

COUNTRY MEADOWS II LANDSCAPE MAINTENANCE ASSOCIATION RULES & REGULATIONS

The attached Rules & Regulations have been developed with consideration given to providing each resident with the greatest enjoyment of the facilities without infringing on other residents and their right to quiet enjoyment of their homes and community.

Article V, Section 5.5 of the Association's CC&R's for Country Meadows II Landscape Maintenance Association states, the Board of Directors has the power, to adopt, amend, repeal and create exceptions to the Rules and Regulations as it deems reasonable.

These Rules and Regulations have been prepared in accordance with the Association's governing documents and in the best interest of the Association and the individual owners. This document is to be used in addition to the Bylaws, Covenants, Conditions and Restrictions, Articles of Incorporation, and county/city, state, and federal laws, for the purpose of ensuring and enforcing compliance of all the above.

Disclaimer: Included in this document as a courtesy to homeowners, are summaries of City, County and State Vehicular Codes and Ordinances that generate the most questions and complaints in our neighborhood. They can be found at the end of each subject. Summaries included here are by no means a complete listing of all existing codes and ordinances that apply. For more clarification, please contact the City of Menifee Code Enforcement Office, County of Riverside Code Enforcement Office or local Fire, Sheriff or CHP Office.

ENFORCEMENT

1. Infraction of the Rules and Regulations will be identified in writing allowing fourteen (14) days to rectify the violation. If the infraction is of a dangerous nature, it shall be reported to the City of Menifee and/or County of Riverside immediately.
2. Should the violation not be corrected within the given fourteen (14) days, a second letter will be sent requesting the Owner to appear for a hearing before the Board of Directors.
3. At said meeting, the Board of Directors may impose an initial fine of \$75.00. In the case of violation of the vehicle parking section (page 4) the Board of Directors may impose a fine of \$125.00.
4. Should the violation not be corrected a continuing fine of \$150.00 will be imposed every fourteen (14) days until compliance is met. In the case of a violation of the parking vehicles section (page 4), the Board of Directors may impose a fine of \$200.00, with continuing fines every fourteen days until compliance is met.
5. In the event that an infraction of the Rules and Regulations has been identified in writing and corrected by the homeowner, the same or similar violation within one year from the date of the original writing shall result in a second letter sent requesting the owner to appear for a hearing before the Board of Directors with the above-referenced fine schedule still in place.

6. The Owner shall have the responsibility to provide and inform their tenants and guests with the Rules & Regulations of the Association. Owners will be held financially responsible for their tenants' and guests actions.
7. Violation Reporting Procedure – In the event that a homeowner is in violation of the Governing documents, in order to file a complaint the following steps need to be taken:
 - A written complaint, which may include photo, of the violation must be submitted to the management company.
 - The written complaint must identify the homeowner in violation by address only, and state the violation.
 - The written complaint must include the name and address of homeowner reporting the violation.

LANDSCAPING

1. Each Owner shall maintain the landscaping on his or her lot in an attractive and well kept condition at all times. Landscaping shall be free of all weeds, trash and other debris. (Weeds are defined as non-cultivated, nuisance plants that invade rapidly by themselves into yards and landscaped areas, where they were not intentionally planted as part of the landscape design of the lot.)
2. Each Owner shall be responsible for landscaping the front, rear and side yard with trees, shrubs, grass or ground cover in conformity and harmony with the external design of the residence.
3. Each Owner shall landscape and maintain in a neat and attractive manner, free of weeds, any sloped and/or side yard (s) located within the owner's property lines. No structures or activities will be placed or permitted within these slopes, which will damage or interfere with established slope ratios or established drainage or cause erosion problems.
4. Littering of the common area is prohibited.
5. Homeowners will be responsible for any damage or alterations they or their guests cause to the open space easements or facilities maintained by the Landscape Maintenance Association.
6. The Board of Directors or Management reserves the right to restrict access to the Common area landscape for maintenance and repair or other purposes.

RESIDENTIAL RESTRICTIONS

1. No trash, garbage or other waste material shall be kept or permitted on any residential lot except in waste containers located in appropriate areas and concealed from view. Such containers shall not be exposed in view of neighboring residences or street except when set out for pick-up day (not to exceed a 24-hour period before and after scheduled trash collection). Residents who plan to be away should make arrangements with their neighbors to take out and pick up their containers promptly, but nonetheless will be held accountable for the violation.
2. No clothing, household fabrics, or other unsightly articles shall be hung, dried, or aired on any exterior portion of the residence so as to be visible from other residences or the street.
3. No professional, commercial, or industrial operations of any kind shall be conducted within a residence except professional and administrative occupations, so long as: a) there is no visible evidence of the occupation, b) the occupations are in conformance with all applicable governmental ordinances and, c) the use is incidental to the use of the residence as a dwelling.
4. The exteriors of all residences (including fences) shall be maintained in a clean, attractive and well-kept condition. In the event that the exterior of any residence needs to be painted, stained, or sealed, an architectural application will need to be submitted for formal approval. An application does not need to be submitted as long as the color stays the same, only if changing the color.
5. All holiday/exterior lighting and decorations that are attached to the home or landscaping must be removed within fifteen (15) days after holiday date.
6. No household appliances or furniture may be stored on the premises that can be viewed by other residences or from the street.
7. Basketball hoops that are portable and not attached to real property are allowed. Portable basketball hoops should be used in a manner that does not interfere with the quiet enjoyment of the neighboring properties and their occupants.
8. No outdoor fires are permitted, except in barbeque grills and fire pits designed and used in such a manner that they do not create a fire hazard.

Pertinent State or County Ordinances and/or Codes:

9. Portable basketball hoops must be moved close to the side of the home when not in use and must be kept within the homeowner's legal lot. Placing a portable basketball hoop in a location that would block the public right-of-way or public sidewalks and/or roads is prohibited according to the City of Menifee (19.503 (a) (6) (7)) and County of Riverside Ordinance.

PARKING VEHICLES

1. Residents must park vehicles within the garages or on the driveway or temporarily parallel park along the curb on the street. (see No. 5 and No. 6 Pertinent State and County Ordinances and/or Codes, below.) No parking across front lawn or side yard. Vehicles parked on driveways shall not extend onto any sidewalk or street in the Association.
2. Commercial vehicles, (i.e. dump trucks, cement mixers, oil or gas trucks, delivery trucks, etc.) recreational vehicles, (i.e. camper units, motor homes, buses, trailers, trailer coaches, camp trailers, boats, aircraft, mobile homes, etc.) inoperable vehicles or other vehicular equipment as identified by appropriate city, county or state code, shall not be parked or stored within any private lot or street. Recreational vehicles may not be parked on any Association street for more than 4 days in any calendar month.
3. No vehicles may be dismantled, rebuilt, repaired, serviced, or repainted on driveway, carport, or front and side yard areas except for minor repairs. Repairs requiring more than 24 hours to complete will need to be done inside the garage.
4. No garage, shack, shed, tent, trailer, camper, motor home, boat, or recreational vehicle shall be used as a temporary or permanent dwelling, or residence.

Pertinent State of County Ordinances and/or Codes:

5. RCO, Section 10.20.020 and City, Section 12.20.030 states that no person shall park or leave standing any vehicle on any county or city highway for a period in excess of three (3) days. Any vehicle parked or left standing in violation of this ordinance shall be subject to removal and all other associated fines and all other fees associated with the removal and storage of said property.
6. Only parallel parking is allowed on public streets and may not block driveways. (CVC 22500 and 22502). This includes parking on cul-de-sacs. Persons parking vehicles perpendicular to the curb are blocking emergency and service vehicle access and/or their ability to efficiently and safely turn around. Anyone parking perpendicular to the curb may be cited by local law enforcement, including the Fire Marshal.

ANIMALS/PETS

1. Owners will be held responsible for any damage to the development caused by their pet, or their tenant's pet.
2. Pet defecation is strictly prohibited in all areas, except within the pet owner's lot. The person walking a pet is responsible for cleaning up after the pet anywhere it defecates within the Country Meadows II Development.
3. The Association is not responsible for wildlife, rodent, and/or insect control eradication.

Pertinent State or County Ordinances and/or Codes:

4. Dogs must be kept on a leash at all times. (RCO Title 6)
5. Residents may keep up to four (4) dogs or four (4) cats, or any combination thereof, up to 4 total as household pets. (RCO 630 and Title 6).

EXTERIOR LIGHTING

1. Exterior lighting is to be directed onto the owner's property and shall be adjusted or screened to prevent light from falling on to adjacent properties.
2. Open or uncovered floodlights or other uncovered lights are not permitted. Exterior lights must be housed in fixtures.

SIGNS

1. No sign, poster, billboard or advertising device shall be displayed on any residence except for advertising the sale or lease of a residence. The "For Sale" or "For Rent" sign must be of customary and reasonable dimensions, not to exceed 18" X 24". Signs are limited to one (1) per residence, with the exception of one (1) Home Security Monitoring sign of customary and reasonable dimensions, not to exceed 12" X 12".
2. All garage or yard sale signs must be removed within 24 hours from when the sign was posted.
3. No advertising signage shall be posted on community mailboxes.

MISCELLANEOUS

1. No motorized vehicles or horses shall be ridden or operated within the common area, which includes walkways and landscaping.
2. No unit shall be used in such a manner as to destroy or interfere with the enjoyment of the occupants, or annoy them by unreasonable noise or other nuisance.
3. Owners are subject to Water District rules and regulations.

Pertinent State or County Ordinances and/or Codes:

4. All fireworks are prohibited (RCO Chapter 9.22).