

**Table Rock Condominium Association
c/o Common Interests, Inc.
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(949) 248-3878 Fax (949) 248-1881**

Date: February 26, 2024
To: Table Rock Association
Homeowners
From: Table Rock Association
Board of Directors
Re: Newly Adopted Rules & Regulations

Purchasing a home in a planned unit development offers many advantages to the homeowner. One advantage is having Rules and Regulations to protect your property value and to provide an environment which will permit each resident the quiet enjoyment of their home and community.

This letter is to inform you that the enclosed Rules and Regulations were adopted by the Board of Directors at the February 23rd, 2024, Board of Directors Meeting.

It is customary for the Homeowners Association to implement Rules and Regulations because many homeowners do not read the CC&Rs or do not understand the legal language contained within the document.

Please take the time to read through the enclosed Rules and Regulations and add them to your important Association documents. Homeowners who have tenants, please provide a copy of the enclosed Rules and Regulations to your tenants as well.

If you have any questions, please contact Kelly Shaw at 949-248-3878, ext. 128.

Board of Directors
Table Rock Condominium Association

**TABLE ROCK ASSOCIATION
HOUSE RULES**

The above House Rules were adopted by the Table Rock Association Board of Directors on February 23, 2024.

1. At least one occupant (Homeowner, lessee, or guest) of any unit must be at least 21 years of age.
2. Common Areas are for the exclusive use of Homeowners and Residents. Guests must always be accompanied by Homeowners or Residents when using the Common Area Facilities.
3. Leaks & Plumbing Issues: Immediately contact our Property Manager by e-mail (Kelly@ciipm.com) or phone (949-218-1248); all calls after hours should be for emergency purposes only. Please Note: If you do not contact the Property Manager first and follow their instructions, you will be financially responsible for paying all plumbing-related expenses you have incurred.
4. Open Houses / Broker Caravans: When Units are for sale or lease, they may be seen by the public by appointment only. There shall be no open houses and no broker caravans. Any real estate agent or broker who wants to show a Unit to a prospective buyer or tenant must always accompany their client while visiting Table Rock's common areas.
5. Lessor Rules: Homeowner (lessor) may lease their units for a minimum rental period of thirty (30) days with an executed Lease/Rental Agreement and a refundable common area **security deposit of \$1,500** PRIOR to the Tenant(s) taking possession of the Unit. **Please Refer to the Lessor Rules.**
6. Moving / Home Staging: Moving / staging trucks are only permitted Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. No moving trucks are permitted on site during weekends, public holidays (Federal & CA); Thanksgiving Thursday & Friday; and 24 December through 1 January. Please schedule your date in advance to move in/out or to stage your home by contacting our Property Manager by e-mail (Kelly@ciipm.com) or phone (949-218-1248). **A non-refundable fee of \$150** will be charged for each occurrence. **Please Refer to Moving - Home Staging Rules.**
7. Pet Animals: All pets must be registered with the Property Management Company. **Please Refer to the Pet Policy.**
8. Construction/Renovation: Board approval is required for **ALL NON-EMERGENCY PROJECTS**. **Please Refer to the Construction Rules.**
9. HVAC: Board approval is required for **ALL PROJECTS**. **Please Refer to the Air Conditioning Rules.**
10. No heavy-duty machinery or noisy appliances are permitted in condo units or on balconies/decks.
11. Dryers: Ventless dryers are permitted inside condo units only and do not require Board approval. Ventless dryers may be either 'condenser' or 'heat pump' versions without venting to the exterior of the building. All dryers must include the "Energy Star" rating and be sufficiently insulated to render operation of the Improvement undetectable by sound or vibration by occupants of neighboring separate interests.
12. Washing Machines: Only front-loading low flow "Energy Star" washing machines are allowed with HOA approval when there is no unit below. **Please Note:** A Construction and Architectural application must be submitted for pre-approval. All washing machines must be sufficiently insulated to render operation of the Improvement undetectable by sound or vibration by occupants of neighboring separate interests. The Association may require sound and vibration testing to be performed as frequently as once every six (6) months. If the Association receives valid complaints (as determined by Association in Its sole discretion) regarding noise or vibration levels, then Homeowner shall promptly have the Improvement inspected and repaired at Homeowner's sole expense to reduce the noise or vibration levels, as applicable, to levels that cannot be detectable by residents of the Properties. If Homeowner is unable to achieve such noise or vibration level reductions, as applicable, then the Association may require the Homeowner to either remove the Improvement, or have the Improvement professionally disabled so that it does not operate. The Homeowner shall promptly comply with such requirements.
13. Repair and Maintenance: Our CC&Rs indicate in Section 2.8 (a) Repair and Maintenance by Owners/Unit Maintenance: "No bearing walls, ceilings, floors, or other structural or utility bearing portions of the buildings housing the Units may be pierced or otherwise altered or repaired without the prior written approval of the HOA.
14. No barbecues are allowed on decks due to fire hazard. No combustibles allowed. Table Rock's gas barbecue grill is available for your use and must be thoroughly cleaned when finished grilling.
15. Hours of Operation - Daily **7:00 am to 10:00 pm**: The Recreational Common Areas including the Rock Room, billiards room, pool & spa, laundry room, bench areas, the "Rock" bluff deck, exercise room, and BBQ may be used by Homeowners and Residents during the hours of operation. No unsupervised children under 14 years of age are permitted. **Please Note:** These areas must be cleaned and tidied up after each use and no personal items may be left behind.

16. Rock Room Private Events: To reserve this space, please submit a Party Application in advance of your event to the Property Manager.
17. Laundry Room: As a courtesy to others, please do not use more than two washers or dryers at any one time. Please do not leave laundry in washers or dryers after the cycles are completed. **Please Note:** Lint must be removed after each use.
18. Balconies/decks are exclusive-use common areas and must be protected from water damage. Outdoor carpeting may not be used as water gets trapped underneath. Potted plants on balconies/decks may not extend beyond balcony railings. Saucers must be placed under all plants to contain water runoff.
19. Walkways, Entries, and Stairs: These Common Areas must be kept free of packages/boxes, food deliveries, beach chairs, umbrellas, plants, sporting goods, tools, construction material, and debris always.
20. Pool & Spa **Daily 7:00 am to 10:00 pm:** The pool and spa are for the exclusive use of Homeowners and Residents only. All guests must be accompanied by a Homeowner or Resident when using the pool and spa facilities. Children under the age of 14 may not use the pool or spa unless supervised by a responsible adult 21 years of age or older. Posted rules and health advisories must be observed. Remove all sand & tar before entering the pool area. **Please Note:** No glass of any kind is permitted in the enclosed pool area.
21. Trash Room: Trash must be tied securely in plastic bags prior to disposal in the dumpster. All recycled material must be separated and placed in the designated trash cans. **Please Note: flatten all boxes before putting them in the recycling container.**
22. Balcony Railings: No bathing suits, beach towels or laundry may be hung on balcony railings or any common areas.
23. Combustible Products: No flammable liquids or combustible products may be stored in units or garages including used rags and *especially* linseed oil-soaked rags as they are subject to spontaneous combustion as they dry.
24. Association insurance covers liability only in common areas. Each Homeowner or resident must carry his or her own insurance. [See CC&Rs Article VIII 8.3]. Homeowners are responsible for damage originating in or caused by anything in their exclusive use areas (unit, balcony/deck, garage, storage areas, etc.) including but not limited to plumbing problems.
25. House Keys and Garage Codes: Homeowners are advised to provide the Table Rock Board with a key to their unit. In the event of an emergency and your unit cannot be entered with a key, forced entry will be necessary. Repairs will be at the expense of the Homeowner. It is also recommended that Homeowners provide the Table Rock Board with the pin code to their Garage Keypad.
26. Key FOBs: Two (2) Key FOBs are issued to each unit, which transfers with the unit when sold or leased. A replacement FOB is \$200 (check payable to Table Rock Association). **Please Note:** FOBs are not to be shared with non-residents. All gates and doors must be securely locked at all times and never kept open for any reason.
27. All commercial use of Table Rock facilities is prohibited. [CC&Rs - see Article VII 7.8]
28. Smoking Restrictions: Table Rock is a non-smoking community. Smoking is prohibited in all common areas.
29. Use of skateboards, scooters, roller blades, tricycles, bicycles and/or similar wheeled vehicles is prohibited in the common areas.
30. Table Rock Association Employee: No instructions are to be given to any employee by Homeowners, Residents, or Guests. Report any problems or suggestions directly to our off-site Property Manager.
31. Violations of House Rules, CC&Rs or Bylaws should be reported to the Board in writing, outlining the violation, violators, time, date and place. Appropriate action will be taken. Repeat violators may be subject to fines or injunction by the Board.
32. Courtesy Rules: Due to the close proximity of all units, it is important to be considerate of your neighbor's comfort and privacy, including freedom from loud radios and television, boisterous conversation, excessive noise in the swimming pool and other outdoor areas.
33. The Elevator is for passenger use only. No construction materials of any kind are permitted. **Refer to the Construction Rules.**
34. Parking: **Please refer to the Parking Rules.**

Violation Schedule of Fines*: Following a written warning notice of violation, the following fines will be imposed:

1st Offense: Warning

2nd Offense: \$500

3rd Offense: Board discretion

***FINE ENFORCEMENT - HOUSE RULES:** If a Homeowner does not follow the corrective action as required by the Board within the allotted time, The Board, after Notice and Hearing, will remedy the violation complained of, and the costs incurred by the Association in performing such corrective action shall be charged to the Homeowner as a Special Assessment. If the violation involves nonpayment of any type of Assessment, then the Board may collect such delinquent Assessment pursuant to the procedures set forth in Article V of the CC&Rs - "Association Maintenance Funds and Assessments" -- The provision for this remedy (imposing a special assessment after notice and hearing) are Sections 13.1 and 2.7 of the CC&Rs.

Please Note: The fines mentioned above only apply to the HOUSE RULES. For the schedule of fines pertaining to HVAC, construction, parking, lessor, pets, and moving, please refer to those specific Rules.