

**RE: 4127 Florida Homeowners Association
Association Rules and regulations**

Owners,

19 May 2010

There are several items that need to be addressed and uniformly enforced to provide a more peaceful living situation. The Board will review the following items and develop a set of Rules and Regulations which more clearly define the governing documents. Anyone interested in joining the rules committee, please let me know.

In the interim, the Board and Management will begin to enforce the rules outlines in the Declaration until the new set of rules have been passed. Please read through the following and ensure that you are in compliance.

Common Areas

Definition: "Common Area" shall mean and refer to the entire common interest development (the Project) except the separate interest (Units) therein.

Per the Declaration of Covenants, Conditions and Restrictions for the 4127 Florida Homeowners Association, 5.02 Common Area Use, "The Common Area may be used for pedestrian movement within the project, for vehicular passage to and from any parking spaces, and for storage, trash disposal, and recreational purposes in the appropriate and designated areas, if any. All Owners and tenant shall have reasonable rights to ingress and egress from their respective Condominiums and any and all Exclusive Use Common Areas appurtenant thereto. Vehicles may only be parked in parking spaces, not in driveways (without the prior approval of the Board).

Effective immediately, there is to be no storage of any kind on Common Area without the written permission from a majority of the Board, with the exception of one outside mat. This includes bicycles, tables, chairs, plants, water bottles, etc. An architectural form is included with this letter and can be accessed by visiting the website at <http://cabrilloassociationmanagement.com/4127FloridaStreet.aspx>. Any items found to be stored on Common Area without the written permission of the Board will be removed at the Owners expense.

Pets

Per the Declaration of Covenants, Conditions and Restrictions for the 4127 Florida Homeowners Association, 5.06 Animals: No more than two (2) usual and ordinary household pets (each of which does not exceed whatever weight limit is established by the Board), such as dogs, cats, and caged birds, and fish in ordinary and reasonably sized household aquariums, may be kept by an Owner in his Unit, provided that such pets are not kept, bred, or maintained for any commercial purposes, and they are kept under reasonable control at all times. Notwithstanding the foregoing, no pets may be kept on the project which result in an annoyance or are obnoxious to other Unit Owners. No pets shall be allowed in the Common Area except as may be permitted by rules of the Board. Owners shall clean up after their pets.

All pet Owners are responsible for ensuring that these rules are followed and that their pet does not become a nuisance to other Owner and residents. If you witness a pet violation, such as an Owner not picking up after their pet, please document in writing and e-mail Management. If you feel that a pet is being neglected or that the barking is becoming an annoyance, please contact Animal Control at 619-236-5500.

Noise

Per the Declaration of Covenants, Conditions and Restrictions for the 4127 Florida Homeowners Association, 5.03 Nuisances: No noxious, illegal or offensive activities shall be carried on in any condominium, or in any part of the Project, nor shall anything be done thereon which may be or becomes an annoyance or a nuisance to, or which may in any way interfere with, the quiet enjoyment of each of the Owners of his respective Unit, or which shall in any way increase the rate of insurance for the Project, or cause any insurance policy to be cancelled or cause a refusal to renew the same, or which will impair the structural integrity of any building.

The 4127 Florida HOA is comprised of 10 units in very close proximity to one another and care must be taken to keep noise at a reasonable level at all times, and within your unit between the hours of 10PM-8AM. Remember that you are responsible for your guests and tenants. If any Owner or resident has become a nuisance, please contact Management via e-mail and report the problem. If the situation becomes unbearable and you feel it necessary, please contact the Police Department non-emergency line at 619-531-2000.

Garbage and Recycling

Per the Declaration of Covenants, Conditions and Restrictions for the 4127 Florida Homeowners Association, 5.07 Garbage and refuse Disposal: All rubbish, trash and garbage shall be regularly removed from each unit and from the Common Area and shall not be allowed to accumulate thereon. Trash, garbage, and other waste shall be kept in sanitary containers, which shall be kept in a clean and sanitary condition, and which shall be concealed from the view of other units.

Please ensure that your trash is disposed of in the trash container and recyclables in the recycling container. Any Owner or Resident found to be improperly disposing of their waste and/or mixing the recycling with the trash will be responsible for any costs associated with cleaning up and or additional waste charges imposed by the waste removal company.

Security

The building has been secured with locked gates at both ends of the property for your safety. Please do not prop the gates open.

Damages to Common Area

Per the Declaration of Covenants, Conditions and Restrictions for the 4127 Florida Homeowners Association, 5.13 Liability of Owners for Damage to Common Area: The Owner of each Unit shall be liable to the Association for all damages to the Common Area or improvements thereon caused by such Owner or any occupant of his Unit or guest, as such liability may be determined pursuant to the laws of the State of California. Liability of an Owner shall be established only after notice to the Owner and hearing before the Board.

Any damages to Common Area will result in a violation being sent to the offending Owner of the unit requesting their presence at a hearing before the Board. Any expenses incurred due to the damages will be the responsibility of the Owner.