

Dear Park Mediterrania Residents:

Not all residents within our complex are owners, and therefore, do not have access to some important information such as emergency telephone numbers and the covenants, conditions and restrictions (CC&R's). As a courtesy, and to improve the quality of living within Park Mediterrania, we provide the following.

In case of emergencies such as roof leaks, broken water pipes, broken sprinkler heads, or fire damage call Euclid Management at (909) 981-4131.

The following represents a condensed version of the CC&R's. For exact language, consult the owner's copy of same.

1. Residential Use - Lots shall be used for residential purposes only.
2. Commercial Use - No part of the properties shall ever be used or authorized to be used for any business, commercial, or other non-residential purpose.
3. Offensive Conduct - No noxious or offensive activities shall be carried on within the properties which interferes with the quiet enjoyment of the owners or occupants. No loudspeaker or sound amplification shall be used so as to produce sounds audible beyond the boundaries of the lot using same.
4. Parking Restriction - All vehicles parked on the grounds in excess of 96 hours must be parked in the garage such that the garage door can be completely closed. Garage doors shall remain closed except when entering or leaving the garage. Cars, trucks, boats, and motorcycles left in the common areas (main drive and alleys) for more than 72 hours are subject to being removed at the owner's expense.
5. Signs - No sign of any kind shall be displayed to the public view from any lot or common area without the written approval from the Board. This does not include signs for the purpose of selling. At any time, one sign may be used for each lot.
6. Antennae, External Fixtures, etc. - No external antennae, flag poles, basketball backboards, or other external fixtures may be installed without written approval from the Board.
7. Fences, etc. - No fences, awnings, ornamental screens, screen doors, sunshades, or walls of any nature shall be constructed within the properties except those which are installed in accordance with the original construction.

8. Animals - No animals, reptiles, rodents, birds, fish, livestock, or poultry shall be kept on any lot or common area within the property except domestic dogs, cats, fish, and birds which may be kept as household pets. No animals, domestic or otherwise may be kept, bred, or raised for commercial use. The allowable limit for domestic dogs, cats and birds is two for each species per lot. Pet owners are liable for any damage caused by the pets. As the City of Colton has a leash law; all dogs must be kept on leashes in the common areas.
9. Restricted Use of Recreational Vehicles, etc. - No boat, truck, trailer, camper, or recreational vehicle shall be used as a living area while parked in the properties.
10. Trash Containers - Trash, garbage, or other waste shall be kept only in sanitary containers (dumpsters). No occupant shall permit or cause any trash or refuse to accumulate on any portion of the properties other than the dumpsters.
11. Clotheslines and Storage - No clotheslines, refuse containers, or storage shall be maintained on any lot in a location visible from adjoining lots or the common area except as permitted in writing by the Board.
12. Window Coverings - Windows may only be covered by drapes or shades and may not be painted or covered by foil, cardboard, or similar materials except with prior written approval by the Board.
13. Exterior Alterations and Changes - No owner shall make any alterations, modifications, or changes to the exterior of the building, fences, walls, bridges, or other structures on his lot without prior written approval by the Board.
14. Landscaping - All landscaping and planting on each lot shall be installed, kept and maintained by the owner or occupant in accordance with standards established by the Association.

Please remember that community living requires that we all must be considerate of our neighbors. If you wish to file a complaint against a neighbor for a violation of the CC&R's, you must write to:

Board of Directors  
Park Mediterrania Homeowners Association  
c/o Euclid Management  
P.O. Box 1510  
Upland, CA 91785

APPROVED: APRIL, 1998

**PARK MEDITERRANIA HOMEOWNERS ASSOCIATION  
GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS**

1. No screen doors on the front door.
2. Uniform color on trim and all wood doors - **DARK BROWN**.
3. Rain Gutters: OK, if painted **DARK BROWN**.
4. Window Boxes: Must be wood and painted **DARK BROWN**. Measurements are as follows: 34"-38" x 8"-10" sq.
5. Only **window boxes** allowed on 1st story.
6. Only **hanging plants** are allowed on balconies.
7. Trellis OK if painted **DARK BROWN** and does not extend past 8' in height.
8. **Extra antennas** for Cable TV etc.,... must be mounted on existing TV antennas or in attics.
9. No **exterior wiring** of any kind allowed on exterior of units unless **approved by the Board**.
10. Lattice: Pillars must conform with current pillar measurements. Measurements are as follows: 4" x 4", 2" x 6".  
  
No plastic or fiberglass materials. Wood only in the **DARK BROWN** color. Must be constructed to within 6" of the property line. Must be horizontal to the ground.  
  
Individual differences to these guidelines for the patio covers will be considered on an individual basis by the Architectural Committee.
11. Each member of the Association must sign a waiver releasing the Association from maintenance responsibility for the altered exterior portion of the building. Assign responsibility to proposed buyers.
12. Each member must obtain City building permits where required after the Board has approved the plan.
13. Each member must submit plans for alteration to the **Architectural Committee** for reviewing and recommendations to the **Board of Directors**. Plans for the existing alterations (effective April 25, 1981) must be submitted to the Architectural Committee.
14. All adaptations to the exterior must be maintained in good repair.

**PARK MEDITERRANIA HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS**

The Park Mediterrania Owners Association was incorporated on June 25, 1979. A primary purpose of the Association is to provide maintenance, preservation and architectural control of the residential lots and common areas. A general purpose of the Association is to promote the health, safety and welfare of the residents of Park Mediterrania. Toward that end, bylaws and covenants, conditions, and restrictions (CC&R's) were developed. Homeowners and occupants are hereby advised that this document highlights specific articles of the CC&R's and cannot be construed as the only regulations that homeowners, tenants and guests are subject to.

Article VI of CC&R's vests architectural control of Park Mediterrania in the Board of Directors.

**Architectural Rules and Regulations**

1. All Architectural improvements/changes must be approved in advance by the Board of Directors, Park Mediterrania Owners Association. Homeowners can obtain petitions for architectural improvement/changes from the management company. Homeowners requesting architectural improvements which are subject to City of Colton architectural control are responsible for obtaining building permits prior to the initiation of said improvement. Maintenance for improvements made under these rules and regulations is the responsibility of the homeowner. Said responsibility is transferable upon sale of the unit.
2. Screen doors cannot be installed on the front of the units.
3. In the interest of safety, no materials or hanging plants may be suspended from the balconies or eaves.
4. No television antennae or satellite dishes may be installed without prior approval of the Board of Directors. No exterior wiring may be installed without prior approval of the Board of Directors.
5. All trim and wood doors will be of uniformed color. ~~This color~~ has been established as Dunn-Edwards weathered brown.
6. Fences are not to be used as trellises since some clinging vines will destroy the wood fencing.
7. Architectural improvements including but not limited to lattice work, patio covers, rain gutters, garage doors, and changes visible above the fence line are subject to these rules and regulations.

Article VIII of the CC&R's specifies the use restrictions for Park Mediterrania.

#### USE RESTRICTIONS

1. Homeowners are responsible for the actions of themselves, their guests, tenants and guests of tenants.
2. Units may be used for residential purposes only. No unit may be used for commercial purposes.
3. No noxious or offensive conduct shall be carried on within the properties, nor shall anything be done which may be or may become an annoyance or nuisance to the residents of the property. No loudspeaker or sound amplification system shall be used so as to produce sounds audible beyond the boundaries of the lot of the owner or occupant using the same. No owner or occupant shall serve food or beverages, cook, barbecue, or engage in similar activities in the common area.
4. Garages shall be used for parking and storage only and shall not be converted for living or recreational activities. Garage doors are to remain closed except when entering, exiting or maintaining the garage.
5. No signs of any kind shall be displayed to the public view on any lot or from the common area without prior approval of the Board of Directors. For the purposes of sale or rent, one sign of customary and reasonable dimensions may be placed within the respective lot.
6. Only domestic dogs, cats, fish, and birds may be kept as household pets, provided that they are not kept, bred, or raised for commercial purposes. The total number of dogs, cats, and birds shall be limited to two of each species per lot. No unleashed dogs shall be permitted within the common area. Pet owners are responsible to clean up after their animals which defecate in the common area.
7. Trash, garbage or other waste shall be kept in sanitary containers placed in locations approved by the Board of Directors.
8. Windows may only be covered by drapes, shades, or blinds which are of acceptable standard materials and are maintained in good repair. Window coverings such as aluminum foil, newspaper, sheets, etc. are unacceptable.
9. No owner or tenant shall change, modify or replace any landscaping in the common area without the approval of the Board of Directors. The maintenance of all landscaping within the common area shall be the responsibility of the Association.

### **PARKING RESTRICTIONS**

1. Automobiles, trucks, motor-homes, motorcycles, bicycles, boats, campers, trailers or recreational vehicles shall be parked in garages or in designated portions of the common area, if any.
2. Vehicles parked in fire lanes, in front of fire hydrants, mailboxes or trash dumpsters, on lawns, or in other non-designated parking areas will be towed at the owner's expense.
3. Vehicles parked in excess of 96 hours in a given space of the common area will be towed at the owner's expense.
4. Unsightly, inoperable or non-registered vehicles may not be stored in parking spaces within the common area. Such vehicles may only be stored in garages.

### **POOL AND SPA RULES AND REGULATIONS**

1. The pool area is to be locked at all times. Keys and key tags have been distributed to all homeowners. Any homeowner who does not have a key or key tag must contact the management company and request a key and key tag as both are required when using the pool or spa.
2. No lifeguard is on duty. Therefore, homeowners, tenants, and guests use the pool and spa at their own risk. Children under the age of fourteen(14) and guests who use the pool or spa must have an adult present at all times. The "buddy system" is recommended in the interest of personal safety. All guests must be accompanied by a resident.
3. No diving is permitted in the interest of personal safety.
4. No glass containers are allowed in the pool and spa areas at any time in the interest of personal safety. Beverages must be consumed from plastic or other non-breakable container.
5. No boisterous play, running, or roughhousing is permitted in the pool or spa areas in interest of personal safety.
6. Radios, compact disc and tape players are acceptable only as long as they do not interfere with the enjoyment of others.
7. People using suntan oil or lotion are encouraged to shower prior to entering the pool or spa. Suntan oil and lotion can foul the pool and spa.
8. No bicycles, roller skates, skateboards, surfmats, surfboards, boats, or pets are allowed in the pool and spa areas.
9. Littering is prohibited.

## TENNIS COURT RULES AND REGULATIONS

1. Tennis courts are to be used for playing tennis only. All other use is prohibited because the concrete was not designed for any sport other than tennis.
2. Hours of use shall be 8:00 A.M. to 10:00 P.M. No players may use a given court for more than one hour when others are waiting to play. Courts are to be surrendered on the hour.
3. Homeowners or tenants must accompany guests who wish to use the tennis courts.
4. The Board of Directors reserves the right to schedule tennis tournaments for the mutual enjoyment of Park Mediterrania homeowners and residents. During such events the courts will be unavailable to those not entered into said tournament.
5. Climbing the fence, swinging on the gate or practicing against the fence is prohibited.
6. Pets are not allowed within the tennis court area.

### ENFORCEMENT

Article X of the CC&R's authorizes the Board of Directors to enforce all provisions of the Articles, Bylaws, and CC&R's and Rules and Regulations of the Park Mediterrania Owners Association.

1. Homeowners and occupants are reminded that State and local ordinances supersede Bylaws, CC&R's and Rules and Regulations of the Park Mediterrania Owners Association.
2. Should a homeowner or occupant wish to file a complaint against a Park Mediterrania resident or their guest, they must report the alleged violation to the Board of Directors through the management company. All complaints are held in the strictest confidence. Residents are encouraged to briefly state the facts of the violation including the date, time, location and perpetrator. Complaints must be mailed to:

Park Mediterrania Homeowners Association  
c/o Euclid Management Company  
P.O. Box 1510  
Upland, CA 91785-1510

Should a homeowner or occupant be found to be in violation of the Bylaws, CC&R's or these Rules and Regulations, the homeowner of the respective unit shall be subject to fine.

PARK MEDITERRANIA HOMEOWNER'S ASSOCIATION  
1998

Below is an enforcement policy and fine schedule. The primary objective of the Board of Directors Rules Enforcement Policy is rules compliance. The California Civil Code now requires all associations to publish a fine schedule. Enforcement and fines may vary depending on the Board's interpretation of the facts presented.

ENFORCEMENT POLICY

FIRST OFFENSE - WARNING LETTER TO OWNER

SECOND OFFENSE - HEARING LETTER TO OWNER

THIRD OR REOCCURRING OFFENSE - ENFORCEMENT IN THE AGREEMENT WITH  
THE HEARING

PARKING VIOLATIONS ARE SUBJECT TO IMMEDIATE TOW

SCHEDULE OF FINES

ARCHITECTURAL	\$25 TO \$100 PER OCCURRENCE
LANDSCAPE	\$25 TO \$100 PER OCCURRENCE
POOL	\$25 TO \$100 PER OCCURRENCE
PARKING	\$50 TO \$100 PER OCCURRENCE
	PARKING IS SUBJECT TO IMMEDIATE TOW
COMPLIANCE	\$25 TO \$100 PER OCCURRENCE
PET	\$25 TO \$100 PER OCCURRENCE
CC&R INFRACTION/RULES INFRACTION	\$25 TO \$100 PER OCCURRENCE

The above is a list of the general areas where fines may be levied. The list is not comprehensive and additions will be made as indicated.

Fines may vary depending on severity and may increase due to repeat violations.

Homeowners are responsible for damage caused to the common area.

The payment of any and all legal fees or costs incurred by the Association to enforce violations or collect fines will be the responsibility of the owner.

It is the owner's sole responsibility to inform their tenants of all Rules and Regulations. The owner is responsible for any damage caused by the tenants.