

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

COMMON AREAS

1. No decorative items, plants potted or otherwise, shall be placed in or on the common area or common area landscape. These items must be kept within the confines of the courtyard or backyard.
2. No potted plants, planters or decorative items are allowed on the upper balcony walls and/or ledges.
3. In the event any member or owner, or such owner's guest, tenant or family member is found to have damaged or destroyed any portion of the common area landscaping facilities or properties such owner shall be subject to a special assessment for the replacement and repair of the damaged area.
4. All walkways are restricted to walking and jogging. No bicycles, tricycles, mopeds, skateboards, scooters, or any other type of wheeled vehicles are permitted on the walkway, with exception of wheelchairs or baby strollers.
5. Loud and disturbing noise of any kind shall be kept to a minimum. Please be courteous and think of your neighbors. Keep your stereo/TV volume low at all times.
6. No visible clotheslines, not even in backyards.
7. Hanging laundry, towels, etc. on fences is prohibited.
8. Storage of any items in courtyards or backyards is not allowed.
9. Homeowners shall maintain their courtyard and backyard landscaping with pride of ownership (i.e. mowing of the lawn, edging of the lawn, tree trimming as needed, and replacement and/or removal of dead plant material). Additionally, any trees or shrubs that substantially obstruct a neighbor may be required to be pruned or removed.
10. Holiday decorations are permitted from Thanksgiving until January 15th. Holiday lights are permitted as long as they are UL approved outdoor lights. Decorations for other holidays are permitted fourteen (14) days before and fourteen (14) days after the holiday.
11. Decorations are not permitted on any portion of the stucco or the roof area.
12. Any decorations should be placed with care and should not cause damage to the structure or common area landscaping.
13. Homeowners should be considerate of neighbors when decorating for holidays.

PARKING, GARAGES & TRAFFIC

1. No recreational vehicles, trailers, boats, campers, trailer coaches, buses, houses cars, camp cars, motor homes, trucks of greater than ¾ ton capacity shall be kept, stored, parked, maintained, constructed, or repaired on any part of the project other than in special areas as stated in Section 10.5 in the Covenants, Conditions and Restrictions.
2. All Vehicles MUST be parked within the owner's garage. However, if the number of vehicles owned exceeds the number of vehicles for which your garage was designed to accommodate, the excess vehicles may be parked in the designated parking spaces, but not stored.
3. Garage doors must remain closed at all times, except for temporary purposes and when vehicles are entering or leaving the garage.
4. Parking is NOT allowed at any time on the driveways.
5. No parking is permitted at any time in front of Fire Hydrants, no parking signs or curbs which are painted red.
6. All vehicles or other equipment parked or stored in violation of these rules and/or the applicable supplemental declaration of covenants, conditions and restrictions are subject to towing or such other action as may be deemed necessary by the Board of Directors. All cost incurred in the removal of such vehicles will be charged to its owner.
7. No inoperable vehicles shall be stored or allowed to remain anywhere on the common area.
8. The use of mobile detailing and/or mobile repair services is prohibited in the common area.
9. No repair, maintenance or restoration of any vehicle shall be conducted on the Property (except for emergency repairs to the extent necessary to enable the vehicle to be moved to a proper repair facility).
10. The maximum speed limit on Association streets is fifteen (15) miles per hour.
11. Unit owners are responsible to see that their guests and/or tenants obey parking rules.

PET RULES

1. Pets are limited to a total combination of three (3) dogs, cats or birds, provided that all three of such animal are not of the same type.
2. All owners are responsible to clean-up after their pets. All dogs must be on a leash outside the confines of an owner's residence or enclosed yard area.
3. All pets must have owner's identifications tags.
4. No pets are allowed at any time in the spa area.
5. In the event any pet creates a nuisance for community residents, the owner of such pet shall be subject to action by the Board.
6. All pets ownership/livestock laws, requirements, ordinances, regulations, etc. of applicable governmental agencies shall prevail.

WINDOWS

1. No objects are to be placed on, or affixed to the windows which would be visible from the exterior. Such objects include, but are not limited to: Posters, flags, signs, advertisements, with the exception of holiday decorations, one for sale/rent sign, security signs, neighborhood watch signs and any other approved sign.
2. No window shall be covered by paint, foil, sheets or similar items. All windows shall be covered by curtains, drapes, Venetian blinds, shaded or shutters within ninety (90) days of moving in.
3. Glass and window screens must be maintained in good condition. Broken windows must be replaced within thirty (30) days.
4. No reflective or metallic window covering of any kind will be allowed. Any tinting of windows shall require approval by the Architectural Committee.

SIGNS

1. Banners, additional riders or promotional paraphernalia will not be permitted on any lot street corner intersection, mailbox, or any portion of the common area grounds, etc. with the exception of Contractor/Landscaper signs which will be accepted during construction (Maximum 14 days). Legitimate and established security service signs will be allowed as well as holiday decorations and neighborhood watch signs as previously indicated (see WINDOWS).

FOR SALE SIGNS

1. The total sign area shall be contained within a 14 ½" X 14 ½" square area and must be professionally prepared on weather resistant material. A brochure box may be attached to the bottom of the sign.
2. Real estate signs must conform to the following standards
 - i. Text Color: Ameritone 2H14P Egret
 - ii. Background Color: Sinclair Paint Newport Coast
No. 33 480012251LS (A)
 - iii. Pole Color: Ameriton 1UM20A Basalt
3. Only one sign is permitted per dwelling unit. One additional "rider" sign showing the word "Sold" is allowed.
4. The top of the sign shall not exceed 2' 9" above ground level.
5. No sign shall be attached to the ground by means other than a conventional single vertical stake which shall not exceed 2" x 3" in diameter. Posts, pillars, frames or similar engagements are prohibited.
6. Homeowners featuring "Open House" activities are not permitted to display flags, banners, balloons, or "makeshift" signs and must comply with the approved "Open House" directional sign must fit within a 14 ½ X 14 ½ square area and have no rider signs.
7. Signs other than those approved will be removed and disposed of.

OPEN HOUSE SIGNS

1. The total sign area shall be contained within a 14 ½” X 14 ½” square area and must be professionally prepared on weather resistant material.
2. Real estate signs must conform to the following standards
 - i. Text Color: Ameritone 2H14P Egret
 - ii. Background Color: Sinclair Paint Newport Coast
No. 33 480012251LS (A)
 - iii. Pole Color: Ameriton 1UM20A Basalt
3. The owner of the sign shall identify the sign as his/hers in an area no larger than 2” X 3”.
4. Signs may not remain in the Common area overnight.
5. No riders or flags are permitted.
6. One approved “Open House” sign may be placed in the common area at the entrance to the community displaying contact information to allow entrance into the community. It is prohibited to post anything on the entry gate, entry gate keypad system, marquise, or on common area items such as trees, stucco pillars or statues.

SPA

1. Spa hours are from 5:00 am to 11:00 pm
2. The spa is for the exclusive use of owners, their authorized guests and tenants. Guest are limited to three (3) per adult owner.
3. Children under 14 years of age are not allowed in the spa area without adult supervision
4. No food, glass containers or bottles are permitted in the pool area. Drinks must be in plastic or paper containers. All litter is to be disposed of properly.
5. There is no lifeguard on duty. It is up to each member to see that their guests and tenants obey all posted rules, County regulations and Rules and Regulations.
6. Parents are responsible for the safety and conduct of their children. Children under 14 years of age must be accompanied by an adult at all times, and are not authorized to bring other children into the spa area.
7. Please refer to the posted warnings for the use of the spa in accordance with County regulations.
8. No boisterous, loud or offensive conduct is allowed,
9. No bicycles, skateboards, roller-skating, or similar activity is allowed. Wheel chairs and baby strollers are permitted.
10. Suntan lotions or oils must be removed by showering before entering the spa. Pool furniture is to be protected by a towel when such products are uses.
11. Diving is not allowed.

12. For Safety purposes, a three (3) foot walkway must remain free and clear around the perimeter of the spa.
13. Pets are not permitted in the spa area.
14. Please close and latch the door/gate when leaving the spa area to protect the community's children.
15. The spa timer is to be turned off when leaving the spa.
16. Flotation devices, surfboards, rafts, water pistols, or water balloons are not allowed in the spa area. Children's inflatable wings are allowed.
17. Diapers, cloth or plastic, are not allowed in the spa unless a rubber garment covers over the diaper.
18. Children who are not toilet trained must wear a diaper and a rubber garment cover when in the spa.
19. Bobby pins and hair pins shall not be worn in the spa.

RULES AND REGULATIONS, CHANGES, REVISIONS, AMENDMENTS

1. No deviations from any section of the Rules and Regulations as set forth herein shall be allowed without prior written permission from the Board of Directors. No exceptions of the Rules and Regulations as set forth herein shall be granted for any reason unless PRIOR written permission from the Board of Directors has been obtained.
2. Changes, revisions and/or amendments to the Rules and Regulations shall be approved through the Board of Directors.