

*PLAYMOR BERNARDO
HOMEOWNERS'
ASSOCIATION*



*RULES, REGULATIONS,
AND INFORMATION
BOOKLET*




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PREFACE

THE BOARD OF DIRECTORS OF THE PLAYMOR BERNARDO HOMEOWNERS' ASSOCIATION (HOA) HAS PREPARED THIS RULES BOOKLET IN ACCORDANCE WITH SECTION 5.1.2 OF THE CC&Rs FOR THE EXPRESS INFORMATION AND GUIDANCE OF THE OWNERS AND RESIDENTS. THE CC&Rs, THE CORPORATION'S BYLAWS, AND THE BOARD'S ESTABLISHED RULES AND GUIDELINES ALL EXIST FOR TWO PRINCIPAL REASONS:

- 1.** TO PROMOTE A HIGH STANDARD THROUGHOUT THE COMPLEX AND TO MAINTAIN PLAYMOR BERNARDO AS A QUALITY NEIGHBORHOOD AND TO PRESERVE, PROTECT, ENHANCE, AND IMPROVE PROPERTY VALUES.

- 2.** TO REDUCE NOXIOUS OR OFFENSIVE BEHAVIOR AND UNSAFE PRACTICES OF THE FEW, SO THAT THE MANY MAY HAVE QUIET, PEACEFUL, AND SAFE ENJOYMENT OF THEIR HOMES AND OF THE COMMON AREA AMENITIES.

PLEASE READ THIS BOOKLET CAREFULLY, MAKING SURE THAT YOU, YOUR CHILDREN, YOUR GUESTS, AND YOUR TENANTS UNDERSTAND THESE RULES AND POLICIES. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE OFFICE AT 858-451-3082.

CHANGES TO THE RULES AND REGULATIONS BOOKLET

THE BOARD OF DIRECTORS SHALL APPROVE CHANGES IN THE "RULES & REGULATIONS BOOKLET" AS NECESSARY.

KEEP THIS BOOKLET IN A CONVENIENT LOCATION IN YOUR RESIDENCE FOR QUICK REFERENCE WHEN YOU NEED IT

ADMINISTRATION

REGULAR MONTHLY MEETING

OWNERS ARE ENCOURAGED TO ATTEND THE REGULAR MONTHLY MEETINGS, USUALLY HELD ON THE THIRD THURSDAY OF EACH MONTH, starting with a violation hearing at 6:30, and the meeting immediately following. A FEW MINUTES WILL BE SET ASIDE FOR MEMBERS TO ADDRESS THE BOARD ON ANY CONCERNS THEY MAY HAVE.

ANNUAL ASSOCIATION MEETING

OWNERS ARE URGED TO ATTEND THE ANNUAL ASSOCIATION MEETING. AT EACH ANNUAL MEETING, THE DIRECTORS ARE ELECTED, AND THE FINANCIAL STATEMENTS AND THE STATE OF PLAYMOR ARE PRESENTED. IN THE EVENT YOU CANNOT ATTEND, PLEASE CAST YOUR VOTE. ADVANCE NOTICE OF THE ANNUAL MEETING IS SENT TO ALL UNIT OWNERS.

RENTALS

RENTAL LEASES AND AGREEMENTS

UPON OCCUPANCY, OWNERS WHO ARE LEASING OR RENTING THEIR UNITS ARE RESPONSIBLE FOR NOTIFYING THE PBHOA OFFICE OF THE NAME AND ADDRESS OF THE LESSEE AND THE EFFECTIVE DATES OF THE LEASE. LEASE AGREEMENTS ARE TO BE IN WRITING AND THE TENANTS SHALL PROMISE, IN WRITING, TO ABIDE BY THE CC&Rs, BYLAWS, AND RULES AND REGULATIONS OF THE ASSOCIATION. NO LEASE SHALL BE FOR A TERM OF LESS THAN ONE YEAR. NO LEASE SHALL ESTABLISH USES THAT ARE NORMALLY ASSOCIATED WITH COMMERCIAL, TRANSIENT, TIME-SHARE, OR HOTEL PURPOSES.

PLAYMOR ASSOCIATION LEASE ADDENDUM

OWNERS WHO LEASE THEIR UNITS SHALL PROVIDE THE OFFICE WITH A COMPLETED "LEASE ADDENDUM" FORM. IT WILL BE KEPT ON FILE. AT THE TIME THE LEASE CONTRACT IS SIGNED, THE OWNER AND LESSEE SHOULD COMPLETE THE "LEASE ADDENDUM" AND FORWARD A COPY OF IT TO THE OFFICE. PLEASE REFER TO PG. 21 OF THIS BOOKLET FOR AN EXAMPLE OF THE "LEASE ADDENDUM" FORM. OWNERS MUST ALSO PROVIDE THE LESSEE WITH A CURRENT COPY OF THIS "RULES AND REGULATIONS BOOKLET" AT THE TIME OF OCCUPANCY.

RULES ENFORCEMENT

RULES AND REGULATIONS ENFORCEMENT

THE BOARD OF DIRECTORS AND/OR ITS RULES COMMITTEE RECEIVES AND CONSIDERS REPORTS OF VIOLATIONS OF THE CC&Rs, BYLAWS, OR HOA RULES AND REGULATIONS. THE REPORTS MAY BE MADE BY PHONE OR IN WRITING. WHEN A COMPLAINT IS RECEIVED AT THE HOA OFFICE, IT IS TRANSMITTED TO THE BOARD OF DIRECTORS OR TO ITS RULES COMMITTEE. THE OWNER OF THE SUBJECT UNIT IS GIVEN ADVANCE NOTICE OF A HEARING TO ADDRESS THE COMPLAINT (PLEASE SEE ATTACHED SAMPLE LETTER PG. 22-23). IF THE ACCUSED VIOLATOR IS A TENANT, THAT TENANT MAY ACCOMPANY THE UNIT OWNER, BUT THE TENANT'S PRESENCE IS NOT REQUIRED AT THE HEARING. THE BOARD, AFTER REVIEWING THE SITUATION, WILL DETERMINE IF A VIOLATION OF THE ASSOCIATION'S CC&Rs HAS OCCURRED AND WILL RENDER AN APPROPRIATE ACTION. THE ACTION MAY CONSTITUTE A WARNING, A SUBSTANTIAL FINE, OR THE LOSS OF THE USE OF THE COMMON AREA AMENITIES, ONLY AFTER NOTICE AND A HEARING IN ACCORDANCE WITH BYLAWS SECTION 8.5. THE UNIT OWNER IS THEN ADVISED OF THE DISPOSITION. IF A FINE IS LEVIED, IT IS DUE AND PAYABLE IMMEDIATELY (PLEASE SEE LIABILITY OF OWNERS FOR DAMAGE TO COMMON AREA, PAGE 11). PERSONS WISHING TO FILE A COMPLAINT, OR REPORT A VIOLATION, MAY DO SO IN WRITING BY COMPLETING AN HOA COMPLAINT FORM (PG. 24-25) AND SENDING IT TO THE HOA OFFICE, 17540 FAIRLIE RD., SAN DIEGO, CA. 92128. THE BOARD CONSIDERS THE MONETARY AMOUNTS FOR FINES SHOWN ON PAGES 26-27 TO BE APPROPRIATE.

OWNER RESPONSIBILITIES

EACH OWNER OF A CONDOMINIUM SHALL BE RESPONSIBLE FOR ENSURING THAT THE OWNER'S FAMILY, GUESTS, TENANTS AND OCCUPANTS COMPLY WITH ALL PROVISIONS OF THE CC&Rs, BYLAWS, AND RULES AND REGULATIONS OF THE ASSOCIATION. IN ADDITION TO ANY RIGHTS THE ASSOCIATION MAY HAVE AGAINST THE OWNER'S FAMILY, GUESTS, TENANTS OR OCCUPANTS, THE ASSOCIATION MAY TAKE ACTION UNDER THE CC&Rs AGAINST THE OWNER, AS IF THE OWNER COMMITTED THE VIOLATION IN CONCERT WITH THE OWNER'S FAMILY, GUESTS, TENANTS OR OCCUPANTS.

THE CONDOMINIUM INTERIOR IS PRIVATE DOMAIN.

THE CONDOMINIUM EXTERIOR, INCLUDING

THE PATIO, SUNDECK, AND FRONT PORCH, IS

COMMON AREA.

USE RESTRICTIONS

CONDOMINIUM USE

CONDOMINIUMS SHALL BE OCCUPIED AND USED FOR RESIDENTIAL PURPOSES ONLY BY THE OWNERS, THEIR TENANTS, AND SOCIAL GUESTS. UNITS MAY NOT BE SUBLEASED. NO TRADE OR BUSINESS SHALL BE CONDUCTED THEREIN. WITH REGARD TO THIS RESTRICTION OF TRADE OR BUSINESS USAGE, THE ONLY "HOME" BUSINESSES THAT ARE PERMISSIBLE ARE THOSE

THAT: 1. **DO NOT** CREATE ANY ADDITIONAL VEHICULAR OR PEDESTRIAN TRAFFIC WITHIN THE COMMON AREA, AND 2. DO NOT CREATE A NOISE DISTURBANCE, NOR **DISPLAY ANY OUTWARD INDICATION** THAT A BUSINESS IS BEING CONDUCTED THEREIN. THERE WILL BE NO ADVERTISEMENT OF A PLACE OF BUSINESS. THE OWNER OF ANY UNIT IN WHICH A "HOME" BUSINESS IS BEING CONDUCTED THAT OPERATES CONTRARY TO THE ABOVE GUIDELINES SHALL BE REQUIRED TO IMMEDIATELY MODIFY OR CEASE THE BUSINESS ACTIVITY TO ENSURE COMPLIANCE.

NUISANCES

NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON WITHIN ANY CONDOMINIUM OR IN ANY AREA OF THE PROJECT. NOTHING SHALL BE DONE THAT MAY BE OR MAY BECOME AN ANNOYANCE OR A NUISANCE TO, OR IN ANY WAY INTERFERE WITH, THE QUIET ENJOYMENT OF EACH OF THE ADJACENT UNIT OWNERS. SPECIFIC CAUTION IS SUGGESTED FOR THE USE OF ANY ELECTRONIC SOUND EQUIPMENT WHICH INCLUDES A SUB- WOOFER.

VEHICLE RESTRICTIONS

NO TRAILER, CAMPER, MOBILE HOME, COMMERCIAL VEHICLE, TRUCK (OTHER THAN A STANDARD SIZED PICKUP TRUCK), INOPERABLE AUTOMOBILE, OFFROAD VEHICLE, BOAT, OR SIMILAR EQUIPMENT SHALL BE PERMITTED TO REMAIN UPON ANY AREA WITHIN THE PROJECT, INCLUDING IN AN OWNER'S ASSIGNED PARKING SPACE, OTHER THAN TEMPORARILY. A TEMPORARY SPAN IS DEEMED TO BE FORTY-EIGHT (48-HOURS) OR LESS. A VEHICLE IS CONSIDERED INOPERABLE IF IT IS: INCAPACITATED BY A FLAT TIRE, IS ON JACKS, IS EXCESSIVELY NOISY OR SMOKY, OR DOES NOT HAVE A CURRENT REGISTRATION.

SKATEBOARDS / ROLLER BLADES / SCOOTERS / BICYCLES

THE USE OF SKATEBOARDS, ROLLER BLADES, SCOOTERS, AND BICYCLES IS PERMITTED IN COMPLEX DRIVEWAYS ONLY BETWEEN THE HOURS OF 8:00 A.M. AND 8:00 P.M., OR 30 MINUTES AFTER SUNSET, WHICHEVER OCCURS FIRST. THEIR USE ANYWHERE ELSE IN THE COMMON AREA IS PROHIBITED AT ALL TIMES.

AIR RIFLES

AIR RIFLES OR B.B. GUNS MAY NEVER BE FIRED OR DISCHARGED IN THE COMPLEX.

SIGNS

NO SIGNS SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY UNITS OR ON ANY PORTION OF THE PROJECT (EXCEPT AS PERMITTED IN CC&Rs SECTIONS 7.10.1 AND 7.10.4), PARTICULARLY IN THE COMMON AREA, EXCEPT SUCH SIGNS THAT ARE SPECIFICALLY APPROVED BY THE BOARD. NOTWITHSTANDING THE FOREGOING, "FOR SALE" OR "FOR RENT" SIGNS OF CUSTOMARY AND REASONABLE DIMENSIONS (APPROX. 18"X24"), AND SIGNS AS PERMITTED BY LAW MAY BE DISPLAYED IN THE WINDOW OF OR ON THE GARAGE DOOR OF A UNIT.

ANIMALS

NO ANIMALS OR BIRDS OF ANY KIND SHALL BE RAISED, BRED, OR KEPT IN ANY CONDOMINIUM, OR ON ANY PORTION OF THE PROJECT. NO MORE THAN TWO (2) USUAL AND ORDINARY HOUSEHOLD PETS, SUCH AS DOGS (EXCEPT PIT BULLS OR ROTTWEILLERS), CATS, AND BIRDS, MAY BE KEPT, PROVIDED THEY ARE KEPT UNDER CONTROL AT ALL TIMES. NOTWITHSTANDING THE FOREGOING, NO PET MAY BE KEPT ON THE PROJECT THAT, IN THE DETERMINATION OF THE BOARD, CREATES AN UNREASONABLE ANNOYANCE

TO THE OTHER OWNERS. NO PETS SHALL BE ALLOWED IN THE COMMON AREA EXCEPT AS IS CONSISTENT WITH THESE RULES. NO DOG SHALL ENTER THE COMMON AREA EXCEPT WHILE ON A LEASH HELD BY A PERSON CAPABLE OF CONTROLLING THE DOG. ATTACHING A DOG TO A STAKE OR A TREE VIOLATES THE ABOVE REQUIREMENT. PERSONS WALKING DOGS IN THE COMMON AREA **MUST IMMEDIATELY** CLEAN UP AFTER THE ANIMALS. DOG OWNERS WHO FAIL TO CLEAN UP AFTER THEIR DOGS SHOW A COMPLETE DISREGARD FOR THE RIGHTS OF OTHER RESIDENTS TO LIVE IN A CLEAN AND SANITARY ENVIRONMENT.

ANTENNAS AND SATELLITE DISHES

ALTERATION TO, OR MODIFICATION OF, THE INSTALLED CABLE TELEVISION SYSTEM IS THE SOLE RESPONSIBILITY OF THE UNIT OWNER. NO OWNER MAY BE PERMITTED TO CONSTRUCT OR USE AN EXTERNAL ANTENNA OR SATELLITE DISH (EXCEPT AS PERMITTED BY CC&Rs SECTION 7.10.5) WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.

ALL OWNERS MUST COMPLY WITH FCC RULES FOR SATELLITE DISH USE IN CONDOMINIUM ASSOCIATIONS (PLEASE SEE THE ATTACHED SATELLITE DISH BOARD RESOLUTION.)

NO CONSTRUCTION

NO BUILDING, FENCE, WALL OBSTRUCTION, BALCONY, SCREEN, PATIO, PATIO COVER, TENT, AWNING, GARAGE, CARPORT COVER, IMPROVEMENT, OR STRUCTURE OF ANY KIND SHALL BE COMMENCED, ERECTED, PAINTED, OR MAINTAINED UPON ANY PART OF THE PROJECT, NOR SHALL ANY ALTERATION OR IMPROVEMENT OF ANY KIND BE MADE THERETO UNTIL THE SAME HAS BEEN APPROVED IN WRITING BY THE BOARD.

PATIOS AND SUN DECKS

PATIOS AND SUN DECKS MUST BE KEPT NEAT AND ORDERLY AT ALL TIMES. PATIO FURNITURE AND UMBRELLAS MAY BE PLACED ON SUNDECKS. NO PERSONAL PROPERTY VISIBLE TO AN ADJACENT UNIT OR PASSERBY MAY BE STORED ON THE PATIO, OTHER THAN AN UMBRELLA OR PLANTS.

LANDSCAPING

MODIFICATION OF EXISTING LANDSCAPING IS **NOT** PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE BOARD OF DIRECTORS. LANDSCAPE MAINTENANCE EMPLOYEES ARE **NOT** PERMITTED TO RESPOND TO INDIVIDUAL HOMEOWNER REQUESTS, NOR ARE THEY RESPONSIBLE FOR MODIFIED LANDSCAPING.

DRAPES

ALL WINDOW OPENINGS VISIBLE FROM THE STREET OR COMMON AREA SHALL HAVE EITHER DRAPERIES, DRAPE LININGS, OR CASEMENTS FACING THE EXTERIOR, AND ALL SUCH DRAPERIES, DRAPE LININGS, AND CASEMENTS SHALL BE IN GOOD CONDITION AND OF A NEUTRAL COLOR.

UNIT EXTERIOR

NO CLOTHESLINES SHALL BE ERECTED OR MAINTAINED. THERE SHALL BE NO OUTSIDE LAUNDERING OR DRYING OF CLOTHES ON SUN DECKS OR PATIO WALLS. NO PERSONAL PROPERTY (LAWN FURNITURE, FLOWER POTS, ETC.) SHALL BE LEFT IN COMMON AREAS OUTSIDE OF PATIOS. NOTHING MAY BE STORED ON THE PATIO OR THE SUN DECK THAT IS VISIBLE FROM THE STREET OR COMMON AREA, EXCEPT LAWN FURNITURE OR AN UMBRELLA. NOTHING MAY BE PLACED ON PATIO WALLS. WATERED PLANTS PRECIPITATE WALL DETERIORATION. FAKE PLANTS DETERIORATE AND BECOME UNSIGHTLY.

POWER EQUIPMENT AND CAR MAINTENANCE

NO POWER EQUIPMENT, HOBBY SHOP, OR CAR MAINTENANCE (OTHER THAN EMERGENCY WORK AND CUSTOMARY HOUSE AND CAR CLEANING IMPLEMENTS) SHALL BE PERMITTED ON THE PROJECT WITHOUT PRIOR WRITTEN APPROVAL OF THE BOARD. APPROVAL SHALL NOT BE UNREASONABLY WITHHELD, AND IN DECIDING WHETHER TO GRANT APPROVAL, THE BOARD SHALL CONSIDER THE EFFECTS OF NOISE, AIR POLLUTION, DIRT OR GREASE, FIRE HAZARD, INTERFERENCE WITH RADIO OR TELEVISION RECEPTION, AND SIMILAR OBJECTIONS.

BARBECUES, WOOD BURNING STOVES AND FIRE PITS

NO BARBECUES OF ANY KIND ARE PERMITTED ON BALCONIES. NO WOOD BURNING STOVES, FIRE PITS, CHARCOAL GRILLS OR CHARCOAL BARBECUES ARE PERMITTED ON THE PATIOS OR BALCONIES. PROPANE BARBECUES ARE PERMITTED ON PATIOS PROVIDED THAT THEY COMPLY WITH APPLICABLE FIRE CODES, ORDINANCES, OR APPLICABLE LAW.

LIABILITY OF OWNERS FOR DAMAGE TO COMMON AREA

THE OWNER OF EACH UNIT SHALL BE LIABLE TO THE ASSOCIATION FOR ALL DAMAGES EITHER TO THE COMMON AREA OR TO IMPROVEMENTS THEREON CAUSED BY SUCH OWNER OR THEIR OCCUPANT OR GUEST SUCH AS:

1. DAMAGE PRECIPITATED BY LARGE PLANTS IN PATIOS OR ON SUN DECKS
2. DAMAGE TO GARAGE DOOR FRAMES AND SIDEWALLS BY ERRANT DRIVERS

PARKING

THE PROJECT CONTAINS SUFFICIENT PARKING SPACE WITHIN THE GARAGE OF A CONDOMINIUM, AND IN THE COMMON AREA, TO ACCOMMODATE TWO

AUTOMOBILES FOR EACH UNIT. EACH OWNER SHALL HAVE THE RIGHT TO THE USE OF AN ASSIGNED SPACE, IN THE COMMON AREA, FOR AT LEAST ONE AUTOMOBILE. THOSE PARKING SPACES IN THE COMMON AREA THAT ARE SUBJECT TO ASSIGNMENT SHALL BE SO ASSIGNED BY THE ASSOCIATION. NO ONE OTHER THAN THE OWNER TO WHOM A PARTICULAR PARKING SPACE HAS BEEN ASSIGNED (EXCEPT FOR PERSONS AUTHORIZED BY SUCH OWNER) SHALL USE SUCH PARKING SPACES. VIOLATORS WILL BE TOWED AT THE VEHICLE OWNERS' EXPENSE (CVC 22658). FROM TIME TO TIME, THE ASSOCIATION MAY LEASE ITS UNASSIGNED SPACES. THOSE LESSEES ARE SUBJECT TO THE SAME USE RESTRICTION.

GARAGE USE

EACH UNIT GARAGE SHALL BE SO ORGANIZED AS TO PERMIT THE PARKING OF ONE AUTOMOBILE IN THE GARAGE. GARAGES SHALL NOT BE USED PRIMARILY AS STORAGE FACILITIES. THE HOA IS NOT RESPONSIBLE FOR ANY DAMAGE TO ITEMS STORED IN UNIT GARAGES. A GARAGE SHALL NOT BE CONVERTED OR OTHERWISE REMODELED FOR USE AS A HOBBY SHOP, BEDROOM, FAMILY ROOM, DEN OR SIMILAR LIVING FACILITY. GARAGE DOORS MUST BE KEPT CLOSED WHEN NOT IN USE.

ALL PLAYMOR DRIVEWAYS

ARE DESIGNATED FIRE LANES

THE LAW, FIRE DEPARTMENT REGULATIONS, AND COMMON SENSE DICTATE THAT DRIVEWAYS AND FIRE LANES MUST BE KEPT CLEAR AT ALL TIMES FOR EMERGENCY EQUIPMENT. PARKING A MOTOR VEHICLE IN THE DRIVEWAYS OR FIRE LANES AND LEAVING IT UNATTENDED IS EXPRESSLY PROHIBITED. VIOLATORS WILL BE TOWED AT THE VEHICLE OWNER'S EXPENSE (CVC 22658).

THE SPEED LIMIT ON PLAYMOR STREETS IS 25 MPH MAXIMUM. DRIVING AT SPEEDS GREATER THAN 20 MPH PLACES OUR CHILDREN IN JEOPARDY. PLEASE ENSURE THAT MEMBERS OF YOUR HOUSEHOLD AND GUESTS KEEP THEIR VEHICLE SPEED BELOW 20 MPH. DRIVING 20 MPH IS RECOMMENDED AS A SAFER SPEED.

TENNIS COURT AND MULTI-USE COURT

PERSONS USING THE TENNIS OR MULTI-USE COURTS MUST HAVE A BLUE PLAYMOR BERNARDO ID KEY TAG IN THEIR POSSESSION AS PROOF OF THEIR RIGHT TO BE THERE. THE EAST TENNIS COURT (NEXT TO THE STREET) IS ABSOLUTELY RESTRICTED TO TENNIS PLAY ONLY AND MAY BE USED ON A FIRST-COME FIRST- SERVED BASIS. UNIT OWNERS (AND/OR THEIR CHILDREN, GUESTS, OR TENANTS) HAVING A SKATEBOARD, ROLLER BLADES, BICYCLE, TRICYCLE, ETC. WITHIN THE FENCE OF EITHER TENNIS OR MULTI-USE COURTS WILL BE FINED AND LIABLE FOR THE TOTAL COST OF REPAIR OR REPLACEMENT OF THE TENNIS PLAYING SURFACE.

SWIMMING POOLS / THERAPY SPAS

HOURS, OCCUPANCY AND RESTRICTIONS

THE POOL AREA SHALL BE OPEN FROM 7:00 A.M. TO 10:00 P.M. OWNERS AND RESIDENTS SHALL COMPLY WITH THE OCCUPANCY AND RESTRICTIONS REGARDING THE MAXIMUM NUMBER OF PERSONS ALLOWED IN THE POOL. RESTRICTIONS ARE POSTED IN THE POOL AND SPA AREAS.

USE OF THE POOL AREAS BY RESIDENTS

THE POOL AREAS ARE FOR OWNERS, RESIDENTS, AND THEIR ACCOMPANIED GUESTS AND HOUSEGUESTS ONLY. HOUSEGUESTS ARE INDIVIDUALS STAYING OVERNIGHT WITH THE OWNER OR RESIDENT. OWNERS AND RESIDENTS

SHALL HAVE NO MORE THAN 6 PEOPLE (INCLUDING THE OWNER OR RESIDENT), USING THE POOL AT ANY TIME. RESIDENTS ARE REQUIRED TO BE PRESENT WHEN THEIR GUESTS ARE AT THE POOL. POOL AREAS ARE FOR USE BY EVERYONE AND CANNOT BE RESERVED FOR THE EXCLUSIVE USE OF A PRIVATE PARTY, MEETING, OR SOCIAL GATHERING. ALL PERSONS USING THE POOL/SPA MUST HAVE A BLUE ID TAG IN THEIR POSSESSION AS PROOF OF THEIR RIGHT TO BE THERE. THIS ID TAG MUST BE SHOWN UPON REQUEST.

SWIMMING ATTIRE

SWIMSUIT ATTIRE MUST BE WORN IN THE POOL AND SPA. TO PREVENT WATER CONTAMINATION ANY INCONTINENT INDIVIDUALS WEARING DIAPERS OR DIAPER-STYLE GARMENTS ARE NOT PERMITTED IN THE POOL OR SPA.

POOL / SPA SAFETY RESTRICTIONS

NO LIFEGUARD SUPERVISION IS PROVIDED. A QUALIFIED SWIMMER MUST ACCOMPANY NON-SWIMMERS. INDIVIDUALS UNDER THE AGE OF 14 YEARS OLD MUST BE SUPERVISED BY AN ADULT AT ALL TIMES WHILE IN THE POOL AREA (STATE LAW). TO PREVENT WATER CONTAMINATION INDIVIDUALS **not** toilet trained must have protective swimwear on.

FOR SAFETY AND FOR COMMON COURTESY THE FOLLOWING RESTRICTIONS APPLY TO THE POOL AND SPA AREA:

- A. ALL PERSONS USING THE POOL OR SPA MUST SHOWER FIRST. PLEASE RINSE OFF TANNING OILS AND CREAMS, AND KEEP ALL SOAP OUT OF THE POOL AND SPA. THESE PRECAUTIONS WILL HELP REDUCE MAINTENANCE EXPENSES.
- B. NO GLASS CONTAINERS OF ANY KIND, INCLUDING LOTION BOTTLES, ARE PERMITTED IN THE ENTIRE POOL AREA.

- C. NO RUNNING, DIVING, ROUGH PLAY, PLAYING CATCH, OR THROWING OF ANY OBJECTS IS PERMITTED IN THE POOL OR SPA AREAS.
- D. NO PETS ARE PERMITTED IN THE POOL AREA.
- E. NO WHEELED TOYS (BIKES, SKATEBOARDS, ETC.) OR FLOTATION DEVICES OF ANY KIND (EXCEPT COAST GUARD APPROVED LIFE JACKETS) ARE ALLOWED IN THE POOL AREA. DO NOT THROW NON-FLOATING OBJECTS (COINS, MARBLES, ROCKS, ETC.) INTO THE POOL.
- F. SMOKING IS NOT ALLOWED IN THE POOL AREA.
- G. LOUD RADIOS OR MUSIC PLAYERS ARE NOT ALLOWED IN THE POOL OR SPA AREAS.
- H. THE POOL GATE MUST BE KEPT LOCKED AT ALL TIMES DUE TO LIABILITY INSURANCE REQUIREMENTS. MANAGEMENT ISSUES KEYS TO THE POOL GATE TO EACH RESIDENT. THESE KEYS SHALL NOT BE DUPLICATED. OWNERS WHO RENT THEIR UNITS TRANSFER THEIR RIGHT TO USE THE ASSOCIATION'S RECREATIONAL FACILITIES TO THE LESSEE ONCE THE LEASE IS SIGNED.
- I. RESIDENTS MAY BE ASKED TO SHOW THEIR OFFICIAL POOL KEY AND I.D. WHILE AT THE POOL. OWNERS' OFFICIAL KEYS HAVE THE "UNIT NUMBER" STAMPED ON THEM. RESIDENTS SHALL BE ASKED TO LEAVE THE POOL IF THEY CANNOT PRODUCE THE OFFICIAL POOL KEY AND I.D.
- J. PERSONS WITH COLDS, COUGHS, RED OR INFECTED EYES, SKIN ERUPTIONS, OPEN WOUNDS, SORES, OR BANDAGES ARE NOT PERMITTED IN THE POOL OR SPA AREAS.
- K. OWNER AND RESIDENTS MAY NOT RESERVE THE POOL, POOL AREA, OR SPA FOR EXCLUSIVE USE.

L. NO INDIVIDUAL UNDER THE INFLUENCE OR DRINKING ALCOHOL IS PERMITTED TO USE THE POOL OR SPA. LEWD, LASCIVIOUS AND/OR OBSCENE CONDUCT WILL NOT BE TOLERATED IN THE POOL/SPA AREAS.

M. BARBECUE GRILLS ARE NOT ALLOWED IN EITHER POOL ENCLOSURE.

N. FOR SAFETY AND LIABILITY REASONS, AFTER ENTERING OR EXITING THE POOL AREA (STATE LAW), RESIDENTS AND GUESTS USING THE POOL MUST KEEP THE POOL GATES CLOSED AND LOCKED AT ALL TIMES.

O. BEFORE USING POOL CHAIRS AND LOUNGE CHAIRS PLACE A TOWEL ON THE CHAIR TO PREVENT DAMAGE BY BODY AND TANNING OILS TO THE CHAIR STRAPPING.

SPA RULES

PROLONGED EXPOSURE TO THE SPA MAY BE DANGEROUS, PARTICULARLY TO THOSE WITH MEDICAL PROBLEMS, PREGNANT WOMEN, THE YOUNG AND PERSONS WHO HAVE CONSUMED ALCOHOLIC BEVERAGES OR DRUGS. PERSONS USING THE SPA WHO ARE UNSURE OF THEIR PHYSICAL CONDITION SHOULD SEEK THE ADVICE OF THEIR PHYSICIANS. SPA USERS SHOULD ALWAYS LIMIT THEIR EXPOSURE TO SHORT DURATIONS.

TRASH COLLECTION

TRASH IS COLLECTED EACH WEEK BY THE CITY OF SAN DIEGO. MOST OF THE RULES FOR TRASH COLLECTION, INCLUDING THE DAY AND TIME THAT TRASH MAY BE PLACED AT THE CURB FOR COLLECTION, ARE ESTABLISHED BY THE CITY AND CANNOT BE CHANGED BY THE HOA. ROUTINELY, TRASH COLLECTION FOR PLAYMOR IS TUESDAY MORNING OF EACH WEEK UNLESS MONDAY OF THE WEEK IS A NATIONAL HOLIDAY, THEN TRASH IS COLLECTED ON WEDNESDAY. THE DUMPSTER LOCATED NEAR THE TENNIS COURT IS FOR

PLAYMOR MAINTENANCE AND LANDSCAPING DEPARTMENTS ONLY. IF YOU PLACE TRASH IN THIS DUMPSTER YOU WILL BE CHARGED.

TRASH COLLECTION REQUIREMENTS

1. BLACK TRASH CONTAINERS, SUPPLIED BY THE CITY, ARE TO BE PLACED AT THE CURB ADJACENT TO DRIVEWAY ENTRIES IN THE DESIGNATED SPOT NO EARLIER THAN 6:00 P.M. OF THE DAY PRIOR TO THE SCHEDULED COLLECTION.
2. EMPTY TRASH CONTAINERS ARE TO BE RETRIEVED BY OWNERS NO LATER THAN 8:00 A.M. ON THE DAY FOLLOWING COLLECTION.
3. DISCARDED FURNITURE, SCRAP MATERIAL, OLD PAINTS AND OILS WILL NOT BE COLLECTED BY THE CITY AND SHOULD NOT BE PLACED AT THE CURB.
4. IF TRASH IS PLACED AT THE CURB PRIOR TO THE AUTHORIZED TIME OR IS INAPPROPRIATE SUCH AS OIL, PAINT, ETC., THE OWNER WILL BE CHARGED A TRASH REMOVAL FEE OF \$50.00.
5. IF TRASH CONTAINERS ARE NOT RETRIEVED BY THEIR OWNER BY 8:00 A.M. ON THE DAY FOLLOWING COLLECTION, THEY WILL BE RETRIEVED BY THE MAINTENANCE DEPARTMENT AND THE OWNER WILL BE CHARGED A \$25.00 SERVICE FEE.

ARCHITECTURAL CHANGES

INTERIOR MAINTENANCE AND REPAIRS

EACH OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE INTERIOR OF HIS OR HER UNIT, ITS' GLASS DOORS, WINDOWS, SCREENS, AND SECURITY DEVICES, AND THE INTERIOR OF ALL AREAS THAT THE OWNER HAS THE EXCLUSIVE RIGHT TO USE. AT HIS OR HER EXPENSE THE OWNER HAS THE RIGHT TO MAINTAIN, REPAIR, PAINT, PAPER, PANEL OR OTHERWISE FINISH THE INTERIOR SURFACES OF HIS OR HER UNIT AND IS REQUIRED TO

DO SO TO PRESERVE THE ATTRACTIVE APPEARANCE AND VALUE OF THE UNIT.

MAINTAINING INTERIOR INSTALLATIONS

THE OWNER IS RESPONSIBLE FOR ALL INTERIOR INSTALLATIONS SUCH AS PLUMBING, HEATING SYSTEMS, ALL AIR CONDITIONING COMPONENTS, ELECTRICITY, EXTERIOR WATER OUTLETS, AND WINDOW FRAMES. CABLE TV AND PHONE WIRING INSIDE THE UNIT ARE ALSO THE RESPONSIBILITY OF THE OWNER.

RESTRICTIONS TO EXTERIOR CHANGES

IN GENERAL, INDIVIDUAL PROPERTY OWNERSHIP IS LIMITED TO THE AREA BOUNDED BY THE EXTERIOR WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS (INTERIOR AIRSPACE). IN GENERAL, THE OWNERSHIP OF ALL EXTERIOR AREAS IS SHARED IN COMMON, JOINTLY, BY ALL MEMBERS OF THE ASSOCIATION. CHANGES TO THE EXTERIOR SURFACES OF BUILDINGS, ROOFS AND GROUNDS ARE NOT PERMITTED. OWNERS, PAST AND PRESENT, WHO HAVE UNAPPROVED CHANGES THAT ARE NOT AUTHORIZED IN THE "RULES AND POLICY BOOKLET" AND CC&Rs, WILL BE REQUIRED TO REVERSE SUCH CHANGES IMMEDIATELY, REGARDLESS OF THE LENGTH OF TIME THE UNAPPROVED CHANGE HAS BEEN IN PLACE.

REMODELING OF UNIT INTERIOR

REMODELING OF INTERIORS IS AUTHORIZED. THE BOARD OF DIRECTORS MUST APPROVE ANY MAJOR REMODELING THAT WILL AFFECT LOAD BEARING WALLS AND ROOF SUBSTRUCTURES. INTERIOR REMODELING MUST NOT CREATE UNREASONABLE NOISE OR BE A NUISANCE TO ADJOINING NEIGHBORS. REMODELING TO THE INTERIOR OF A UNIT THAT AFFECTS THE FOUNDATIONS, SUCH AS INSTALLING A FLOOR SAFE OR JACK HAMMERING,

REQUIRES AN "ARCHITECTURAL MODIFICATION REQUEST" SUBMITTED TO THE BOARD OF DIRECTORS. OWNERS REMODELING KITCHENS AND BATHROOMS MUST SUBMIT AN "ARCHITECTURAL MODIFICATION REQUEST" FORM. OWNERS MUST ALSO SUBMIT COPIES OF ALL BUILDING PERMITS REQUIRED FOR INTERIOR REMODELING.

SLAB LEAK REPAIRS

RESPONSIBILITY FOR REPAIRS

EXHIBIT B TO THE 2014 CC&Rs ON PAGE 5 ALLOCATES THE RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF PLUMBING AND SEWER LINES BETWEEN THE OWNERS AND ASSOCIATION. THIS RULE CONTAINS A SUMMARY OF THE PROVISIONS. OWNERS ARE RESPONSIBLE FOR REPAIR, MAINTENANCE AND REPLACEMENT OF PLUMBING AND SEWER LINES EXCLUSIVELY SERVING THEIR UNITS. THIS INCLUDES PLUMBING LINES BEHIND WALLS, IN FLOORS, AND ABOVE CEILINGS. THE FAILURE OF PLUMBING LINES LOCATED IN CONCRETE FLOORS ARE COMMONLY KNOWN AS SLAB LEAKS AND ARE THE OWNER'S RESPONSIBILITY SO LONG AS THE PLUMBING LINE THAT FAILED EXCLUSIVELY SERVES THE OWNER'S UNIT. PLUMBING AND SEWER LINES THAT SERVE MORE THAN ONE UNIT ARE ASSOCIATION RESPONSIBILITY.

No car washing in The Playmor Complex.

On January 15, 2007, The Board elected to ban car washing in the Playmor complex, due to the rising water rates and the need for water conservation. The fine imposed for this violation is **\$50. (MSC) 1-15-07**

PLAYMOR BERNARDO HOMEOWNERS ASSOCIATION
-----LEASE ADDENDUM-----

Introduction: The Association rules require that all leases contain the following provisions requiring tenants to acknowledge and comply with the Association Rules.

Compliance with Playmor Bernardo HOA Rules:

A. The premises being leased is one unit of the 276-unit Playmor Bernardo Condominium Complex. The 276 unit owners comprise the PLAYMOR BERNARDO HOMEOWNERS ASSOCIATION (HOA). The HOA is managed by an elected Board of Directors that oversees and maintains the Common Area, and sets and enforces reasonable rules for the property.

B. By acceptance of the Lease, Tenant agrees to comply with HOA Rules as set forth in the Rules & Information Booklet. In the event of a rules violation on the part of Tenant(s) and/or their guest(s) resulting in a fine/charge, Tenant agrees to pay owner such fine. Further, Tenant understands that failure to comply with the rules of use of any recreational area may result in a suspension of the privilege to use the recreation areas.

C. Repeated failure to comply with HOA Rules constitutes a default under the terms of this Lease and may result in immediate Lease termination and eviction.

D. Landlord acknowledges that, as owner of the condominium unit, he/she is responsible for the conduct of his/her tenant and any fines imposed and unpaid by his/her tenant.

*EVERY UNIT MUST BE LEASED FOR A
MINIMUM OF 12 MONTHS.*

LEASE DATED: _____
Date: _____ / _____
OWNER/LANDLORD SIGNATURE
Name Printed _____
Mailing Address _____
Phone (Home) _____ Phone (Work) _____

I have received a copy of the rules book.

____ Yes ____ No

Date: _____ / _____
TENANT(S) SIGNATURE
Name Printed _____ Unit # _____
Mailing Address _____
Phone (Home) _____ Phone (Work) _____

Mail Form to Playmor Bernardo HOA, 17540 Fairlie Road, San Diego, CA 92128, For questions regarding this Addendum please call, (858) 451-3082. Form Revision 6/2004

Playmor Bernardo HOA
17540 Fairlie Road
San Diego, CA 92128

NOTICE OF HEARING

Mailed: _____

Owner:

To determine the disposition of a violation of Covenants, Conditions & Restrictions; Bylaws, or HOA Rules of the Playmor Bernardo Homeowners Association

Complaint Date: _____

On _____, Owners and/or Tenants is/are accused of violating the Rules & Regulations:

Violation: Insert from Rules Book

Hearing Info: Date: _____

 Time: _____

 Location: HOA Office, located inside pool #2 enclosure

The Board of Directors of the Playmor Bernardo Homeowners Association, pursuant to the Covenants, Conditions and Restrictions, hereby notifies you that a hearing will be held on the date, time and location above stated, with respect to the violation(s) above stated. The purpose of this hearing will be to determine whether a violation occurred and if so the amount of fine to be levied against the owner for subject violation.

At this hearing, you will be allowed to present evidence and testimony. In lieu of a personal appearance, you may submit written evidence and testimony to the Playmor Bernardo HOA Board of Directors at 17540 Fairlie Road, San Diego, CA 92128 which will be read and considered by the Board of Directors. The Board of Directors, in determining the amount of the fine may consider the following factors:

1. the nature and severity of the violations(s);
2. the amount of expense incurred by the Association in bringing the unit owner into compliance;
3. verification of appropriate notice to the unit owner of the violation(s);
4. the length of time between the first notice of the violation(s) and compliance by the unit owner;
5. the reasons given by the unit owner for noncompliance;
6. the impact of the violation(s) on other residents, including the existence of complaints by other resident.

The Board of Directors

Playmor Bernardo HOA
17540 Fairlie Road
San Diego, CA 92128

Tenant copied:

Submitter copied:

**PLAYMOR BERNARDO HOA
RULES VIOLATION COMPLAINT FORM**

Complaint Date: _____

Violation Date: _____

Dear Resident,

If you wish, you may ask the offending individual to modify their behavior and conform to the complex rules. If they refuse or you are uncomfortable approaching them, the board encourages you to submit the following.

Name and/or address of person committing violation:

Describe the violation:

(Next page for additional area)

Where did the violation occur?

When did the violation occur: Date: _____ Time: _____

I request that the HOA keep my name and address anonymous.

YES NO

***Your Name: _____ Unit # _____**

***and/or Address: _____**

***You must fill out the above information for this violation complaint to be considered by the Board of Directors. This information will be kept confidential, if requested to remain anonymous.**

**PLAYMOR BERNARDO HOA
17540 FAIRLIE ROAD
SAN DIEGO, CA 92128**

<u>VIOLATION</u>	<u>FINE PER OFFENSE</u>
1. RUNNING A BUSINESS FROM UNIT	\$150
2. NOXIOUS/OFFENSIVE ACTIVITIES/LOUD NOISE	\$50-\$500
3. TRAILER/CAMPER/RV/BOAT PARKED OVER 48 HRS.	\$100
4. UNAUTHORIZED SIGNS/FAILURE TO REMOVE SIGNS	\$100
5. FAILURE TO CLEAN UP AFTER PET/PET NOT ON LEASH	\$150
6. UNAUTHORIZED CONSTRUCTION OR ARCHITECTURAL CHANGES/PLUS COST OF REPAIR	\$100
7. UNAUTHORIZED WINDOW COVERINGS	\$50
8. VEHICLES UNATTENDED IN FIRE LANES/DRIVEWAYS/ UNAUTHORIZED PARKING SPACE	\$100
9. EXCESSIVE NOISE	\$50-\$250
10. LITTERING	\$25-\$100
11. SKATEBOARDS/BICYCLES/SCOOTER USE ROLLERBLADES IN COMMON AREA OTHER THAN DRIVEWAYS	\$100
12. IN POOL/SPA BEFORE 7:00 A.M. OR AFTER 10:00 P.M.	\$100
13. GLASS CONTAINERS IN POOL/SPA AREA	\$250
14. LEAVING POOL GATE OPEN	\$100
15. CHILDREN UNDER 14 IN POOL/SPA WITHOUT ADULT SUPERVISION	\$250

16. DIVING IN POOL/RUNNING ON POOL DECK	\$100
17. CLIMBING OVER POOL FENCE	\$100
18. VANDALISM/PLUS COST OF REPAIR	\$500
19. DAMAGE TO COMMON AREA	COST OF REPAIR
20. VIOLATIONS NOT COVERED ABOVE WILL BE DETERMINED BY THE HOA BOARD	
21. CAR WASHING	\$50

CHARGES DUE TO INAPPROPRIATE ACTIONS

1. REMOVAL OF TRASH AND/OR REFUSE LEFT IN COMMON AREA	\$50
2. PLACING TRASH CAN, LEFT IN STREET OR COMMON AREA, ON FRONT PORCH	\$25
3. UNAUTHORIZED USE OF COMPLEX LANDSCAPING DUMPSTER	\$100
4. TO INVESTIGATE / GENERATE LEASE ADDENDUM INFORMATION NOT SUPPLIED BY OWNER	\$50

PLAYMOR BERNARDO HOMEOWNERS ASSOCIATION
RESOLUTION REGARDING SATELLITE DISH INSTALLATION

I. PREAMBLE

THESE RULES ARE ADOPTED BY THE BOARD OF DIRECTORS OF PLAYMOR BERNARDO CONDOMINIUM ASSOCIATION, ON THE 8TH DAY OF DECEMBER, 1997, EFFECTIVE DECEMBER 8, 1997.

RECITALS

WHEREAS, THE PLAYMOR BERNARDO CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR GOVERNANCE AND MAINTENANCE OF PLAYMOR BERNARDO CONDOMINIUM COMMUNITY; AND

WHEREAS, THE ASSOCIATION EXISTS PURSUANT TO APPLICABLE STATE LAW AND THE GOVERNING DOCUMENTS; AND

WHEREAS, THE ASSOCIATION IS AUTHORIZED TO ADOPT AND ENFORCE REASONABLE RULES AND REGULATIONS IN THE INTERESTS OF THE COMMUNITY, PURSUANT TO SECTIONS OF STATE LAW AND THE GOVERNING DOCUMENTS PERMITTING THE ASSOCIATION TO ADOPT AND ENFORCE RULES; AND

WHEREAS, THE FEDERAL COMMUNICATIONS COMMISSION (THE FCC) ADOPTED A RULE EFFECTIVE OCTOBER 14, 1996, PREEMPTING CERTAIN ASSOCIATION RESTRICTIONS ON THE INSTALLATION, MAINTENANCE, AND USE OF DIRECT BROADCAST SATELLITE, TELEVISION BROADCAST, AND MULTIPOINT DISTRIBUTION SERVICE ANTENNAS ("ANTENNAS"); AND

WHEREAS, THE ASSOCIATION DESIRES AND INTENDS TO ADOPT REASONABLE RESTRICTIONS GOVERNING INSTALLATION, MAINTENANCE,

AND USE OF ANTENNAS IN THE BEST INTEREST OF THE COMMUNITY AND CONSISTENT WITH FCC RULE.

NOW THEREFORE, THE ASSOCIATION ADOPTS THE FOLLOWING RESTRICTIONS AND REGULATIONS FOR THE COMMUNITY, HEREINAFTER REFERRED TO AS THE "RULES," WHICH SHALL BE BINDING UPON ALL OWNERS AND THEIR GRANTEEES, LESSEES, TENANTS, OCCUPANTS, SUCCESSORS, HEIRS, AND ASSIGNS WHO CURRENTLY OR IN THE FUTURE MAY POSSESS AN INTEREST IN THE COMMUNITY, AND WHICH SHALL SUPERSEDE ANY PREVIOUSLY ADOPTED RULES ON THE SAME SUBJECT MATTER.

II. DEFINITIONS

- A. ANTENNA: ANY DEVICE USED FOR THE RECEIPT OF VIDEO PROGRAMMING SERVICES, INCLUDING DIRECT BROADCAST SATELLITE (DBS), TELEVISION BROADCAST, AND MULTIPOINT DISTRIBUTION SERVICE (MDS). A RECEPTION ANTENNA THAT HAS LIMITED TRANSMISSION CAPABILITY DESIGNED FOR THE VIEWER TO SELECT OR USE VIDEO PROGRAMMING IS A RECEPTION ANTENNA, PROVIDED IT MEETS FCC STANDARDS FOR RADIO FREQUENCY EMISSION. A MAST, CABLING, SUPPORTS, GUY WIRES, CONDUITS, WIRING, FASTENERS, OR OTHER ACCESSORIES NECESSARY FOR THE PROPER INSTALLATION, MAINTENANCE, AND USE OF A RECEPTION ANTENNA SHALL BE CONSIDERED PART OF THE ANTENNA.
- A. MAST: STRUCTURE TO WHICH AN ANTENNA IS ATTACHED THAT RAISES THE ANTENNA HEIGHT.
- C. TRANSMISSION ONLY: ANY ANTENNA USED SOLELY TO TRANSMIT RADIO, TELEVISION, CELLULAR, OR OTHER SIGNALS.
- D. OWNER: ANY ASSOCIATION UNITY OWNER. FOR THE PURPOSE OF THIS RULE ONLY, "OWNER" INCLUDES A TENANT WHO HAS THE WRITTEN PERMISSION OF THE UNIT OWNER TO INSTALL ANTENNAS.
- E. TELECOMMUNICATIONS SIGNALS: SIGNALS RECEIVED BY DBS,

TELEVISION BROADCAST, AND MDS ANTENNAS.

- F. EXCLUSIVE-USE AREA: LIMITED COMMON AREA IN WHICH THE OWNER HAS A DIRECT OR INDIRECT OWNERSHIP INTEREST AND THAT IS DESIGNATED FOR THE EXCLUSIVE USE OF THE OWNER AS DEFINED IN THE APPROPRIATE ASSOCIATION DOCUMENT.

III. INSTALLATION RULES

A. ANTENNA SIZE AND TYPE

1. DBS ANTENNAS THAT ARE ONE METER OR LESS IN DIAMETER MAY BE INSTALLED. ANTENNAS DESIGNED TO RECEIVE SATELLITE SIGNALS WHICH ARE LARGER THAN ONE METER ARE PROHIBITED.
2. MDS ANTENNAS ONE METER OR LESS IN DIAMETER MAY BE INSTALLED. MDS ANTENNAS LARGER THAN ONE METER ARE PROHIBITED.
3. INSTALLATION OF TRANSMISSION-ONLY ANTENNAS ARE PROHIBITED.
4. ALL ANTENNAS NOT COVERED BY THE FCC RULE ARE PROHIBITED.
5. NO MORE THAN ONE ANTENNA MAY BE INSTALLED BY AN OWNER.

B. LOCATION

1. ANTENNAS MUST BE INSTALLED SOLELY IN THE OWNERS' UNIT OR EXCLUSIVE-USE AREA, AS DESIGNATED ON THE ASSOCIATION DOCUMENTS. INSTALLATION OF ANTENNAS ON AN EXCLUSIVE USE AREA DOES NOT CONVERT THE EXCLUSIVE USE AREA TO INDIVIDUAL PROPERTY.
1. IF ACCEPTABLE QUALITY SIGNALS CAN BE RECEIVED BY PLACING ANTENNAS INSIDE A UNIT WITHOUT UNREASONABLE DELAY OR UNREASONABLE COST INCREASE, THEN OUTDOOR INSTALLATION IS PROHIBITED.
2. ANTENNAS MUST NOT ENCROACH UPON ANY COMMON AREA

OR ANY OTHER OWNER'S EXCLUSIVE USE AREA.

3. ANTENNAS SHALL BE LOCATED IN A PLACE SHIELDED FROM VIEW FROM OUTSIDE THE COMMUNITY OR FROM OTHER UNITS TO THE MAXIMUM EXTENT POSSIBLE; PROVIDED, HOWEVER, THAT NOTHING IN THIS RULE WOULD REQUIRE INSTALLATION IN AN EXCLUSIVE USE AREA WHERE AN ACCEPTABLE QUALITY SIGNAL CANNOT BE RECEIVED. THIS SECTION DOES NOT PERMIT INSTALLATION ON COMMON PROPERTY, EVEN IF AN ACCEPTABLE QUALITY SIGNAL CANNOT BE RECEIVED FROM AN EXCLUSIVE-USE AREA.

C. INSTALLATION ON EXCLUSIVE USE AREAS

1. ANTENNAS SHALL BE NO LARGER NOR INSTALLED HIGHER THAN IS ABSOLUTELY NECESSARY FOR RECEPTION OF AN ACCEPTABLE QUALITY SIGNAL.
2. ALL INSTALLATIONS SHALL BE COMPLETED SO THEY DO NOT MATERIALLY DAMAGE THE COMMON AREA, LIMITED EXCLUSIVE USE, OR INDIVIDUAL UNITS, OR VOID ANY WARRANTIES OF THE CONDOMINIUM ASSOCIATION OR OTHER OWNERS, OR IN ANY WAY IMPAIR THE INTEGRITY OF THE BUILDING.
3. ANY INSTALLER OTHER THAN OWNER SHALL PROVIDE THE ASSOCIATION WITH AN INSURANCE CERTIFICATE LISTING THE ASSOCIATION AS A NAMED INSURED PRIOR TO INSTALLATION. INSURANCE SHALL MEET THE FOLLOWING MINIMUM LIMITS:
 4. CONTRACTOR'S GENERAL LIABILITY (INCLUDING COMPLETED OPERATIONS): \$1,000,000.
 - A. WORKER'S COMPENSATION: STATUTORY LIMITS
 - B. THE PURPOSE OF THIS REGULATION IS TO ENSURE THAT ANTENNAS ARE INSTALLED IN A MANNER THAT COMPLIES WITH BUILDING AND SAFETY CODES AND MANUFACTURER'S INSTRUCTIONS. IMPROPER

INSTALLATION COULD CAUSE DAMAGE TO STRUCTURES, POSING A POTENTIAL SAFETY HAZARD TO ASSOCIATION RESIDENTS AND PERSONNEL.

5. ANTENNAS MUST BE SECURED SO THEY DO NOT JEOPARDIZE THE SOUNDNESS OR SAFETY OF ANY STRUCTURE OR THE SAFETY OF ANY PERSON AT OR NEAR THE ANTENNAS, INCLUDING DAMAGE FROM WIND VELOCITY.
6. THERE SHALL BE NO PENETRATIONS OF EXTERIOR, EXCLUSIVE-USE AREAS OF THE BUILDING UNLESS IT IS NECESSARY TO RECEIVE AN ACCEPTABLE QUALITY SIGNAL OR IT WOULD UNREASONABLY INCREASE THE COST OF ANTENNA INSTALLATION. THE FOLLOWING DEVICES SHALL BE USED UNLESS THEY WOULD PREVENT AN ACCEPTABLE QUALITY SIGNAL OR INCREASE THE COST OF ANTENNA INSTALLATION: MAINTENANCE OR USE:
 - A. DEVICES THAT PERMIT THE TRANSMISSION OF TELECOMMUNICATIONS SIGNALS THROUGH A GLASS PANE;
 - B. DEVICES, SUCH AS RIBBON CABLE, WHICH PERMIT THE TRANSMISSION OF TELECOMMUNICATIONS SIGNALS INTO A RESIDENCE THROUGH A WINDOW OR DOOR WITHOUT PENETRATING THE WALL;
 - C. EXISTING WIRING FOR TRANSMITTING TELECOMMUNICATIONS SIGNALS AND CABLE SERVICES SIGNALS.
7. IF PENETRATION OF THE EXTERIOR EXCLUSIVE - USE AREA IS NECESSARY, THE PENETRATION SHALL BE PROPERLY WATERPROOFED AND SEALED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS AND BUILDING CODES. THE PURPOSE OF THIS RULE IS TO PREVENT STRUCTURAL DAMAGE TO THE BUILDING AND RESIDENCES FROM MOISTURE.

D. MAINTENANCE

1. OWNERS WHO INSTALL OR MAINTAIN ANTENNAS ARE RESPONSIBLE FOR ALL ASSOCIATED COSTS, INCLUDING BUT NOT LIMITED TO COSTS TO:
 - A. PLACE (OR REPLACE), REPAIR, MAINTAIN, AND MOVE OR REMOVE ANTENNAS;
 - B. REPAIR DAMAGE TO ANY PROPERTY CAUSED BY ANTENNA INSTALLATION, MAINTENANCE OR USE;
 - C. PAY MEDICAL EXPENSES INCURRED BY PERSONS INJURED BY ANTENNA INSTALLATION, MAINTENANCE OR USE;
 - D. REIMBURSE RESIDENTS OR THE ASSOCIATION FOR DAMAGE CAUSED BY ANTENNA INSTALLATION, MAINTENANCE OR USE;
 - E. RESTORE ANTENNA INSTALLATION SITES TO THEIR ORIGINAL CONDITION.
2. OWNERS SHALL NOT PERMIT THEIR ANTENNAS TO FALL INTO DISREPAIR OR TO BECOME A SAFETY HAZARD. OWNERS SHALL BE RESPONSIBLE FOR ANTENNA MAINTENANCE, REPAIR AND REPLACEMENT, AND THE CORRECTION OF ANY SAFETY HAZARD.
3. IF ANTENNAS BECOME DETACHED, OWNERS SHALL REMOVE OR REPAIR SUCH DETACHMENT WITH 72 HOURS OF THE DETACHMENT. IF THE DETACHMENT THREATENS SAFETY, THE ASSOCIATION MAY REMOVE ANTENNAS AT THE EXPENSE OF THE OWNER.
4. OWNERS SHALL BE RESPONSIBLE FOR ANTENNA REPAINTING OR REPLACEMENT IF THE EXTERIOR SURFACE OF ANTENNAS DETERIORATES.

E. SAFETY

1. ANTENNAS SHALL BE INSTALLED AND SECURED IN A MANNER THAT COMPLIES WITH ALL APPLICABLE CITY AND STATE

LAWS AND REGULATIONS, AND MANUFACTURER'S INSTRUCTIONS. OWNERS, PRIOR TO INSTALLATION, SHALL PROVIDE THE ASSOCIATION WITH A COPY OF ANY APPLICABLE GOVERNMENTAL PERMIT IF REQUIRED FOR SAFETY REASONS.

2. UNLESS THE ABOVE-CITED LAWS AND REGULATIONS REQUIRE A GREATER SEPARATION, ANTENNAS SHALL NOT BE PLACED WITHIN 50 FEET OF POWER LINES (ABOVE GROUND OR BURIED). THE PURPOSE OF THIS REQUIREMENT IS TO PREVENT INJURY OR DAMAGE RESULTING FROM CONTACT WITH POWER LINES.
3. ANTENNAS SHALL NOT OBSTRUCT ACCESS TO OR EXIT FROM ANY UNIT, WALKWAY, INGRESS OR EGRESS FROM AN AREA, ELECTRICAL SERVICE EQUIPMENT, OR ANY OTHER AREAS NECESSARY FOR THE SAFE OPERATION OF THE CONDOMINIUM. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THE SAFETY OF ASSOCIATION RESIDENTS AND PERSONNEL AND SAFE AND EASY ACCESS TO THE ASSOCIATION'S PHYSICAL PLANT.
4. INSTALLATIONS MUST COMPLY WITH ALL APPLICABLE CODES, TAKE AESTHETIC CONSIDERATIONS INTO ACCOUNT, AND MINIMIZE THE IMPACT TO THE EXTERIOR AND STRUCTURE OF THE OWNER'S UNIT.
5. TO PREVENT ELECTRICAL AND FIRE DAMAGE, ANTENNAS SHALL BE PERMANENTLY GROUNDED.

IV. ANTENNA CAMOUFLAGING

- A. ANTENNAS SHALL BE PAINTED TO MATCH THE COLOR OF THE STRUCTURE TO WHICH THEY ARE INSTALLED.
- B. CAMOUFLAGING ANTENNAS THROUGH INEXPENSIVE SCREENING OR PLANTS IS REQUIRED IF ANTENNAS ARE VISIBLE FROM THE STREET

OR OTHER UNITS.

- C. EXTERIOR ANTENNA WIRING SHALL BE INSTALLED IN THE EXCLUSIVE USE AREA SO AS TO BE MINIMALLY VISIBLE.

V. MAST INSTALLATION

- A. MAST HEIGHT MAY BE NO HIGHER THAN ABSOLUTELY NECESSARY TO RECEIVE ACCEPTABLE QUALITY SIGNALS.
- B. MASTS 12 FEET OR LESS MAY BE INSTALLED, SUBJECT TO THE REGULAR NOTIFICATION PROCESS (SEE BELOW). MASTS EXTENDING MORE THAN 12 FEET ABOVE THE ROOFLINE MUST BE PRE-APPROVED DUE TO SAFETY CONCERNS POSED BY WIND LOADS AND THE RISK OF FALLING ANTENNAS AND MASTS. APPLICATIONS FOR A MAST HIGHER THAN 12 FEET MUST INCLUDE A DETAILED DESCRIPTION OF THE STRUCTURE AND ANCHORAGE OF THE ANTENNA AND THE MAST, AS WELL AS AN EXPLANATION OF THE NEED FOR A MAST HIGHER THAN 12 FEET. IF THIS INSTALLATION WILL POSE A SAFETY HAZARD TO ASSOCIATION RESIDENTS AND PERSONNEL, THE ASSOCIATION MAY PROHIBIT SUCH INSTALLATION. THE NOTICE OF REJECTION SHALL SPECIFY THESE SAFETY RISKS.
- C. MASTS MUST BE INSTALLED BY LICENSED AND INSURED CONTRACTORS.

VI. ANTENNA REMOVAL

ANTENNA REMOVAL REQUIRES RESTORATION OF THE INSTALLATION LOCATION TO ITS ORIGINAL CONDITION. OWNERS SHALL BE RESPONSIBLE FOR ALL COSTS RELATING TO RESTORATION OF THIS LOCATION.

VII. ASSOCIATION MAINTENANCE OF LOCATIONS UPON WHICH ANTENNAS ARE INSTALLED.

- A. IF ANTENNAS ARE INSTALLED ON PROPERTY THAT IS MAINTAINED BY THE ASSOCIATION, THE OWNERS RETAIN RESPONSIBILITY FOR

ANTENNA MAINTENANCE. ANTENNAS MUST NOT BE INSTALLED IN A MANNER THAT WILL RESULT IN INCREASED MAINTENANCE COSTS FOR THE ASSOCIATION OR FOR OTHER RESIDENTS. IF INCREASED MAINTENANCE OR DAMAGE OCCURS, THE OWNERS ARE RESPONSIBLE FOR ALL SUCH COSTS.

- B. IF MAINTENANCE REQUIRES THE TEMPORARY REMOVAL OF ANTENNAS, THE ASSOCIATION SHALL PROVIDE OWNERS WITH 10 DAYS WRITTEN NOTICE. OWNERS SHALL BE RESPONSIBLE FOR REMOVING OR RELOCATING ANTENNAS BEFORE MAINTENANCE BEGINS AND REPLACING ANTENNAS AFTERWARD. IF THEY ARE NOT REMOVED IN THE REQUIRED TIME, THEN THE ASSOCIATION MAY DO SO, AT THE OWNERS' EXPENSE. THE ASSOCIATION IS NOT LIABLE FOR ANY DAMAGE TO ANTENNAS CAUSED BY ASSOCIATION REMOVAL.

VIII. NOTIFICATION PROCESS

- A. ANY OWNER DESIRING TO INSTALL AN ANTENNA MUST COMPLETE A NOTIFICATION FORM (ARCHITECTURAL CHANGE FORM) AND SUBMIT IT TO THE BOARD OF DIRECTORS AT THE ASSOCIATION OFFICE. IF THE INSTALLATION IS ROUTINE, CONFORMING TO ALL OF THE ABOVE RESTRICTIONS, THE INSTALLATION MAY BEGIN IMMEDIATELY.
- B. IF FOR ANY REASON, THE INSTALLATION IS OTHER THAN ROUTINE THE OWNER AND THE BOARD OF DIRECTORS MUST ESTABLISH A MUTUALLY CONVENIENT TIME TO MEET TO DISCUSS INSTALLATION METHODS.

IX. INSTALLATION BY TENANTS

THESE RULES SHALL APPLY IN ALL RESPECTS TO TENANTS. TENANTS DESIRING TO INSTALL ANTENNAS SHALL OBTAIN PRIOR WRITTEN PERMISSION OF THE UNIT OWNER. A COPY OF THIS PERMISSION MUST BE FURNISHED WITH THE NOTIFICATION STATEMENT.

X. ENFORCEMENT

- A. IF THESE RULES ARE VIOLATED, THE ASSOCIATION, AFTER NOTICE AND OPPORTUNITY TO BE HEARD, MAY BRING ACTION FOR DECLARATORY RELIEF WITH THE FCC OR ANY COURT OF COMPETENT JURISDICTION. IF THE COURT OR FCC DETERMINES THAT THE ASSOCIATION RULE IS ENFORCEABLE, A FINE OF \$100.00 SHALL BE IMPOSED BY THE ASSOCIATION FOR EACH VIOLATION. IF THE VIOLATION IS NOT CORRECTED WITHIN A REASONABLE LENGTH OF TIME, ADDITIONAL FINES OF \$10.00 PER DAY WILL BE IMPOSED FOR EACH DAY THAT THE VIOLATION CONTINUES. TO THE EXTENT PERMITTED BY LAW, THE ASSOCIATION SHALL BE ENTITLED TO REASONABLE ATTORNEY FEES, COSTS AND EXPENSES INCURRED IN THE ENFORCEMENT OF THIS POLICY.
- B. IF ANTENNA INSTALLATION POSES A SERIOUS, IMMEDIATE SAFETY HAZARD, THE ASSOCIATION MAY SEEK INJUNCTIVE RELIEF TO PROHIBIT THE INSTALLATION OR SEEK REMOVAL OF THE INSTALLATION.

XI. SEVERABILITY

IF ANY PROVISION IS RULED INVALID, THE REMAINDER OF THESE RULES SHALL REMAIN IN FULL FORCE AND EFFECT.



Playmor Bernardo HOA

Useful Phone Numbers

www.playmor.org

E-Mail: office@playmor.org

Emergency Maintenance
(e.g. Water is Flooding Your Unit)619-889-0918

Fax.....858-451-6815

Manager, General Questions.....858-451-3082

Police Emergency.....911
(Car Vandalism, Altercations, Break-In)

Police 24 Hr. Dispatch Assistance for
Non-Emergencies
or
Report an Abandoned Vehicle..... 619-531-2000

Fire Department
Non-Emergencies.....858-974-9891

City of San Diego Trash.....858-694-7000

Time Warner Cable.....858-695-3220