

Northwood II Community Association

Standards and Guidelines

Adopted April 16, 2008

NORTHWOOD II COMMUNITY ASSOCIATION STANDARDS AND GUIDELINES

Parking and Vehicle Restrictions:

1. All commercial (e.g., stakebed trucks, tank trucks, dump trucks, step vans, concrete truck, limousines, horse trailers, taxis, etc.) vehicles are not permitted in the community except wholly within the garage. Recreation type (e.g., motor homes, travel trailers, camper vans, boats, etc.) vehicles may only be kept in the garage or in a side or rear yard on a pad built for that purpose and approved by the Architectural Committee. If a recreational vehicle is to be stored in the yard, it must be screened completely from view.
2. The garage door shall remain closed except for entry, exit, and for reasonable periods while the garage is being used.
3. Repairs or restorations of any kind, to any type of motor vehicle is not permitted in the community, except for emergency repairs thereto, and then only to the extent necessary to enable the vehicle to be moved to a proper repair facility.
4. No repair or restoration that may be considered a nuisance is permitted.
5. Parking in fire lanes is strictly prohibited. Bella Rosa and Serissa alleys are fire lanes. Vehicles parked in a fire lane are subject to immediate tow.
6. Residents must park two (2) vehicles in the garage before utilizing the street or driveway for parking. All garages must be maintained in such a way as to accommodate at least two (2) vehicles.
7. No business activity shall be conducted within, or from, any garage.
8. Each owner is responsible for advising their guests to abide by the parking restrictions.
9. Storage of vehicles is not permitted on streets. A vehicle will be deemed to be stored when it has not shown "substantial" movement (at least ¼ mile) for any 72-hour period.
10. Vehicles shall be parked in the same direction as traffic. Vehicles shall not be parked in a manner which blocks access to, or use of, any sidewalk, sidewalk access ramp or mailbox. Further, vehicles shall not be parked in a manner which causes an unreasonable risk of safety for pedestrians or drivers. For example, vehicles shall not be parked on street corners.

11. Northwood II parking rules will be enforced by the community's Violation Procedures, and failure to comply could result in fines, and, in some cases, the towing of the violating vehicle at the owners expense. Vehicles parked in fire lanes are subject to immediate towing and/or ticketing by the Irvine Police Department.

Pet Guidelines:

The following rules are intended to supplement the restrictions set forth in Section 7.9 of the CC&Rs:

1. Pets must be on a leash or within an enclosed pet carrier at all times when in the common areas. All animals must be under control at all times.
2. Residents are responsible for any damage to the common areas caused by their pets. They may be assessed and/or penalized by the Board of Directors.
3. Pet owners must pick up after their pets on all community property including, but not limited to, all common areas, any adjacent streets and landscape and at all parks. Waste droppings must be deposited in an appropriate waste container. Any resident not complying with this provision may be subject to fines.
4. No person may allow an animal to bite, attack, endanger, or inflict injury on another person or animal, or chase or approach an individual in a menacing fashion.
5. An owner is subject to fines or penalties if any pet becomes a nuisance to other residents through barking, howling or other noise.

Pool Rules:

1. Pool Hours:
Summer: May 1st – September 30th
Sunday – Saturday: 6 am – 11 pm

Winter: October 1st – April 30th
Sunday – Saturday: 6 am – 10 pm
2. A resident and/or homeowner shall be responsible to the Association for any damage caused by his or her guests. All guests must be accompanied by a resident at all times.
3. Residents are limited to twelve (12) guests per household while using the pool area and must accompany guests at all times.
4. Pets are not permitted in the pool areas.

5. Glass or other breakable containers are not permitted in the pool areas.
6. A lifeguard is not provided; therefore, all persons using the pool do so at their own risk. Northwood II Community Association assumes no liability in this regard. Further rules are posted in the pool area and must be observed.
7. Children under the age of 14 must be accompanied by a competent adult (18 years of age or older) while in the pool area. No exceptions.
8. Music must be listened to on headphones in pool and recreational areas.
9. Diving into the pool is not permitted.
10. Flotation devices are to be utilized at your own risk and should not interfere with the utilization of the pool by other people. Flotation devices are not permitted in the spa.
11. Diapers are not permitted in the pool. Appropriate swimwear (waterproof diapers specifically designed for swimming) should be used.
12. Proper swimwear is required at all times. Denim is strictly prohibited in the pool.
13. Pool area tables, chairs and cabanas cannot be reserved for exclusive use by any person or group. Pool area furniture is used on a first come – first served basis. Please clean up your area when you leave and place lounge chair furniture back in place.
14. Running, rough play or ball throwing is not permitted in the pool area.
15. Common area BBQs may not be reserved or used exclusively by any person or group. Use should be limited to 30 minutes when others are waiting. When utilizing the BBQs, homeowners are responsible for cleaning up any mess or left over food from the grill and countertop areas.
16. Residents should be careful and use caution when using the BBQ. Fire can be dangerous and residents using the BBQ do so at their own risk.
17. Alcohol is strictly prohibited for persons under 21 years of age.
18. Smoking is prohibited in pool, clubhouse, and park and picnic areas.
19. Because of significant safety concerns, pool gates and restroom doors should be closed and locked at all times. Gates and doors should never be propped open.

20. Skateboarding, bicycling, rollerblading and the use of scooters, and similar motorized apparatus, is not permitted in the pool, clubhouse, and park and picnic areas.
21. Residents must use their key fob to enter and use the pool. No fence jumping. Individuals unable to show proof of residency will be asked to leave.
22. Residents with amenity privileges in suspension status may not use Northwood II recreational facilities.

Clubhouse Rules:

1. Clubhouse hours:

Sunday – Thursday: 7am – 10pm
Friday & Saturday: 7am – 11pm
2. The clubhouse may be rented up to four times a year. Rentals in excess of four times a year must be expressly approved by the Board. A non-owner resident (homeowner's tenant) may only rent the clubhouse with the written approval of the homeowner. The homeowner is ultimately responsible for damage caused by their tenant.
3. The Association's recreational facilities may not be used for commercial purposes.
4. The homeowner or resident who reserved the clubhouse MUST sign the rental agreement and write two (2) separate checks for the non-refundable rental fee and the refundable security deposit. Rental and deposit amounts are detailed in the Clubhouse Rental Agreement.
5. The homeowner or resident who signed the rental agreement must be present at all times during the event/function. The renting party must supply a proof of insurance endorsement with a general liability provision of at least \$500,000, which names Northwood II Community Association as an additional insured for the date of the event, and for all times the facility will be used.
6. Only the homeowner or resident may sign the rental agreement. and is solely responsible for all guests at their function. Any damages, theft, or other acts of malicious mischief perpetrated by any guest is the responsibility of the homeowner. If damage is greater than security deposit, the Board has the power to assess the homeowner who had rented the clubhouse.
7. Alcohol is only to be served to persons over 21 years of age.
8. Smoking is prohibited in the clubhouse, pool, and park & picnic areas.

9. Pets are not permitted in the clubhouse and pool area.
10. Skateboarding, rollerblading bicycling and the use of scooters, or similar motorized apparatus is not permitted in the pool, clubhouse, and park and picnic areas.
11. Rental of the clubhouse does not include exclusive use of the library, pool, barbeque, or other common recreation areas.
12. Patio furniture may not be used or brought into the clubhouse.
13. Noise from any events given in the clubhouse must be kept to a reasonable level, and to a minimum.
14. Decorations are only permitted inside the clubhouse (balloons and banners) if they do not cause damage to the property. Nails, tacks, or tape that will damage or peel off paint are not to be used in putting up the decorations.
15. Live music (bands or DJ's) is not permitted.
16. Lights, heat / air conditioning, and all other appliances need to be turned off before leaving.
17. Refrigerator and freezer must be left clean and empty.
18. Maximum occupancy is 53 people.
19. All events, **including cleanup**, must end by 10:00pm (Sunday – Thursday) and 11:00pm (Friday and Saturday). Strictly enforced.
20. All trash must be removed from the premises and not dumped in any containers located at the clubhouse, pool or park & picnic area. Failure to properly dispose of trash may result in the forfeiture of the security deposit.
21. Residents with amenity privileges in suspension status may not use Northwood II recreational facilities.

Park and Picnic Area Rules:

1. Park and Picnic hours:

Sunday – Thursday: 7am – dusk
Friday & Saturday: 7am – dusk
2. Only adults (18 years of age or older) or those under direct adult supervision are allowed to use the Community BBQ facilities. Residents should be careful and use caution when using the BBQ. Fire can be dangerous and residents using the BBQ do so at their own risk.
3. Use of the Northwood II Community Association property shall be subject to the provisions of the CC&Rs, and to any limitations imposed by any other Northwood II Community Association Documents.
4. The Park and Picnic area is for the use of Northwood II members and their guests, and all cleanup shall be completed prior to leaving the area.
5. The Park and Picnic area may not be used for commercial purposes, other than those endorsed by Northwood II Community Association.
6. Management reserves the right to close any of the facilities at any time in order to repair, clean, and maintain premises.
7. Portable barbeques, skateboarding, rollerblading, bicycling, motorized equipment (i.e. scooters), hitting golf balls & hard-baseballs, petting zoo animals and pony rides are prohibited at all times. Live music (bands and DJ's) is prohibited. Music must be listened to on headphones in recreational areas. Recorded music and stereos require prior management approval, and shall be kept to a minimum noise level.
8. Park and Picnic area reservations are available for any event and are required for parties utilizing a bounce house, and/or for parties with more than 20 guests, however, only for the purpose of precluding more than one event on any given date. Reservations do not preclude other Northwood II members from using the facility. A non-refundable rental fee and a refundable damage deposit is required for all reservations. Rental fee and deposit amount are detailed in the Park & Picnic Area Rental Agreement. Reservations may be made through PCM at 949-768-7261. Refunds of the deposit will be made within thirty (30) days of the reservation date, provided there is not damage or cleanup as a result of your event. Please refer to the Northwood II Park and Picnic Rental Agreement for specific rental Rules and Regulations.
9. Residents who have made reservations, as described above, may procure a bounce house limited to a maximum of 15'x15' in size. An outlet is provided for this purpose. Generators are not allowed. Northwood II Community Association and

the Management Company must be named additional insured by the bounce house company.

10. All common area BBQs may not be reserved or used exclusively by any person or group. Use should be limited to 30 minutes when others are waiting. When utilizing the BBQs, homeowners are responsible for cleaning up any mess or left over food from the grill and countertop areas.
11. Alcohol is strictly prohibited for persons under 21 years of age.
12. Smoking is prohibited in pool, clubhouse, and park and picnic areas.

Trash and Unsightly Items:

1. All trash containers must be screened from view, and, therefore, may not be stored on driveways, in alleys, in front of side gates, or anywhere else they are visible from the street, sidewalk or other common area.
2. Trash containers may be exposed to the view of neighboring homes only when set out on the streets for pickup. Trash may not be exposed for more than twelve (12) hours before and after pickup.
3. Trash or unsightly items may not be kept, stored or left to accumulate on any portion of the community, except within an enclosed structure, or appropriately screened from view, as permitted by the Architectural Review Committee.
4. Weeds shall be regularly removed from the exterior portion of your home.

Leasing of Units:

1. Any agreement to lease or rent a unit in the community shall provide that the terms of such lease shall be subject in all respects to the provisions of the Association Management Documents.
2. All leases shall be in writing.
3. The owner of said leased or rented unit has the duty and obligation to furnish the Board of Directors with the name, or names, of the individuals currently renting said unit, and to maintain with the Association a record of the current mailing address of said owner.
4. Each owner is responsible for the conduct of their lessee and must inform them of all Northwood II Community rules, regulations and guidelines.
5. All rentals or leases must be for a period no less than thirty (30) days.

6. Owner must provide the key fobs to their tenants for the tenants' use.

Signs:

1. Noncommercial Signs: A noncommercial poster, flag or banner may be made of paper, cardboard, etc., and may be displayed from the yard, window, door, balcony or outside wall of the owners' separate interest, but may not be made of lights, roofing, siding, paving materials, flooring, balloons, or any other similar building, landscaping or decorating component, including the painting of architectural surfaces. Noncommercial signs and posters that are more than nine (9) square feet in size, and noncommercial flags or banners that are more than fifteen (15) square feet in size are prohibited.
2. Commercial Signs Including Real Estate Signs:
 - a. Please refer to Addendum A for Real Estate sign rules including "For Sale" signs and "Open House" signs.
 - b. Owners are permitted to have one sign advising of the existence of security services protecting their home
 - c. Commercial signs, other than those used for security services, lease or sale of the home, are not permitted. This includes signs identifying contractors working on your home.
3. All signs shall comply with the City of Irvine Municipal Codes regarding signs, and any other applicable governmental ordinances.
4. Signs erected in the Common Areas not complying with the Rules will be removed by a representative of the Northwood II Community Association and stored at a central location for pickup by the real estate agent or owner within a reasonable amount of time. Signs not picked up within a reasonable amount of time will be disposed of at the owner's expense.

General Items:

1. Windows may not be covered by items such as cardboard, foil, bed sheets and newspapers.
2. For satellite dish installation and placement, please refer to and comply with the guidelines set forth in the Northwood II Community Association Notice of Satellite Dish Installation form.
3. Owners may not dump inappropriate materials in the drains. Toxic materials, paint, trash, cigarette butts or other hazardous waste items, etc., must be disposed

of appropriately. Any owner violating this policy may be assessed for the removal and/or fined.

4. The established drain pattern may not be interfered with, unless an adequate alternative provision is made for proper drainage and first approved in writing by the ARC.
5. Each owner shall maintain all drainage facilities located within such owners unit or exclusive use property. It should be free and clear of debris which would interfere with the established drainage pattern within the community.
6. All alterations, color changes, or installations to the exterior of your home or lot must be approved by the Architectural Review Committee (“ARC”) prior to the start of the proposed project and must adhere to the Architectural Procedures and Guidelines for Northwood II.
7. Garage and yard sales are only permitted during designated community events approved by the Board of Directors.
8. Portable basketball hoops, and other sports apparatus, shall not be stored over night in the street or other common areas. Stored apparatus must not be visible from the streets, sidewalks or other common areas.

Holiday Decorations:

1. Holiday decorations are permitted in your exclusive use area and on your home; however, decorations of any type are NOT permitted in the common area. The common area includes, but is not limited to, stairways, trees, bushes or other landscaped areas maintained by the Association, etc. Any decorations found in the common area will be removed at the owner’s expense.
2. Holiday lights may be placed on the wood fascia in your exclusive use area; however, you should use hooks intended for holiday lights.
3. Wreaths or other similar type of decorations may be placed on front doors and remain as long as they are attractive and in good condition.
4. All decorations are permitted up to one month prior to the holiday and must be removed within 15 days after the holiday. All holiday decorations celebrating holidays in December must be removed by January 15 of each year.

Violation Procedure and Fine Policy:

The Board of Directors has adopted the following violation procedure and fine policy:

First Infraction: Warning letter outlining violation, 21 day cure time

Second Infraction: Notice of Hearing and fine of \$100
Second Fine: \$200
Third Fine: \$300
Additional Fines: \$100 increments up to \$800 per month.

The Board reserves the right to assess for damage to the common area or threat of life and safety in excess to the above policy.

NORTHWOOD II CLUBHOUSE RENTAL AGREEMENT

The undersigned renter agrees to abide to this agreement for the use of the Northwood II Clubhouse. Fees are as follows: \$100.00 rental fee and \$200 refundable security deposit to ensure the Clubhouse is cleaned and returned to its original condition immediately following the use of the Clubhouse. If not, the renter will forfeit the refundable deposit of \$200 and incur a 30 day suspension of clubhouse usage. If there is any damage, breakage, or missing items that exceeds the refundable deposit of \$200, the renter agrees to pay the additional costs for repairs or replacement. **Make checks payable to: Northwood II Community Association.**

SIGNED: _____ DATE: _____

Date Request Received: _____

Date of rental: _____ Hours needed: _____ # of guests: _____

Renter's name (Print): _____ Address: _____

Renter's Telephone: _____ Renter's Key Fob # _____

Rules and Regulations:

- The homeowner or resident who reserves the clubhouse **MUST** sign the rental agreement and write two (2) separate checks in the amount of \$TBD (non-refundable fee) and \$200 (refundable security dep.)
- If damage is greater than \$200, the owner who had rented the clubhouse may be assessed.
- Only the homeowner or resident may sign the rental agreement
- The homeowner or resident who made the reservation is solely responsible for all guests at their function. Any damages, theft, or other acts of malicious mischief perpetrated by a guest is the responsibility of the homeowner on record.
- Alcohol is only to be served to persons over 21 years of age
- No smoking is permitted in the clubhouse and park & picnic areas.
- Clubhouse rental does not include exclusive use of the pool, barbecue, or other recreation areas.
- Patio furniture may not be used or brought into the clubhouse
- Pets are not permitted in the clubhouse.
- Skateboarding, rollerblading bicycling and the use of scooters, or similar motorized apparatus is not permitted in the clubhouse, and park and picnic areas
- Noise from any events given in the clubhouse must be kept to a reasonable level and to a minimum. Live music and disc jockeys are not permitted
- Decorations are permitted in the clubhouse (balloons and banners) if they do not cause damage to the property. Nails, tacks, or tape that will damage or peel off paint are not to be used in putting up the decorations
- Rental of the clubhouse does not include exclusive use of the library, pool, BBQ's or other common recreation areas.
- Lights, heat/AC, microwave, and all other appliances need to be turned off before leaving
- Refrigerator and freezer must be left clean and empty
- Maximum occupancy is 53 people
- All events, **including cleanup**, must end by 10:00pm (Sunday – Thursday) and 11:00pm (Friday and Saturday). Strictly enforced.
- All trash must be removed from the premises and not dumped in any containers located in the clubhouse or pool area

Please mail application and check payments to: Northwood II Community Association
c/o PCM
23726 Birtcher Drive
Lake Forest, CA 92630

NORTHWOOD II PARK AND PICNIC AREA RENTAL AGREEMENT

The undersigned renter agrees to abide by this agreement for the use of the Northwood II Park and Picnic Area. Fees are as follows: \$50.00 rental fee, \$200 refundable security deposit to ensure the Park, Picnic, and Barbecue area is cleaned and returned to its original condition immediately following the use of the Park and Picnic facilities. If not, the renter will forfeit the refundable deposit of \$200 and incur a 30 day suspension of recreational facility usage. If there is any damage, breakage, or missing items that exceeds the refundable deposit of \$200, the renter agrees to pay any additional costs for repair or replacement.

Make checks payable to: Northwood II Community Association.

SIGNED: _____ DATE: _____

Date request received: _____

Date of rental: _____ Hours needed: _____ # of guests _____

Renter's name (print): _____ Address: _____

Renter's telephone # _____

Rules and Regulations:

- The homeowner or resident who reserves the park and picnic facility **MUST** sign the rental agreement and write two (2) separate checks in the amount of \$TBD (non refundable rental fee) and \$200.00 (refundable security deposit)
- If damage is greater than \$200.00, the Board has the power to assess the owner who had rented the park and picnic facility
- Only the homeowner or resident may sign the rental agreement
- The homeowner or resident who made the reservation is solely responsible for all their guests at the function. Any damages, theft, or other acts of malicious mischief perpetrated by a guest is the responsibility of the homeowner on record.
- Rental of the picnic and park area does not include exclusive use of the pool, barbeque, or other recreation areas
- Skateboarding, rollerblading bicycling and the use of scooters, or similar motorized apparatus is not permitted in the park and picnic areas
- No Association furniture may be used on the grass area. Party rental furniture may be used for your function, provided such rental is approved by management prior to your function
- Noise from any events given in the park area must be kept to a minimum
- Decorations are permitted in the picnic area (balloons and banners) if they do not cause damage to the property. Nails, tacks, pins or tape that will peel off or damage paint are not to be used in putting up the decorations
- Live music (bands and DJ's, microphones) is not permitted. Music in general will require prior management approval, and must be kept to a minimal noise level
- Alcohol is strictly prohibited for persons under 21 years of age.
- Maximum occupancy is 75 people
- All events, **including cleanup**, must end by dusk
- All trash must be removed from the premises and not dumped in any containers located in the clubhouse or pool area

Please mail application and check payments to: Northwood II Community Association

c/o PCM
23726 Birtcher Drive
Lake Forest, CA 92630

NORTHWOOD II COMMUNITY ASSOCIATION

SIGN RULES ADDENDUM A

Sub-Index

For Sale Signs

Open House Signs

1. No sign or billboard of any kind shall be displayed to the public view on any portion of the Maintenance Property.
2. In accordance with Section 712 of the California Civil Code, an Owner may display on his/her Lot or Condominium or on real property owned by others with their consent, or both, signs which are reasonably located, in plain view of the public, are of reasonable dimensions and design, do not adversely affect public safety, including traffic safety, and which advertise the property for sale, lease or exchange, or advertise directions to the property or the Owner's or agent's telephone number.
3. All signs shall comply with the City of Irvine Municipal Codes regarding signs and any other applicable governmental ordinances.
4. Signs erected in Common Areas not complying with the Rules will be removed by a representative of the Northwood II Community Association and stored at a central location for pick up by the real estate agent or owner within a reasonable amount of time. Signs not picked up within a reasonable amount of time will be disposed of at the owner's expense.
5. All Owners shall comply with the following Maintenance Association's "For Sale" and "Open House" Sign Regulations as well as the requirements of Article VII, Section 8 of the Declaration.

NORTHWOOD II COMMUNITY ASSOCIATION

“FOR SALE” SIGN REGULATION

Article VII, Section 8 of the Declaration and the City of Irvine regulates all signs in Northwood II Community Association. Consistent with these regulations, the Board of Directors has approved the following standards for “For Sale” signs. Homeowners listing their homes with a real estate agent are responsible for ensuring that the agent complies with these standards. Signs deviating from these standards may be moved without notice from the Common Area. These regulations shall also apply to “For Lease” signs.

1. Residents (or their agents) wishing to advertise "For Sale" for purposes of selling their property must use a standard sign with restrictions on type, design, location, and quantity.
2. Signs are to conform to the following specifications:
 - (a) The total sign area shall be contained within a 18" x 24" area.
 - (b) The top of the sign shall not exceed 3' above ground level.
 - (c) Pole Color: Black
3. The sign must be professionally prepared on weather-resistant material.
4. Only one sign is permitted per dwelling unit. Brochure boxes, attached riders, sold signs, flags, banners, balloons and promotional paraphernalia are prohibited. Additionally, only the brokerage firm name or “For Sale by Owner” with a phone number may be included on the sign. The approved sign format and colors are on file and can be purchased at R.E.S.S. (Real Estate Signs and Supplies), 23252 Del Lago, Laguna Hills, CA 92653, (949) 855-1355, or such vendor(s) that may be designated in the future.
5. The sign may be placed no further away from the dwelling unit than half the distance between the dwelling and the sidewalk. For attached units, the sign must be placed in a landscape area other than the lawn if possible. 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 arrangements are prohibited.
6. Signs are not permitted on Northwood II Community Association property except that a maximum of one "Open House" directional sign per change of direction may be placed at street intersections. However, in no case may there be more than one "Open House" directional sign per corner.
7. Property owners who fail to comply with this policy will be subject to enforcement in accordance with the Violation Enforcement Policy.

NORTHWOOD II COMMUNITY ASSOCIATION

"OPEN HOUSE" SIGNAGE ON COMMON AREAS

Article VII, Section 8 of the Master Declaration and the City of Irvine regulate all signs in Northwood II Community Association. Consistent with these regulations, the Board of Directors has approved the following standards for "Open House" signs. Homeowners listing their homes with a real estate agent are responsible for ensuring that the agent complies with these standards. Signs deviating from these standards may be moved without notice from the Common Area.

1. Residents (or their agents) wishing to advertise "Open House" for purposes of selling their property must use a standard sign with restrictions on type, location, and quantity.
2. Signs are to conform to the following specifications:
 - (a) The total sign area shall be contained within a 12" x 18" area.
 - (b) The top of the sign shall not exceed 3' above ground level.
 - (c) Pole Color: Black
3. The Owner of the sign shall identify the sign as his/hers with their initials in an area no larger than 2" x 3".
4. A maximum of one sign (in total) per change of direction may be placed at street intersections. At a four-way intersection there are four corners where only four signs may be placed.
5. Signs may not remain on Common Areas overnight.
6. Brochure boxes, attached riders, flags, banners, balloons and promotional paraphernalia are prohibited. Additionally, only "Open House" and a directional arrow may be included on the sign. The approved sign format and colors are on file and can be purchased at R.E.S.S. (Real Estate Signs and Supplies), 23252 Del Lago, Laguna Hills, CA 92653, (949) 855-1355, or such vendor(s) that may be designated in the future.
7. "Open House" signage may be posted on Wednesdays, Saturdays, Sundays and Federal holidays only and at a frequency of two weekends per month maximum.
8. The Owner of the property for sale is solely responsible for adherence to these and all other Northwood II Community Association Rules and policies.
11. Property owners who fail to comply with this policy will be subject to enforcement in accordance with the Violation Enforcement Policy.

**NORTHWOOD II COMMUNITY ASSOCIATION
NOTICE OF SATELLITE DISH INSTALLATION**

Name: _____ Date: _____

Address: _____ Lot #: _____

Home Phone: _____ Business Phone: _____

Satellite Dish Installation Policy:

1. All satellite dish devices must not be larger than 36" in diameter.
2. All devices should be discreet in location and must be as far out of view as possible.
3. All cables and wires for the device must be properly secured to building and may not hang. All cables and wires should be strategically placed out of view and may be required to be painted to match the color of the surface it is attached to, if they are deemed inappropriate.
4. The ARC reserves the right to require additional modifications in order to ensure the device is in complete compliance.

Satellite Dish Agreement:

(Insert Your Name), have read the above satellite policy and for the Northwood II Community Association and agree to install the device per the requirements. The device will be installed on _____

(Insert Install Date). I understand that if the satellite dish device CAN NOT be installed per the above policy, I must submit an application for architectural approval PRIOR to installation detailing the proposed installation.

I understand that after installation, if the device is not in FULL and COMPLETE compliance, I am 100% monetarily responsible for making all necessary changes to the installation in order to bring the device into compliance. I am also aware that any damage resulting from the installation is my responsibility to repair.

I understand if I sell my home, I am responsible for the removal of the satellite dish device and must repair any and all damage to the area where the dish was installed, including all areas of wiring, etc.

Signature

Date

Fax or Mail to:

Professional Community Management
23726 Birtcher Dr.
Lake Forest, CA. 92630
Phone (949) 768-7261 Fax (949) 859-3729

Association Use Only

IN COMPLIANCE NOT IN COMPLIANCE

Corrections Required:

Signature: _____ Date: _____

NORTHWOOD II
Safety and Parking Improvement Program (SPIP)

1. Enforcement of the two vehicles in the garage rule per CC&Rs (7.4.3 and 7.4.4).
2. All overnight street parking will require a permit (small generic window decal).
3. Overnight street parking enforcement to be conducted in the early morning hours. Daytime street parking is not affected by this program.
4. Enforcement of parking rules conducted by our security company through the use of citations and towing.
5. New residents granted 30-day safe listing to register & receive decals.
6. Program funded entirely through annual fees charged to permit holders. There is no cost to residents not requiring a permit. Fee schedule:

Permit	Annual Fee	Cost per month*
1st	\$100	\$8
2nd	\$150	\$13
3rd	\$300	\$25
4th	\$500	\$42

* cost per month provided for information purpose only

each additional permit increases by \$250 per permit

7. Registration information required for all vehicles when requesting new or renewal permits. Company vehicles registered to an off-property address will require verification on company letterhead.
8. Vehicles without permits may be “safe listed” for up to 10 days per moving 90 day window. Safe listing is for guest or homeowner vehicles needing temporary overnight street parking and may be done via internet or telephone.
9. Vehicles without permits or safe listing are subject to citation and tow. Warning citation issued on 1st and 2nd violations and vehicle towed on 3rd violation during a moving 90-day window.
10. Garage inspections maybe required. Inspection fee charged to homeowner at \$25 per inspection.
 - a. Variances for permits including but not limited to oversized vehicles & handicap parking will require a garage inspection at issuance and subsequent renewals.
1. All other existing parking and Community vehicle safety rules such as wrong way parking, blocking sidewalks, blocking fire hydrants, parking in fire lanes, blocking sidewalk access ramps and storing vehicles on the street (72 hour rule), are still in effect and will be enforced through warning citations, fines & towing.
2. Up to two motorcycles (displacement of 1000 cc or greater) are considered one vehicle for permit purposes.