

DIABLO SOUTH HOMEOWNERS ASSOCIATION

GENERAL RULES

Est. September 1987

Rev. March 1995

As defined in the By-Laws and the CC&R's, the Board of Directors may establish rules for the management of the project. These rules are intended to protect the investment of each homeowner, reduce homeowner liability to a minimum and to promote a mutually satisfying environment for all residents of the complex.

The following rules are effective and binding on all homeowners, tenants, and their guests. These rules are written to clarify existing rules presented in the By-Laws and CC&R's and to present new rules not covered in these documents as the Board deems necessary. These rules are in immediate effect and supersede all previously dated GENERAL RULES of Diablo South.

I. PET CONTROL

- A. Dogs are not to be left unattended on the Common Areas of the complex and must be under leash control at all times, for health and liability reasons.
- B. Without exception, the owner of a pet is responsible for the immediate cleanup of any animal waste created by their pets. There is NO part of the Common Area grounds which can accept animal waste for reasons of health and landscape protection.
- C. Pet owners are responsible for making every attempt to minimize any noise that their pet makes which disturbs other residents.

II. COMMON AREA DRIVEWAYS AND PARKING

- A. The speed limit on the complex driveways is five (5) miles per hour.
- B. No parking of any vehicle is allowed on any part of the Common Area driveways other than in designated (striped) parking spaces. Violators may be towed without further warning.
- C. All vehicles parked in garages must be positioned so that the garage door fully closes without touching the vehicle.
- D. No automotive (includes trucks, trailers, boats, etc.) maintenance can be performed on the Common Area.

- E. Only motor vehicles as defined by the Vehicle Code can be parked in the Common Area parking stalls. No boats, commercial vehicles, campers, trailers, non-operational vehicles, trucks exceeding 3/4 ton or other recreational vehicles may be parked or stored on the Common Area.
- F. Each owner/tenant retains the exclusive use of one (1) parking space, which has been marked as "RESERVED" and marked with a number corresponding to the unit number, on the Common Area driveways.
- G. Parked vehicles must be positioned so that they do not straddle parking stripes, nor are they to extend beyond the end of the stripes or into the landscaping/planter beds.
- H. Eight (8) parking spaces reserved for visitors only are located in the rear of the complex between reserved spaces 20 and 21. The following are rules relative to the use of these spaces which will be strictly enforced:
 1. No vehicle(s) owned or operated by resident owners or tenants will be allowed to use these "Visitor" parking spaces at any time, for any reason.
 2. Visitors of Diablo South residents will be allowed to use these parking spaces for periods not to exceed two days (overnights) per week (seven day period).
 3. No resident may have their guest(s) utilize more than two (2) of these parking spaces at any given time.
 4. Non-resident employees of the Association are allowed access during working hours.
 5. Violators of these rules are subject to fines and/or vehicle tow.
- I. Washing of vehicles, boats, bicycles, trucks, campers, trailers, etc., is no longer allowed on the Common Area driveways.

III. REFUSE DISPOSAL

- A. All refuse is to be placed inside of the trash dumpsters provided. Under no circumstances is any refuse to be placed outside of or on top of a trash container.
- B. All large boxes are to be broken down before being placed in the trash container.
- C. Trash enclosure doors are to remain closed.
- D. Unit owners and tenants are not to litter the grounds. Unit owners responsible for additional clean-up charges to the Association will be billed, as appropriate. (See Section 10)

IV. PATIOS, DECKS, ENTRANCES AND GARAGES

- A. Nothing other than a well maintained patio furniture, barbecue equipment, and live plants can be placed on exterior patios and decks without written permission from the Board.

- G. Rough play, running, dunking and unsafe conduct is prohibited at all times. NO diving is allowed in the pool for safety reasons. NO climbing on or over the pool fences is allowed.
- H. Owners/tenants/guests must insure that pool gates lock properly behind them when they enter or leave the pool area. The gates are not to be propped open.
- I. Radios and tape players will be played at a volume that does not disturb other residents.
- J. A maximum of four (4) persons, including guests, from any one unit can use the pool facility at any given time.

VII. NOISE

- A. All residents of Diablo South must be made aware that even loud talking around the exterior Common Area driveways, walkways and the pool area is easily heard inside the complex units. Please keep all unnecessary noise to a minimum after 10:00 pm....maybe even earlier on weekdays.

VIII. MISCELLANEOUS

- A. Garage sales are not allowed. Any other special event involving the use of the Common Area must receive prior written approval of the Board.
- B. All curtains, draperies, interior sun shades, blinds, etc. must present an aesthetically pleasing appearance from the exterior and be properly maintained by the tenant/owner. Cardboard, newspapers, aluminum foil, blankets and sheets are examples of inappropriate substitutes.
- C. Unit owners/tenants are responsible for keeping screens, which are properly maintained, on all windows.
- D. Bicycle riding, skateboarding, etc., are not permitted on the complex sidewalks or landscaping. Balls or other objects are not to be bounced against walls, garage doors or roofs of the complex. Ball playing is discouraged in the parking areas due to numerous complaints from homeowners concerned about their cars.
- E. Personal property, toys, skateboards, bicycles, clothing, etc., left unattended on the common area of the complex will be confiscated.
- F. Only small quantities of paper should be burned in fireplaces at any one time for safety reasons.
- G. Owners/tenants will not be allowed to display any sign from or on any window, building structure or location of the Common Area. The only exception to this rule is that unit owners are allowed to post one (1) For Sale or For Rent sign at each side of the unit. i.e. one in the front and one in the back or side. Each sign is to be not more than five (5) square feet.
- H. The unit owner is responsible for providing the tenant with a copy of these General Rules. Owners/tenants are responsible for the behavior of their guests.

- B. Nothing other than live plants and a welcoming mat may be placed in exterior entrances without written permission from the Board.
- C. The interiors of all patios, decks, entrances and garages will be kept clean and free of debris.
- D. Nothing is to be placed on/attached to the top of fences or deck railings.
- E. Owners/tenants are responsible for trimming ivy or other plants inside the entrances, decks and patios. Vines must be trimmed away from the building as failure to do so would result in damage to the structure.
- F. Garage doors will be kept closed when not attended by the owner/tenant.

V. EXTERIOR COMMON AREA STRUCTURES

- A. All owners/tenants are reminded that all exterior portions of the buildings and grounds are Common Areas of the Association and are not the property of the homeowner.
- B. Screen doors of neutral/standard colors are allowed to be installed providing that they are properly maintained. Maintenance is the tenant/owner responsibility.
- C. Nothing may be altered, attached to or hung from any part of an exterior Common Area building or structure without the prior written approval of the Board.
- D. For safety/liability reasons, nothing (plants for example) shall be placed on the steps leading to the upstairs (Floor Plan A) units.
- E. The Board of Directors has approved that one (1) metal "No Soliciting" sign may be posted in the entranceway of each unit, at the discretion of the homeowner. The sign must be 1) no larger than the standard 2x8 inches, 2) must be black/bronze and must be placed no more than 4 inches above or below the doorbell. These signs must be maintained by the homeowner. Signs posted that do not meet these criteria may be removed by the Association at the homeowner's expense. See Section X-A.

VI. SWIMMING POOL

- A. No person under the age of 14 years is allowed in the pool area unless attended by an adult over the age of 18.
- B. Persons wearing cutoffs or street wear are prohibited from entering the water.
- C. No glass is allowed in the pool area.
- D. No animals are allowed in the pool area.
- E. The pool is closed between the hours of 10:00 pm and 10:00 am.
- F. No janitor or lifeguard service is provided. All trash must, therefore be disposed of properly.

- I. The Common Area is not to be defaced, destroyed or otherwise vandalized. Some recent examples include: carving the siding, spray painting signs, chalk on driveways and siding, egg throwing, mud slinging, destroying pool furniture, playing with pool safety equipment. There is a cost to each homeowner as repairs/replacements and/or cleanup is required following each of these incidents.

IX. FINES

- A. Unit owners/tenants found in violation of these rules or other portions of the By-Laws or CC&R's are subject to a monetary fine not to exceed \$50 per violation and additional fines for continuing violations. Unit owners are responsible for the payment of fines incurred by the unit tenant(s) or guest(s).

X. CHARGES

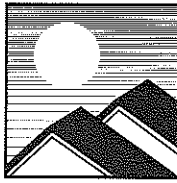
- A. Any infraction of the above rules, any property damage or any clean up, which results in a cost to the Association will be charged to the owner of the responsible.

DIABLO SOUTH HOMEOWNERS ASSOCIATION

Pool Rules & Regulations

- A. No person under the age of 14 years is allowed in the pool area unless attended by an adult over the age of 18.
- B. Persons wearing cutoffs or street wear are prohibited from entering the water.
- C. No glass is allowed in the pool area.
- D. No animals are allowed in the pool area.
- E. The pool is closed between the hours of 10:00 pm and 10:00 am.
- F. No janitor or lifeguard service is provided. All trash must, therefore be disposed of properly.
- G. Rough play, running, dunking and unsafe conduct is prohibited at all times. NO diving is allowed in the pool for safety reasons. NO climbing on or over the pool fences is allowed.
- H. Owners/tenants/guests must insure that pool gates lock properly behind them when they enter or leave the pool area. The gates are not to be propped open.
- I. Radios and tape players will be played at a volume that does not disturb other residents.
- J. A maximum of four (4) persons, including guests, from any one unit can use the pool facility at any given time.

K. NO LIFE Guard on duty. members and guests swim at their own Risk.



MAY 25, 1999

HOMEOWNERS BUSINESS MANAGEMENT INC.
HOMEOWNER ASSOCIATION MANAGEMENT

TO: ALL RESIDENTS OF DIABLO SOUTH HOMEOWNERS ASSOCIATION
FROM: DIABLO SOUTH HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
RE: **DIABLO SOUTH HOMEOWNERS ASSOCIATION / SWIMMING POOL USE**

ENCLOSED FOR YOUR REVIEW AND INFORMATION ARE THE **POOL RULES & REGULATIONS** FOR USE OF THE SWIMMING POOL AT DIABLO SOUTH HOMEOWNERS ASSOCIATION. PLEASE READ AND FOLLOW THESE RULES AND ALSO PLEASE NOTE THE FOLLOWING:

- PLEASE OBSERVE ALL POSTED POOL RULES.
- NO RUNNING ALLOWED ON THE POOL PATIO AND DECK AREA.
- NO SKATEBOARDING IS ALLOWED ANYWHERE IN THE POOL AREA OR THE DIABLO SOUTH HOMEOWNERS ASSOCIATION COMPLEX PROPERTY.
- NO WATER GUNS ARE ALLOWED IN THE POOL AREA.
- AT ALL TIMES, ALL CHILDREN UNDER THE AGE OF 14 MUST BE SUPERVISED BY A PARENT, RESPONSIBLE ADULT, OR PARENT APPOINTED GUARDIAN (E.G. BABYSITTER ~~14~~ YEARS OR OLDER). NO EXCEPTIONS TO THIS RULE WILL BE ALLOWED.
- PLEASE OBSERVE THE RULES OF COMMON COURTESY AND COMMON SENSE SO EVERYONE CAN ENJOY THEIR POOL EXPERIENCE.
- ADULTS CARING FOR CHILDREN OF ALL AGES MUST EXPLAIN THE POOL RULES TO THE CHILDREN IN THEIR CHARGE AND TO EXPECT THEIR COOPERATION. ADULTS SUPERVISING CHILDREN MUST KEEP ALERT AND AWARE OF POTENTIAL PROBLEMS.
- RECOMMENDATIONS TO ADULTS SUPERVISING CHILDREN OTHER THAN THEIR OWN: ASK THE CHILDREN TO SHOW YOU THAT THEY CAN SWIM BY DOING ONE LAP ACROSS AND BACK THE WIDTH OR LENGTH OF THE POOL. IF THEY CANNOT, RESTRICT THEM TO THE SHALLOW END OF THE POOL FOR THEIR SAFETY AND YOUR PEACE OF MIND.
- POOL PRIVILEGES WILL BE REVOKED FOR THE PERSISTENT RULE BREAKERS.
- PLEASE REPORT PERSISTENT RULE BREAKING TO THE DIABLO SOUTH HOMEOWNERS ASSOCIATION MANAGEMENT AT 925/687-1855 BY PHONE AND BY LETTER AS WELL. BE PREPARED TO GIVE THE NAMES OF THE RULE BREAKERS AND THE NUMBER OF THE CONDO OR TOWNHOUSE WHERE THEY LIVE IN AS WARNING LETTERS WILL GO OUT IMMEDIATELY TO THE OFFENDING PARTIES. HBM AND YOUR BOARD OF DIRECTORS WILL TAKE IT FROM THERE.
- IF EVERYONE COOPERATES AND USES THEIR COMMON SENSE THE POOL WILL BE A PLEASANT EXPERIENCE FOR EVERYONE.



**DIABLO SOUTH HOMEOWNERS ASSOCIATION
ARCHITECTURAL/LANDSCAPE COMMITTEE
APPROVAL APPLICATION**

Owner Applicant: _____

Property Address: _____

Description of external improvements and/or architectural landscape alteration:

Building permit required? Yes _____ No _____

Please attach the following, if applicable, to expedite review and approval:

Pilot Plan Colors Involved Elevations Floor Plan Building Permit

I/We understand that this application will be presented at the next regularly scheduled Board meeting by the Architectural/Landscape Review Committee, along with their recommendations, and that I will be informed of the Board of Directors's decision within thirty (30) days of said meeting.

By _____ Date _____

By _____ Date _____

COMMITTEE APPROVAL

Date _____ Approved _____ Not approved _____ Initials _____

With Conditions? Yes _____ No _____

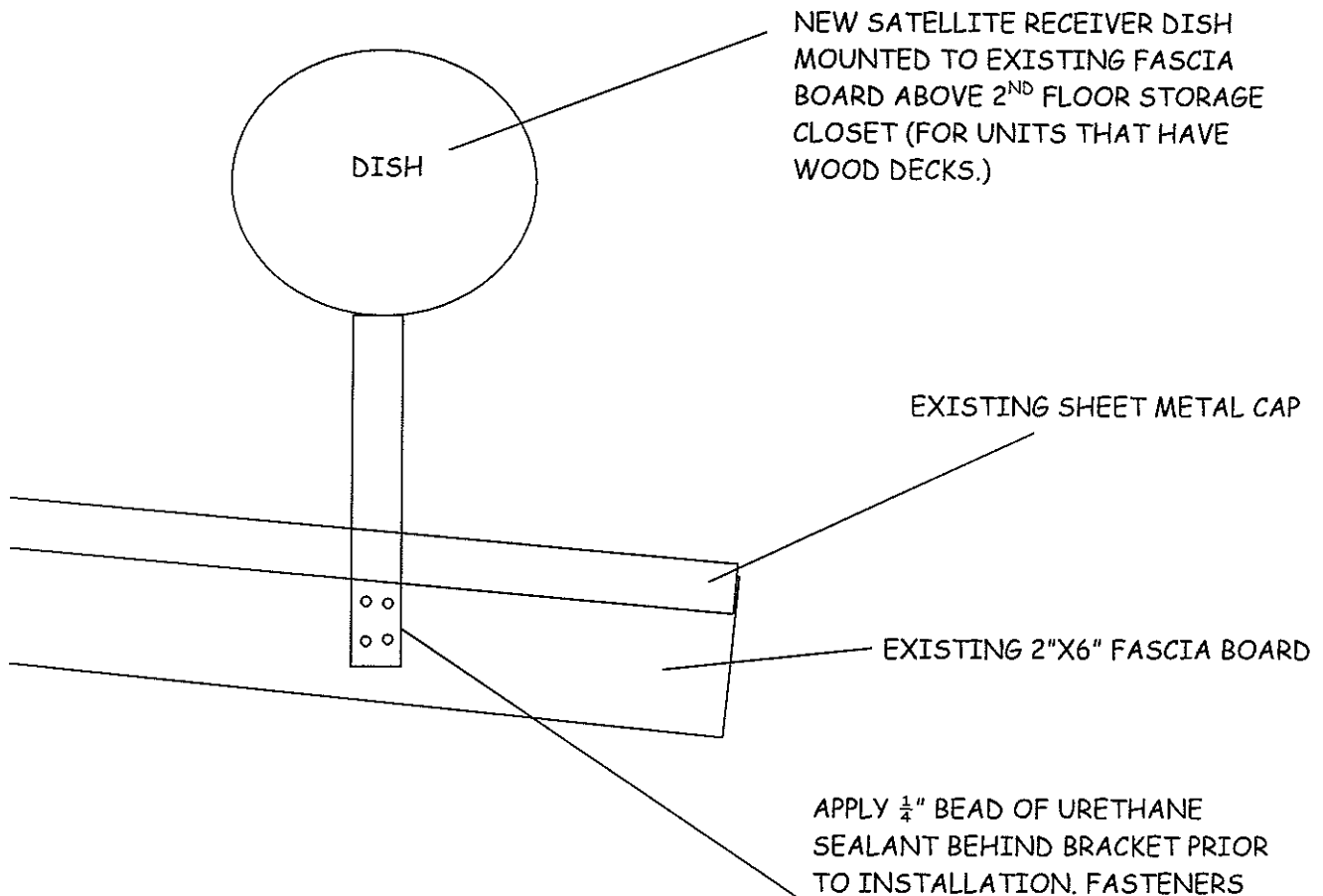
REMARKS: _____

BOARD ACTION/COMMENTS: _____

President _____ Date _____

Secretary _____ Date _____

SATELLITE DISH INSTALLATION UNITS WITH WOOD DECKS



NOTES:

1. TAKE CARE NOT TO PENETRATE ROOFING (SHINGLES, SHAKES, ETC.), STUCCO OR DECK RAILS.
2. TOUCH UP PAINT FASCIA BOARD AFTER INSTALLATION OF NEW SATELLITE DISH AND BRACKET.
3. CABLE IS NOT TO PENETRATE ROOFING OR STUCCO SURFACES. CABLE IS TO BE SECURED IN PLACE WITH CORROSION RESISTANT FASTENERS AND CABLE CLIPS. CABLE TO BE PAINTED TO MATCH COLOR OF SURFACE THAT IT IS ATTACHED TO.