for the unit's yard, adjoining neighbors' yards, or common ground. Fencing will be contoured to grade (not stepped). Chain-link fencing is not allowed. Homeowners/Residents assume responsibility for upkeep of fences to include repainting, repair, or reimbursement to the HOA for services provided to maintain fence in good condition and do not present an unsightly appearance.

Firewood

Storing large amounts of firewood is prohibited. It creates a fire and termite hazard to the entire community. Firewood shall be kept neatly stacked and located within the enclosed fence area of the rear patio. Firewood may not be placed adjacent to the common house structure, should not be visible from the rear of the home, and should not create any drainage problems, pest or fire hazard to the common house structure. Firewood placed in unfenced areas is prohibited.

Fixed Front Exterior, Front Porch, and Rear Exterior Lamps

Front Exterior, Front Porch, and Rear Exterior Lamps are Association property. Residents may not alter appearance of or mount exterior lamps without Board approval. Residents assume responsibility for maintenance of approved changes to lamps. All mounted front exterior lamps will be uniform in appearance and of a style decided by the Board of Directors.

Flags and Flagpoles

Permanent freestanding flagpoles are not allowed. Temporary flagpoles, which do not exceed six (6) feet are allowed; however, require Architectural approval. DO NOT attach flagpoles to the building wall or garage door. Seasonal flags should be changed on the appropriate calendar dates. Flags that present an unsightly appearance due to excessive wear and tear must be removed. Flags that are considered offensive or cause discomfort to the majority of the community are not allowed.

United States Flags should be hung in a traditional manner and cared for appropriately. For the purpose of this section “display of the flag of the United States” means a flag of the United States made of fabric, cloth, or paper displayed from a staff or pole or in a window, and does not mean a depiction or emblem of the United States flag made of lights, paint, roofing, siding, paving materials, flora, or balloons, or any similar building, landscaping, or decorative component.

Front Doors

Front doors, both single and double, are Association property and may not be altered in any way. The homeowner is responsible for lock replacements.

Garage Doors

Garage Doors are Association property and the Association is responsible for care and maintenance of the door and the track. Homeowners are responsible for maintaining their garage door openers. Homeowners will also be held responsible for repairs and/or replacement to doors and track due to damage caused by homeowner negligence. The Board will determine negligent acts on a case by case basis. Residents may not replace or alter the garage doors.

Greenhouses, Sunrooms, and Screened Porches

Attached greenhouses, sunrooms, and screened porches will be considered room additions and must adhere to City Code. Architectural requests are required for all greenhouses, sunrooms, and screened porches.

Homeowners/Residents assume responsibility for upkeep of greenhouses, sunrooms, and screened porches to include repainting, repair, or reimbursement to the HOA for services provided to maintain these rooms in good condition and not present an unsightly appearance.

Ground Level Patio Decks, Patio Covers/Roofs, and Privacy Screens

Ground level patio decks may be installed on the rear of a unit and may extend across the entire width of the unit. A ground level deck is considered to be 12 inches or less in height. Wood decks are permissible only if built on top of raised concrete foundation/footing. Patio decks may not alter common property side fences.

Awnings, mesh screens or any type of attached enclosures are not allowed above or below the deck. The top of a privacy screen must not exceed eight (8) feet from the deck floor.

Patio roof installations must be approved by the Board and conform to City Code requirements. Homeowners and residents assume responsibility and liability for patio roofs. Homeowners and residents must ensure roofs are clean, neat and not present an unsightly appearance.

Gutters and Downspouts

Gutters and downspouts are Association property. Residents may not alter the appearance of or mount gutters and downspouts without Board approval. Homeowners that alter gutters and downspouts due to home alterations or improvements (i.e. patio structures) assume responsibility for the upkeep and repair of same.

Holiday Lighting

Homeowners and residents will remove holiday lighting within ten (10) days of the holiday period. If the homeowner fails to remove the lights, the Association will remove them and the homeowner will be charged for this service.

House Numbers

House numbers are Association property. Residents are not permitted to replace address numbers or add additional numbers to their units. Contact the management company if house numbers need replacement.

In-home Businesses

Signs or other advertising devices for in-home businesses are not allowed on any unit or common area. Exterior storage of business-related material is not allowed.

Mailboxes

The Association owns and is responsible for maintenance and replacement of mailboxes. Residents are not permitted to alter or replace mailboxes. As a courtesy to the postal service and for your own mail security, residents are encouraged to make arrangements for daily mail removal when they are out of residence. Please use secure mail drop boxes for outgoing mail.

Permanent Barbecue Grills

Permanent grills are discouraged as they present an immovable fire hazard to our community. Portable grills are acceptable, provided they are closely monitored with adult supervision. Residents are encouraged to keep a fire extinguisher in the vicinity of all grills. Permanent grills require Board approval and should be placed in the rear of the back patio. No portion of the grill should be adjacent to the home structure. Permanent grills must be painted, stained, or built to match surrounding home structure color.

Railings

Railings near front entrances are not permitted under normal conditions; however, if you need a railing for safety reasons, please contact management. If approved, railing must be removed when the resident moves from the complex.

Real Estate Sales/Rent Signs

One "For Sale" or "Rent" sign is allowed for each unit. The maximum size of sign is not more than eighteen (18) inches by twenty-four (24) inches. Signs may be placed inside front-facing window or on balcony railing. Signs must be removed within seven (7) days of contract acceptance.

Recreation and Play Equipment

Equipment (except portable basketball goals and poles) should be placed in the back-patio area in locations where it is least visible from the street and other units. Basketball goals and backboards may not be attached to any unit. Equipment may not be stored in common areas when not in use.

All portable equipment such as portable basketball goals, badminton and volleyball nets, skateboard ramps, and trampolines should be stored in the resident's unit (not in the common areas) when not in use.

Security, Screen and Storm Doors

Storm and screen doors are not allowed. Homeowners require Board approval to install security doors. Security doors incorporating bars or ornamentation such as scallops and scrolls are discouraged. Approved security doors must be painted black or painted to match the trim of the house. Residents assume responsibility for maintaining security doors free of rust, faded or chipped paint, and must be kept in clean condition.

Shingles

Roof shingles and siding shingles are the property of and maintained by the Association. Homeowners and residents may not install equipment on or make changes to roof material or home siding. Homeowners and

residents assume responsibility for damage to roof material and the structure of the home caused by any equipment usage, installation or alteration. Replacement materials should be similar to the materials originally used.

Shutters

Exterior shutters, either louvered or plain, are not acceptable and may not be added to any window or sliding door.

Sidewalks, Pathways, Walkways, Aprons, Stoops, and Common Front Porches

Sidewalks, pathways, walkways, driveways, aprons, stoops, and front porch areas are Association property and may not be altered without Board approval. Homeowners and residents who alter common areas without permission will be liable for all costs to return the area to its original condition.

Residents are responsible for cleaning the common areas leading to their individual units. This includes sweeping the walkways, front stoops, garage aprons, and all patio areas. Residents are requested to promptly report any holes, cracks, and gaps on or under these areas to the management company to prevent collapse or injury.

Skylights/Light Tubes

Skylights are the property of and maintained by the Association. Homeowners and residents may not alter skylights. Installation of additional skylights is not permitted.

Homeowners may install light tubes (sun tubes) on the roof only after written approval from the Board. The homeowner assumes responsibility and liability for damage to the roof and structure caused by the installation. The upkeep and leaking issues due to such installation transfer in full to any new owner of a unit. Light tubes should be located on the rear roof area of the unit or areas not visible from the street.

Solar Panel Guidelines

1. Solar panels must be installed in the rear roof area of the unit. If elevated, they will not extend beyond the roof peak so far that they are visible from the street. All pipes and trim must be painted to match the surrounding roofing material and wood trim. No other mounting locations are acceptable.
2. The homeowner must submit a written request to the Board. Board approval is required prior to installation.
3. Any cabling must be black or brown and run across the eaves or trim parallel to the edge of the structure and not at an angle to minimize exterior visual distraction. The cabling should be attached to the structure and not allowed to hang loose.

Owner must agree to:

- Maintain the panels for appearance and safe working order.
- Accept liability for all damages arising from installation or repair of the panel(s).
- Indemnify the association from any liability or claims, demands, damages, costs or judgments related to the panel or its installation.
- Obtain any necessary permits from the City of San Diego prior to installation.

Storage Units

Small storage units are permitted on the rear patios. Storage units placed on the front or rear balconies must not be visible from the exterior of the unit. Storage units must be properly maintained by the owner to prevent an unsightly appearance to neighbors. Storage units in unfenced yards must match or complement the color of the home structure. Storage units made of metal type materials are not permitted.

Stucco

The exterior stucco is the property of the Association and may not be altered. If repair or replacement is needed due to deterioration, contact the management company. If repair or replacement is needed due to construction repair, the replacement materials should be the same as the original.

Sun Control Devices (Blinds, shades, etc.)

Sun control devices for balconies or patios are discouraged. Sun control devices, if authorized by the Board of Directors, must be retracted or stowed when not used for sunlight control (i.e. when the unit is in the shade).

Water Hoses

Water hoses left out are a hazard to foot traffic, children at play, and landscape crews. Water hoses are not permitted in front of the units except for temporary use only. Homeowners and residents are asked to store water hoses immediately after use.

Units with side water faucets adjacent to green common areas may leave their hoses stored neatly on Board approved hose reels. Homeowners and residents failing to comply with these restrictions will be fined.

Water Shut Off Valve

Owners must have an operational water shut off valve in their home and pressure regulator by July 1st, 2019.

Windows and Patio Doors

Exterior windows and patio doors are Association property and require Board approval to alter or upgrade. Submit drawings and a sample product to the Board for review and approval. Windows with grids are not allowed. Rear Patio sliding doors may be upgraded to full glass "French-styled" doors provided they do not contain a grid design. A rear window may not be converted to a single door for access to a patio deck. Only professionally installed factory tinted glass is permissible on windows and doors facing east or west. Reflective foil-type window coverings are not allowed.

Thank you,

Timberlane II Homeowners' Association - Board of Directors