



CANYON HILLS

COTTONWOOD CANYON HILLS COMMUNITY ASSOCIATION

RULES AND REGULATIONS

Section I: General Rules

Approved by the Board of Directors June 16, 2016

The following are rules and regulations and selected provisions of the Declaration that have been prepared in simplified language ("user friendly" CC&Rs). These rules and regulations are not meant to stifle creativity and individuals' rights, but, rather, should be viewed as a tool for protecting the property values of all homeowners, preserving each individual's right to peace and the quiet enjoyment of their environment, and promoting a happy and safe neighborhood for the majority. This publication presents an abbreviated version of some of the most common restrictions and is not meant to encompass all of them. Please refer to the Declaration for the complete sections in their entirety. If there is a conflict between the Rules & Regulations and CC&R's, the CC&R's will prevail in all cases. In all instances, the California Civil Code will prevail.

These rules and regulations may be changed from time to time by the Board of Directors. The use restrictions that pertain to the Association and are covered in the Declaration CC&Rs may be amended only by a vote of the Association Membership.

It is the responsibility of all owners to inform their tenants and guests of the governing documents of the association, including these Rules and Regulations. Owners are responsible for the actions of their tenants and guests.

There are duplicates of some items on certain pages so that, if residents refer only to the topic or venue in which they are interested, they won't miss any pertinent information.

A. ANIMALS

1. Please show respect for other residents by not permitting a pet to disturb the peace or, otherwise, be a public nuisance. Excessive dog barking or other animal noises are not allowed and will be deemed a nuisance.
2. It shall be the duty and responsibility of residents to immediately clean up any waste from their animals. Waste must not be left in the common area, or anywhere within the boundaries of the Community.
3. All pets must be kept within an enclosure, an enclosed yard or, if not within the confines of the property, on a leash being held by an individual capable of controlling the animal.
4. Appropriate enforcement action will be taken regarding animals that constitute a nuisance in the Community.
5. Residents are responsible and liable for any personal injury or property damage caused by their pet(s).
6. Residents who are disturbed by an animal are first encouraged to contact the owner and, if unsuccessful, to write to the Association or contact the Riverside County Animal Control Department.

B. ANTENNAE/SATELLITE DISHES

1. If a homeowner wishes to install a reception device, they may be required to complete a Structure and Landscape Improvement Form. Please reference the Design Guidelines for additional information.
2. Owners are encouraged to install a reception device in the least obtrusive location which does not interfere with the reception.

C. BASKETBALL HOOPS

1. Portable basketball structures must be stored out of sight from public view when not in use.
2. All permanent basketball hoops and courts must be installed so that they are not visible from the street and must be approved by the ARC.

D. CLOTHESLINES

1. No clotheslines shall be placed nor any clothes hung, in any location visible from the street.

E. COMMON AREAS

1. Each owner is liable to the Association for any damage to the common area landscaping, equipment, or other improvements, which is sustained by the negligence or misconduct of the owner, the owner's family, tenants or guests.
2. Residents can help in the overall maintenance of the common areas by reporting any problems to the Association's Management Company.

F. COMMERCIAL VEHICLES

1. No Commercial Vehicle may be parked on any lot or street (unless it is within a garage). A Commercial Vehicle is defined as follows:
 - Any vehicle with a sign displayed on any part thereof, advertising any kind of business or other venture;
 - Any vehicle on which racks, materials, ladders and/or tools are visible;
 - Any vehicle with a body type normally employed as a business vehicle whether or not a sign is displayed on any part thereof;
 - A truck of greater than one (1) ton capacity;
 - A van, other than one used solely as a family passenger van; or
 - A bus.
2. A Commercial Vehicle may be defined as such even if such vehicle does not have a commercial license plate.
3. A Commercial Vehicle, which is not owned or operated by a homeowner/resident, may be parked temporarily in the driveway or on the street in front of a residence while the operator of the vehicle is delivering goods or providing services to the homeowner/resident.
4. Please refer to the CC&Rs, Article X, Section 26, for additional details.

G. CONSTRUCTION/MAINTENANCE HOURS

1. Construction/Maintenance by residents on any lot is limited to the following hours:
 - 7:00 a.m. - 5:00 p.m., Monday through Friday
 - 8:00 a.m. - 5:00 p.m., Saturday and Sunday

H. GARAGE DOORS

1. Garage doors shall be kept closed except when a vehicle is entering or leaving the garage, or when a resident is working in the garage, not to exceed four hours per day.
2. Garage doors may be left open to a height of up to two (2) feet to ventilate heat from the garage during very hot weather.

I. GARAGE SALES

1. Garage sales, estate sales, and/or the selling of anything outside of one's home are not allowed.
2. Periodically, the Board of Directors may authorize a Community Garage Sale Event.

J. GRAFFITI

1. Homeowners are responsible for removing all graffiti from their walls or fences within forty-eight (48) hours after such graffiti first appears.

K. HOLIDAY DECORATIONS

1. With the exception of winter holidays, decorations may be displayed no more than 21 days prior to the day of the holiday, and must be removed within 14 days after the holiday.
2. Winter holiday décor may be displayed beginning on Thanksgiving Day, and must be removed no later than January 15th.

L. MAINTENANCE

1. Property ownership includes the responsibility of maintenance of all structures and grounds which are a part of your property. This includes, but is not limited to, items such as landscape maintenance, removal of trash and structural maintenance.
2. Maintenance affects the visual character and economic values of the property and neighborhood, as well as overall safety.
3. Construction materials placed on the driveway or in the front yard need to be moved into the garage or behind a fence in a timely manner.
4. No portion of a lot shall be used for the deposit or storage of building materials, except in connection with approved construction.
5. Front yards and fencing removed for construction purposes needs to be replaced within 30 days. If additional time is needed, approval must be obtained from the Board of Directors.
6. A resident shall not make any alteration to the Association-owned or maintained property except with the written consent of the Board of Directors.

M. NOISE

1. Everyone is encouraged to respect the right of homeowners to live in a peaceful and quiet environment. For reasons of community respect, please lower noise volume and

keep it to a minimum during the hours of 10:00 p.m. until 8:00 a.m., when most residents will be sleeping. (Also, refer to section entitled "Construction/Maintenance Hours".)

N. NUISANCES

1. Nuisances may include, but are not limited to, rubbish or debris, offensive odors, noises, bright lighting, or any noxious trade or activity.
2. Residents may not allow any nuisance to continue which would be offensive or detrimental to any other property or resident(s).

O. PARKING & VEHICLE RESTRICTIONS

1. All streets within the Community are subject to applicable laws, ordinances and regulations of all government agencies having jurisdiction.
2. Please remember that there are children at play; speeds on residential streets are not to exceed 25 miles per hour.
3. Parking on front yard landscape areas is prohibited.
4. Parking in a manner that blocks pedestrian pathways and sidewalks is prohibited.
5. Handicap parking is only allowed for authorized vehicles.
6. Parking between the hours of 12:00 a.m. (midnight) and 6:00 a.m. is prohibited in the parking lot of the Recreation Facilities. There are also no reserved parking spaces.
7. No boat, camper, trailer or motor vehicle of any type other than a standard automobile may be stored or parked on any lot other than in the garage, except temporarily for the purposes of cleaning, loading, or unloading (*refer to Recreational Vehicles section, below*).
8. Off road vehicle riding within any private lot, common area, open space, public or private street serving the Community is prohibited.
9. Residents may not repair, maintain, paint or restore any vehicle on any lot, street, or alley in any area visible from adjoining property or public street.
10. For the Parkside I & Parkside II areas, parking within the private streets is only permitted within the areas designated for parking. In no event shall any vehicle be left within a private street for any period longer than 72 consecutive hours. See supplemental declaration, Article 6, Section 6.3 for additional information.
11. Any vehicle parked within a fire lane may be towed without prior notice.
12. The Board may take all actions necessary to enforce all parking and vehicle use regulations for the property, including removal of violating vehicles.

P. RECREATIONAL VEHICLES

1. "Recreational vehicle" includes, but is not limited to, motorhomes, buses, trailer coaches, trailers, boats or other watercraft, aircraft or campers.
2. A Recreational Vehicle owned by a resident may be parked in the driveway, or on the street in front of the home, while it is being loaded or unloaded for a period not to exceed forty-eight (48) hours in any seven day period. Additional time will require approval by the Board of Directors.
3. A "low profile" Recreational Vehicle may be parked in the side yard of a lot if it is parked entirely within the side yard and is screened from view from the street. This is limited to Recreational Vehicles that do not exceed seven (7) feet in height, such as speedboats, canoes, kayaks, dune buggies, jet skis, motorcycles, and any other Recreational Vehicle that may be deemed "low profile" and granted written approval.
4. Recreational Vehicles belonging to those visiting residents may park in front of the home for a period not to exceed seven (7) days if the homeowner has informed the property manager of the arrival and departure date.
5. Please refer to the CC&Rs, Article X, Section 26, for additional details.

Q. RESIDENTIAL USE

1. Each home and lot shall be used for single family or residential purposes.
2. No home or lot shall be used for any business or other non-residential use without prior written consent of the Board.

R. SIGNS

1. Acceptable signage is restricted to real estate ("for sale", "for rent", or "for exchange") or security signs.
2. Security signs shall be no larger than 12" X 12" (one foot square). A maximum of two conventional security company signs shall be permitted.
3. Additional signs may be approved upon written request to the Architectural Review Committee.
4. No sign shall exceed two (2) feet in height or width.

S. SLOPE MAINTENANCE

1. Each owner is responsible for maintaining the slope banks located on their lot in a manner that will not damage or interfere with established slope ratios, or create erosion or sliding

problems, or which may damage, obstruct, alter or retard the direction of the established drainage of water.

2. All slopes must be planted for erosion control, and cannot be left bare.
3. Weeds must be removed and shrubs and groundcover must be trimmed and maintained in a healthy condition.

T. STREET TREES

1. Street trees have been planted by Declarant as required by the City. No trees shall be removed or replaced with a tree of a different species without prior approval of the City and the Architectural Review Committee.

U. TENANTS

1. A tenant shall be anyone in possession of an owner's residence in exchange for any sort of consideration, or at the sufferance of the owners.
2. Owners shall have the responsibility to acquaint their tenants with the CC&Rs, Bylaws and all applicable Guidelines, Rules & Regulations, and Policies & Procedures of the Association.
3. If an owner elects to rent or lease their residence and gives right of use to their tenants, the owner relinquishes his or her use of the Community Recreational Facilities.
4. Residents are prohibited from lending keys and access cards to any non-resident.

V. TRASH

1. Trash cans cannot be put out earlier than 4:00 p.m. on the day preceding pickup, and must be removed from the street by 10:00 a.m. the day following pickup and stored out of public view.
2. Unsightly piles of debris, construction materials and other items stored in the backyard, weeds, and lack of landscaping is unacceptable if it can be viewed from a neighbors' house or yard.

W. WINDOW COVERINGS

1. No materials such as sheets, paper, or foil will be permitted.
2. All coverings must be neutral in color.

RULES AND REGULATIONS

Section II: RECREATION FACILITIES RULES

A. RESIDENT USE

1. The Recreation Facilities enhance the value of the homeowners' property and are designed to provide enjoyment to all residents. Accordingly, homeowners are reminded that the facilities should be treated with the same respect and degree of responsibility that is extended to your homes.
2. The Recreation Facilities are for the use of residents of the Cottonwood Canyon Hills Community. The use of the facilities may be restricted by the Cottonwood Canyon Hills Community Association for violation of the rules or abuse of the Recreation Facilities or common areas. The Recreation Facilities are reserved for full-time residents of the Association, and their guests. Off-site owners whose properties are occupied are not entitled to use the Association facilities.
3. All guests must be accompanied by a resident. The applicant renting the Clubhouse must be present at the event during the entire reservation period.
4. The Recreation Facilities may not be used for commercial purposes. Facility usage is approved for Cottonwood Canyon Hills Community Association endorsed activities (i.e., Association meetings, holiday parties, etc.)
5. Failure to observe these regulations, abuse of the Recreation Facilities, etc., may result in violation fines and/or the loss of privileges to use the facilities.

B. GENERAL RULES

1. Cottonwood Canyon Hills Community Association reserves the right to close any of the facilities at any time to repair, clean, and maintain premises.
2. Smoking is prohibited in the Clubhouse and at all exterior locations of the recreational facilities, including the pool and spa, tennis courts, and the exterior portions of the Clubhouse. Smoking in any of the areas above will result in an automatic forfeit of deposit.
3. Shirt and shoes must be worn at all times. Wet clothing/shoes are not allowed in the Clubhouse.
4. Pets shall not be allowed in the Clubhouse or surrounding grounds, with the exception of service animals, as defined by the ADA.
5. Parking between the hours of 12:00 A.M. (midnight) and 6:00 A.M. is prohibited in the Clubhouse parking lot. There are no reserved parking spaces either.
6. Messages, information, etc. for a clubhouse bulletin board shall be typed, tastefully drawn or written, approved and dated by the Association. Posted time limit is 30 days. Only the Association is allowed to post any information. Commercial advertisements are not allowed.

7. No boisterous activity or profanity is allowed in any area of the Recreation Facilities.
8. Homeowners are responsible for the actions of their tenants or guests.
9. The dumpster at the Recreation Facilities is only to be used by those using or servicing those facilities. It is not for use by residents.
10. No wheeled toys or apparatus such as skateboards, roller blades, bicycles, or roller skates are allowed in any part of the Recreation Facilities.

C. CLUBHOUSE RESERVATIONS

1. The Association reserves the right to cancel the use of the facility at any time.
2. The maximum capacity of the interior of the clubhouse is ninety-one (91) persons.
3. The facility Patrol Officer(s) will be required to be contracted for events providing alcoholic beverages with over ten (10) adult attendees. The Association requires the resident to contract with the Association's approved Facility Patrol Company to be scheduled when the reservation is made with the Management Company (minimum one week prior notice required), and pay for the services via check or money order. Charges and payments are pass-throughs using the Association's established account with the Patrol Company. The fee per guard per hour is \$35.00 with a minimum of four (4) hours.
4. In accordance with the law in the State of California, no one under the age of 21 shall serve or be served an alcoholic beverage while on the premises.
5. Clubhouse must be properly cleaned after use. All doors are to be locked and checked from the outside perimeter, all lights turned off, and the trash taken and properly disposed of in the outside dumpster. All decorations are to be removed and all food to be taken out of the kitchen/clubhouse area.
6. Set up, event, and all clean up must occur on the rental date.
7. Smoking is NOT allowed within the Clubhouse Facility (or in any part of the recreation area).
8. Clubhouse rental fees are: \$50.00 for Monday – Friday reservations, and \$100.00 for Saturday and Sunday reservations. Approved clubs may use the clubhouse for meetings and events fee free, with proper reservation. See Management to schedule regular meetings and all other events.
9. Electronic amplification equipment may be used however speakers/music must be confined to within the clubhouse during the event. Noise should not be excessive.
10. No tables or chairs from pool area are permitted inside the clubhouse facilities. Rental of the facilities does not include the use of any pool area furniture.
11. Clubhouse furniture will not be placed outdoors at any time, under any circumstances. Violation can result in immediate forfeiture of deposit and resident will be subject to a

special assessment.

12. Any owner (including tenants and/or guests) may be denied the use of the recreation facilities if delinquent in payment of monthly association dues.
13. No tacks, nails or staples shall be used for the installation of decorations. Scotch or masking tape only.
14. All Rules and Regulations of the Cottonwood Canyon Hills Community Association apply when using the clubhouse facilities.
15. Residents and guests are responsible for their own safety. The Association does not assume any responsibility for accidents which occur in or around the common facilities.
16. The Clubhouse is for the benefit and enjoyment of all Cottonwood Canyon Hills residents for any lawful and non-business functions. No religious or political activities are allowed. The reservation of the Clubhouse's multipurpose room is restricted to residents for personal and private parties. Residents who are not homeowners must have the reservation made by the homeowner. Reservation of the facility by outside organizations, whether or not requested by a member, is not authorized unless permitted by the Association.
17. Private Clubhouse use is restricted to social functions involving or honoring residents. Reservations for such functions may be made no more than ninety (90) days in advance and no less than thirty (30) days in advance. All fees/deposits must accompany the reservation.
18. All Recreation Facilities' functions must be reviewed and approved by the Association Management.
19. The Association Management shall maintain a central calendar for scheduling facilities use.
20. When scheduling the annual calendar, the following information gives priority and times in which the rooms can be reserved:
 - Association Events – When scheduling Association functions (this includes Board meetings, Association Committee meetings and Association-Sponsored events), care will be taken to avoid interference with traditional days/dates held by sanctioned clubs. If, however, they do conflict and the Association Management finds it unreasonable to schedule another day/time, the HOA event will take precedence.
 - Club Events - Priority will be given on a first come, first serve basis. All dates for the following year will be accepted from the clubs after December 1. The Association Management will then confirm dates with the clubs by December 31. If dates conflict with another club, club representatives and the Association Manager will meet to find a compromise.
 - Homeowner Sponsored Events - All reservations for the following year will be accepted after December 1, but not more than ninety (90) days in advance of the

reservation date. Any reservation request which conflicts with HOA events or sanctioned club events will be denied.

21. Individuals or groups using the facilities including the demonstration kitchen may use any of the decorations, utensils, dishes, silverware etc. Equipment must be cleaned, dried and returned to the proper storage space. This includes emptying the dishwasher. Decorations cannot be nailed, stapled, taped or otherwise attached to any surface. Damage to the facility or any Association-owned decorations must be repaired or items replaced at users' expense. Trash must be placed in the facilities' dumpster. Any part of the Recreation Facilities used by individuals or groups must be restored to its original condition.
22. Small groups must share a room when requested to by the Association management.
23. The Association does not supply table linens.
24. Reservation of the Clubhouse is for clubhouse use only by the owner and his/her guests. Reservation of the Clubhouse does not give the reserving party exclusive use or access to the pool, tot lot, or the picnic gazebo.
25. All deposits, fees, and insurance coverage(s) will be required at the time of reservation (a minimum of thirty (30) days in advance).
26. \$300,000.00 insurance policy, naming Cottonwood Canyon Hills Community Association as additionally insured, a minimum \$300.00 cleaning and security deposit, and rental fees as determined by the Association are required. Fees and deposits may change without notice.
27. The Association does not employ personnel to monitor rental functions and therefore cannot be held liable for any theft of or damage to personal articles.
28. If alcoholic beverages are served at a function held in the facilities, the club or individual sponsoring the event may be asked to purchase special insurance which provides specific coverage regarding the consumption of alcoholic beverages.
29. All reserved functions shall conclude and the facility should be vacated by 10:00 p.m. on Sunday through Thursday and 12:00 midnight on Friday and Saturday.
30. The renter shall arrange for all pick-ups and deliveries (if any) to be made the day of the event.
31. The renter hereby warrants that there will be no charge to his/her guests for admissions, food, beverage or entertainment on the premises.

POOL AREA RULES

1. No pets or animals are allowed in the pool area.
2. No glass or sharp objects are allowed in the pool area.
3. Children under the age of 16 years are not allowed in the pool area unless accompanied by a responsible adult. Children under the age of 16 years are not permitted in the spa.
4. Children in diapers or who are not toilet trained are not allowed to use the pool or kiddie pool, unless a protective swimmer is used.
5. No soap, bath oils, etc. are allowed in the pool, kiddie pool or spa. Bathers must shower prior to entering the pool, kiddie pool, or spa.
6. Diving is not permitted in the pool.
7. No running, pushing, boisterous activity or disorderly conduct is allowed in or around the pool area.
8. Radios, cassette/CD players and TV's are not allowed to be played in the pool area unless used with earphones.
9. Guests must be accompanied by the hosting resident. The maximum number of guests is six (6) per residence.
10. Lane-maker ropes and buoys are to be used exclusively to divide swimming lanes for lap swimming as determined by the Association Management.
11. No wheeled toys or vehicles including skateboards, roller blades, roller skates and bicycles are allowed in the pool area.
12. Personal shade structures and umbrellas are prohibited, with the exception of personal hand held umbrellas which do not exceed 36" in diameter.
13. No smoking is allowed within the fenced boundaries of the pool area.
14. Each resident is responsible for placing his/her and their guests litter and debris in trash receptacles prior to leaving the pool area.
15. Only floating or inflatable devices which do not to exceed an 18" radius will be permitted in the pool, with the exception of water wings or other apparatus used during supervised classes.
16. Appropriate bathing attire must be worn. Cut offs are not allowed.
17. Individuals with communicable or contagious diseases which would endanger the health of others may not use the pool, kiddie pool or spa.

18. One access card per household is provided for access to the pool area. If, over time, your card is damaged due to “normal wear and tear”, you may present the worn card to Management for a no-cost replacement. Replacement cost for a missing, or otherwise damaged, pool card is \$50.00.
19. All individuals entering or using the pool area are required to sign in. If requested by a representative of the Association you must provide valid photo ID and pool card for access, or entry/use will be denied. Valid student Photo ID is acceptable.
20. There are no decorations or reservations allowed within the fenced boundaries of the pool area. All cabanas, tables, chairs, umbrellas and lounge chairs are first come first serve and are not to be reserved.*
21. This area is under video tape surveillance for common area vandalism. Please note, the HOA is not responsible for any incident that may occur whether under surveillance or not.
22. The South Pool parking lot entrance will be closed when the pool closes.
23. Violation or non-compliance of any rule herein may be cause for immediate removal from the recreational facilities.

* Pool area is defined as within the fenced boundaries.

POOL AND SPA HOURS

Sun.-Thurs.: 7:00 a.m. - 9:00 p.m.

Fri.-Sat.: 7:00 a.m. - 11:00 p.m.

SUMMER POOL AND SPA HOURS

Subject to review and amendment by the Board of Directors on an annual basis.

Sun.-Thurs.: 7:00 a.m. – 10:00 p.m.

Fri.-Sat.: 7:00 a.m. – 11:00 p.m.

BASKETBALL COURT RULES

1. Basketball court is to be used exclusively by residents and their guests for the sole purpose of playing basketball. No other activity is allowed unless approved by the Association.
2. Only basketball shoes with non-marking soles can be worn on the courts. No other footwear is allowed.
3. Food is prohibited. Beverages in non-breakable containers are permitted.
4. All guests must be accompanied by a resident at all times.
5. Eight (8) players or fewer must play half court when players are waiting.
6. No wheeled toys or apparatus such as skateboards, roller blades, bicycles, or roller skates are allowed.
7. Each resident is responsible for removing any debris prior to leaving the basketball court area.
8. Each resident is responsible for his/her guests.
9. Courts are available on a "first come, first, serve" basis. Courts may not be saved for another person.
10. No pets are allowed on the courts at any time.
11. No smoking is permitted.
12. Use the Basketball Court at your own risk. The Association does not employ personnel to monitor activities at the court and therefore cannot be held liable for any injury or damage that may occur.

BASKETBALL COURT HOURS

9:00 AM to DUSK

TOT LOT RULES

1. The tot lot is intended for use by those ten (10) years of age or younger.
2. All guests must be accompanied by a resident.
3. All children under 16 years of age must be supervised by an adult.
4. The supervising adult shall be responsible for all actions of the children in their care.
5. No pets or animals are allowed in the tot lot area.
6. No glass is allowed in the tot lot.
7. Radios must be used with earphones to avoid disturbing others.
8. Alcoholic beverages are not permitted in the tot lot.
9. There is no smoking allowed in the tot lot.
10. Use of the tot lot facilities is at your own risk. The Association does not employ personnel to monitor activities in the tot lot area.