

**SYCAMORE CANYON TOWNHOMES ASSOCIATION
(LAURELWOOD)
RULES AND REGULATIONS**

LAURELWOOD IS HOME TO APPROXIMATELY 228 FAMILIES. IN THE SPIRIT OF COOPERATION, PLEASE ADHERE TO THE FOLLOWING RULES TO ENSURE PEACEFUL LIVING FOR ALL

ARCHITECTURAL

1. The Association is responsible for all common area landscaping and no additions or changes shall be made by individual homeowners.
2. All plants on front porches, walkways, or pot shelves shall be of reasonable quantity (not in original nursery containers). The Architectural Committee reserves the right to approve and/or disapprove such at any time.
3. Exterior plants placed on balconies and walkways must be on water catch trays to prevent water damage and trip hazards. Dead plants and damaged containers must be removed promptly.
4. Plants may not be placed on fence rails or any stucco surfaces.
5. Architectural approval is required prior to the installation of any screen doors.
Model: Colonial. Color & Construction: White, 12-pane mesh. Manufacturer: Columbia manufacturing and available at Home Depot, Anaheim Glass and True Value Hardware Stores.
6. Any addition or change to the windows must be submitted for review and approval to the Architectural Committee.
7. No window shall be covered by paint, foil, sheets, or similar items but shall be covered by curtains, drapes, blinds, shades, or shutters within six (6) months of move in.
8. No reflective or metallic window covering of any kind will be allowed. Any tinting of windows requires prior written approval of the Architectural Committee.

COMMON AREAS, RESTRICTED COMMON AREAS, AND GENERAL RULES

1. Hoses, plants, barbecues, patio furniture, toys and bicycles kept on exterior porches, patios and balconies shall be maintained in a neat and orderly condition. All other items placed on the exterior porches, patios and balconies shall have prior written approval by the Architectural Committee.
2. Outside installations such as clotheslines and hanging laundry may not be placed or hung in any place, which is visible from the common area.
3. Appliances, sheds or storage units, unless otherwise approved by the Architectural Committee, are not permitted on patios and balconies. Patios and balconies shall not be used as permanent workshop areas.
4. Skates, skateboards, bicycles, tricycles, and other wheeled toys are prohibited on the lawns and other landscaped areas
5. Climbing is not permitted on walls, buildings, fences, or trees.
6. "For Sale", "For Lease" and "For Rent" signs are not permitted in the common area.

EXTERIOR ATTACHMENTS

1. Nothing may be attached to the exterior of the building without prior written approval from the Architectural Committee. The approval may be conditioned upon the owner entering into a recordable maintenance and indemnity agreement which would obligate the owner to maintain, repair and insure the improvement and indemnify the Association for any damage caused by the installation, use or maintenance of the addition.
2. No outside television, CB or radio are permitted. Satellite dishes and antennas designed to receive video programming services via multi-point distribution services may be installed in an area under an owner's exclusive use or control (i.e., decks and patio areas) so long as they are installed in accordance with the Satellite Dish and Antennae Policy of the Association.

EXTERIOR ATTACHMENTS (CONTINUED)

3. National flags may be mounted on wood trim areas only when necessary for the preservation of the public health, safety, or order. Additionally, all flag mountain installations are subject to prior architectural review and approval.
4. Consistent with Article IV, Section 4.04 of the Declaration, an owner will be responsible for reimbursing the Association for the cost of correcting any damage to any of the Common Area, Association Property or Maintenance Area and improvements thereon, cause by the owner's mounting of exterior attachments or improvements to the exterior of the buildings. The Association must be reimbursed by owner for any such damage within thirty (30) days after receipt of the Association's invoice.
5. Plant containers may not be placed on any building surface with a stucco or wood finish.

HOLIDAY DECORATIONS

1. Holiday decorations are permitted from Thanksgiving until January 31st. Holiday lights should be UL approved outdoor lights secured properly to the building. Mounting the roof to apply the decorations is strictly forbidden.
2. Decorations for other holidays are permitted fourteen (14) days before and fourteen (14) after the holiday.

NOISE

1. Loud and disturbing noise of any kind shall be avoided. Please be courteous and think of your neighbor.
2. Keep TV/stereo volume low at all times.
3. Keep idling of vehicles to a minimum.

**SYCAMORE CANYON TOWNHOMES ASSOCIATION
(LAURELWOOD)
PARKING RULES AND REGULATIONS AMENDMENTS**

It is the intent of the original CC&R's that each garage in the complex be maintained for the parking of two passenger vehicles, that residents use the garage to do so, and it is the intent of these Rules and Regulations to define and maintain that intent.

The following Rules and Regulations are intended to summarize and supplement those contained in the CC&R'S and By-Laws of the Sycamore Canyon Townhomes Association. Individual instances of non-enforcement regarding violations shall not be construed as a waiver of the Association's rights of enforcement of future violations. All policies documented herein shall apply to the unit occupants (i.e., homeowner, tenant, renter, resident, occupant, etc.) and shall be referred to as residents..

1. The posted speed limit within the complex is **ten miles per hour (10 m.p.h.)**. Driving with care, observing the speed limit, making a full stop at stop signs and being watchful of pedestrians and children at play is required at all times.
2. All streets (lanes) are fire lanes and no parking at any time is permitted in the streets. Vehicles shall be parked in garages, driveways or guest stalls only. **Vehicles parked in the fire lanes and streets will be subject to immediate towing at the owner's expense.**
3. Common area parking stalls are designated "**Guest Parking**" and are for short-term guest parking only. No resident is allowed to utilize this space without a written variance from the Board of Directors. **A variance may be granted only if the vehicle does not physically fit in an empty garage, and the vehicle does not extend into the street and block traffic while parked in guest parking, or the residents own more vehicles than the garage was intended to house, when empty.** Owners wishing a parking variance must do so in writing and forward it to the Security Company for review. Residents with approved parking variances will be issued a parking sticker that shall be placed in the lower passenger side area of the windshield. Parking stickers must not be shared among different vehicles.

PARKING RULES AND REGULATIONS AMENDMENTS - CONTINUED

4. No vehicle may be parked in guest parking more than three (3) logged occurrences **(each logged occurrence being counted as one (1) day)** in any thirty (30) day period without the above mentioned variance. The Security Company shall patrol and log the license plates of all vehicles in guest parking. **If a vehicle is logged more than three (3) times in any thirty (30) day period, it is subject to immediate towing at the owner's expense.**

For resident vehicles that will temporarily exceed this time limit, the resident must request in writing a temporary parking permit through the Security Company. Once approved, the Security Company will issue a valid permit, which must be displayed hanging from the rear-view mirror while the vehicle is parked. Vehicles with expired permits will be subject to immediate tow at the owner's expense.

TEMPORARY PARKING VARIANCE PROCEDURE

Homeowners may request a temporary parking variance to park in the Association's guest parking stalls

To qualify for a temporary parking variance, the following procedure must be followed:

- A. Name, address and phone number of homeowner requesting temporary parking variance
- B. Make, model and license number of vehicle requesting temporary parking variance at your residence. **Please remember that to qualify for a temporary parking variance, there must be two cars in the garage and two parked on the driveway if the homeowner has a driveway at their residence.**
- C. Please include time period for temporary permit, which must not exceed two weeks.
- D. Please forward your request in writing via mail or e-mail to the Management office.
- E. Homeowner will receive written confirmation if board approved or denied.

PARKING RULES AND REGULATIONS AMENDMENTS - CONTINUED

5. Vehicles parked in driveways are to be straight in, not crossed or parallel to the street and with no part of the vehicle extending into the street. Vehicles parked crossed or parallel to the street will be issued a violation notice. After the second violation notice, the vehicle is subject to fines or immediate tow at the owner's expense.
6. No vehicle may be parked at any time, in any manner, which would obstruct another resident's access to his/her garage or property. Vehicles parked in such a manner as to obstruct an entrance or exit to the community and/or another resident's access to his/her garage or property will be subject to immediate tow at the owner's expense.
7. Disabled vehicles, or vehicles with expired license tags may not be parked anywhere within the complex except wholly within a garage
8. Trailers, boats, equipment and recreational vehicles may not be parked or stored anywhere in the complex, except wholly within the garage. Operation, maintenance or cleaning of dirt bikes or off-road vehicles is not permitted anywhere within the complex. Trailers, boats, equipment and recreational vehicles parked within Sycamore Canyon Townhome Association will be subject to immediate towing at the owner's expense. **Trailers, boats, equipment and recreational vehicles parked wholly within a garage do not constitute a valid reason for a parking variance for the resident's transportation vehicle, and do not count as a vehicle for granting any variance.**
9. No Commercial Vehicles with logo's, graphics or any signage shall be allowed overnight parking anywhere visible from the common area and must be parked in the unit owner's garage. This includes guest parking OR driveways.
10. Vehicle oil or leakage of any type shall be removed from driveways and streets at the owner's expense.

EACH RESIDENT IS OBLIGATED BY THE CC&R'S TO MAINTAIN HIS/HER GARAGE FOR THE PARKING OF TWO (2) VEHICLES. NO MODIFCATONS MAY BE MADE TO THE GARAGE THAT WOULD PROHIBIT THIS USE.

PARKING RULES AND REGULATIONS AMENDMENTS - CONTINUED

Parking enforcement will be provided by a security agency during a regular site inspection of the property. To contact the Security Company, refer to the Management Company.

It is the responsibility of the homeowner to inform and explain the Association parking regulations to any and all tenants, employees, guests or agents.

EVERY VEHICLE IN VIOLATION OF THESE RULES AND REGULATIONS IS SUBJECT TO CITATION. EVERY VEHICLE IN VIOLATION OF THESE RULES AND REGULATION IS SUBJECT TO TOWING AT THE OWNER'S EXPENSE UPON ISSUANCE OF THE SECOND CITATION.

PETS

1. Pet owners are required to pick up their pet's waste, wrap it, and dispose of it in a sanitary manner.
2. All dogs and cats must wear appropriate identification at all times when outdoors.
3. Pet owners will be held responsible for any damage or nuisance caused by their pets. Please ensure that pets do not disturb other residents.
4. All pets shall be confined to the inside of the homeowner's residence and/or backyard and are not permitted outside unless under restraint or are carried.
5. All pet ownership/livestock laws, requirements, ordinances, regulations, etc. of applicable governmental agencies shall prevail.

POOL AND SPA

1. Pool hours are 6:00 am to 10:00pm
2. The gates to the pool/spa shall remain CLOSED and LOCKED at all times. For the protection of small children and for liability reasons, NEVER leave the gates propped open.
3. All persons using the pool/spa do so at their own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.
4. No children under the age of fourteen (14) are allowed in the pool/spa without adult supervision.
5. Guests may only use the pool/spa with the permission of a homeowner/resident. Residents must use good judgment in the number of guests using the pool/spa area at one time. Homeowners/residents will be responsible for all conduct and behavior of their guests.
6. The following are not to be used in the pool/spa area: bicycles, skateboards, and other wheeled toys, glass containers, or other breakable objects.
7. No diving or running permitted within the area. No climbing on gates, fences, etc is permitted.
8. For health reasons, per Anaheim City code, pets are not allowed in the pool/spa area.
9. Association furniture and other fixtures must not be removed from the pool/spa area.
10. Residents using the pool/spa are responsible for depositing trash in appropriate receptacles and for cleaning up any area they use.
11. Restroom doors should remain locked to prevent vandalism.
12. Food is allowed in the pool/spa area provided all waste is cleared and placed into proper waste receptacles. No food shall be consumed while residents/guests are in the water.

TRASH DUMPING

1. Trash disposal is limited to normal household waste. No furniture, appliances, bedding, BBQ or other similar large items may be disposed of in the Association's trash receptacles. Residents should arrange for separate pick up or disposal of such items. Please call Anaheim Disposal (714) 238-3300 for "Special Pickup" or request assistance from Property Management Company.
2. All wet garbage must be wrapped for sanitary reasons.
3. Cartons should be flattened to allow for more dumping space.
4. REMEMBER: All trash must be placed inside the dumpsters. If a dumpster is full use another one to avoid overloading and overflow on the ground.

GARAGE DOORS

As with any modification, an architectural application must be submitted prior to the installation of the new garage door. Additionally, the application must include a color sample of the garage door. The specifications for the roll-up garage doors are as follows:

The specifications for the roll-up garage doors are as follows:

Exterior Features:

Raised sixteen (16) Long Panel Design, Full Perimeter Weather Stripping

Color: Almond

Construction:

Minimum 24-Gauge Steel Construction

Full Insulation On Backside With A Minimum R-Value of 5.5

No windows

Manufacturer:

Amarr Garage Doors – Heritage Series: Raised Sixteen (16) Long Panel Design

Warranty:

Lifetime Warranty on Paint and Finish

SECURITY DOORS

The specifications for the security door installation is as follows: White, 15 panel, 24 gauge metal. Please request a list of approved Security Doors for the community from the Property Management Company.

SCREEN DOORS

Choose one of the two styles, both white, approved by the Board of Directors: 12- pane mesh, available at the Home Depot or a security door, available at Anaheim Glass. Please request a list of approved Screen Doors for the community from the Property Management Company.

USE OF UNITS

1. Units shall be used for single family residence only. Any commercial or business activity must conform to Article VII, Section 7.01 of the CC&R's
2. Garages may not be used for storage or for living space.
3. The use or storage of flammable material is prohibited.
4. Garage doors are to remain closed when not in use.
5. No residents shall engage in any activity upon the property, which is in violation of any law, ordinance, statute, rule or regulation of the city, county, state or federal government.

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PARKING RULES AND REGULATIONS AMENDMENTS**

Page 2 of 2

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**SYCAMORE CANYON TOWNHOMES ASSOCIATION
(LAURELWOOD)
RULES AND REGULATIONS & MAINTENANCE AMENDMENT**

STAIRS, ENTRY DECK, INTERMEDIATE LANDING SURFACES

The following Rules and Regulations are intended to summarize and supplement those contained in the CC&R'S and By-Laws of the Sycamore Canyon Townhomes Association. Individual instances of non-enforcement regarding violations shall not be construed as a waiver of the Association's rights of enforcement of future violations. All policies documented herein shall apply to the unit occupants (i.e., homeowner, tenant, renter, resident, occupant, etc.) and shall be referred to as residents.

Deck inspections will be performed regularly throughout the year.

Warranty inspections of the decks will be performed annually and a report generated as to the condition of each deck.

If any inspection indicates a violation of the following Rules and Regulations for deck maintenance, the homeowner will be notified of the violation, a date, time and place of a hearing before the Board of Directors, and fined for each occurrence (\$50.00 increments to \$200.00 maximum) of such violation per the Violation Policy of the Association. If damage is caused to the deck by the homeowner or resident, the owner of record will be responsible for the repair cost.

1. No carpeting, astro turf or other impermeable surface may be installed over the deck surface. These types of items will cause premature deterioration of the deck surface.
2. No exercise equipment, motorcycles, bicycle kickstands, or large heavy objects may be stored on the surface.
3. All patio furniture, barbecues, plant stands, etc. (which have metal legs), must have rubber or vinyl pads on the bottom of the upright supports. No sharp objects (which may penetrate the surface) may come in contact with the surface.
4. All flowerpots and stands must have catch basins under the pots to retain water and prevent standing water on the surface.
5. There will be no surface penetrations allowed at any time (due to patio covers or additions to deck).
6. The proper cleaning method is to use a mild detergent and water (such as T.S.P). Do not use abrasive chemicals such as gasoline, thinner, etc. This practice will result in surface break-down and staining.

**SYCAMORE CANYON TOWNHOMES ASSOCIATION
(LAURELWOOD)
RULES AND REGULATIONS & MAINTENANCE AMENDMENT**

STAIRS, ENTRY DECK, INTERMEDIATE LANDING SURFACES

7. Regular cleaning of the surface is the sole responsibility of the tenant/homeowner. Cleaning as described in six (6) should be done on a monthly basis.
8. Do not allow pets to urinate or defecate on the deck surface. This will destroy the chemical make up of the product.
9. Sharp debris, such as gravel, metal, metal particles, sand, cylinders and contaminates, such as animal fats and other similar materials may cause premature wear of the color coat and should be removed at regular intervals to maintain the surface reasonably free of such materials. Remove by sweeping or vacuuming
10. No gates, fences or similar modifications may be made.
11. The color coat is an acrylic-latex-epoxy based coating and can be scorched by hot coals, hibatchis, smoldering cigarettes and the like. If any chemicals such as charcoal lighter fluid, fingernail polish remover, etc. are spilled on the deck, clean them off immediately.



January 1, 2002

***** IMPORTANT INFORMATION *****

PLEASE READ

RE: DEFECTIVE FURNACES

Dear Sycamore Canyon Townhomes Homeowner:

Enclosed, please find an article from the U.S. Consumer Product Safety Commission concerning defective furnaces that have caused a number of residential fires. It is our understanding that some of the units in Sycamore Canyon Townhomes may contain this type of furnace, manufactured by Consolidated Industries.

Pursuant to Section 9 01(b) of the Association's CC&R's, the homeowners are responsible for maintaining, repairing and replacing the furnaces. It is therefore very important that you check the make and model of your furnace. If it is one of the brand names and model numbers listed in the enclosed article, you should engage a licensed heating and air conditioning contractor or the Southern California Gas Co. to inspect your furnace and, if it is damaged or defective, engage a licensed and insured heating and air conditioning contractor to replace it. Please do not use your heating system until it has passed inspection.

Please complete and return the enclosed Survey and if applicable, Verification to the Association in care of Mr. Alan Ford, Keystone Pacific Property Management, 16845 Von Karman, Suite 200, Irvine, CA 92606.

Failure to return the completed Survey with Verification (if Verification is necessary) by this date will constitute a violation of the Association's governing documents and may subject you to monetary penalties pursuant to the Association's enforcement policy.

Please do not ignore this important safety issue.

Sincerely,

Board of Directors
Sycamore Canyon Townhomes Association

Encl.



CORPORATE OFFICE: 16845 Von Karman, Ste 200 • Irvine CA 92606 • (949) 833-2600 FAX (949) 833-0919
 REGIONAL OFFICE: 29883 Santa Margarita Parkway, Ste 600 • Rancho Santa Margarita, CA 92688 • (949) 833-2600 Fax: (949) 833-0919



SYCAMORE CANYON TOWNHOMES

FURNACE SURVEY

Homeowner Name: _____

Address at Sycamore Canyon Townhomes: _____

Off site Address (if applicable): _____

I. Please indicate below the type of furnace installed in your Unit in Sycamore Canyon Townhomes.

A. Company Name: _____

B. Trade Name: _____

C. Model Number: _____

II. Is your furnace one of the types of furnaces listed in the Community Safety Alert (attached)? Yes ___ No ___

a. Have you had a licensed air conditioner/heating system contractor inspect your furnace? Yes ___ No ___

b. If your furnace has been inspected, please cause the Verification Form below to be completed and signed by the contractor and return it to the Association, in care of **Mr. Alan Ford, Keystone Pacific Property Management, 16845 Von Karman, Suite 200, Irvine, CA 92606.**

VERIFICATION OF INSPECTION

I am a contractor duly licensed in the State of California to perform air conditioning/heating system services. I have inspected the furnace(s) located in the Unit at _____ (address) and verify that the furnace is: (Check one only)

___ a. not defective

___ b. defective, and has been disconnected or disengaged

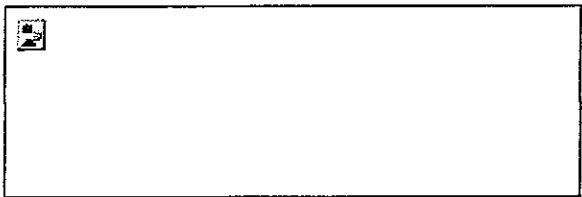
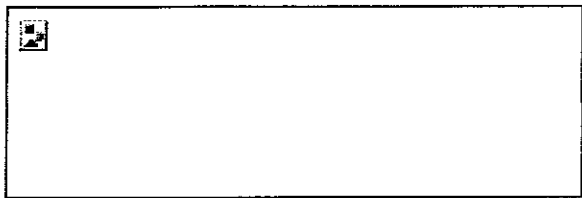
___ c. is defective, and has been repaired or replaced

Contractor name

Contractor signature

Date

License Number



**From the Office of Fire Chief Chip Prather
FOR IMMEDIATE RELEASE
Contact Captain Paul Hunter, Public Information Officer, (714) 744-0496
October 3, 2000
COMMUNITY SAFETY ALERT**

In light of recent attention given to attic furnaces and their relation to fires, the Orange County Fire Authority is making the following information about home attic furnace safety available to the communities of Orange County. On Wednesday, September 27, 2000, the Consumer Product Safety Commission (CPSC) issued a warning to consumers in California that certain gas-fired horizontal forced-air furnaces manufactured by Consolidated Industries (formerly Premier Furnace Company) present a substantial risk of fire. The furnaces were installed exclusively in California. Exact numbers and locations have not been determined for Orange County; therefore, this safety message applies to all Orange County residents and communities.

Many of these furnaces are still in use. Consumers should make every effort to determine if their attic furnace (also some crawl-space furnaces) was manufactured by Consolidated/Premier.

This can be accomplished by doing the following:

- Check the make and model number. Compare it to the attached list.
- If you confirm that a number on the list matches your unit, arrange for a licensed heating contractor to inspect the unit.
- If your furnace is not on the attached list and you are not sure if the unit is a Consolidated furnace, arrange for a licensed heating contractor to inspect the unit.
- A contractor may need to take the furnace apart to determine whether the unit is a Consolidated furnace. It can be recognized by steel control rods installed above the burners. These control rods were required to meet California air quality standards.

Additional suggestions for improving fire safety in all horizontal forced-air furnaces:

- Make sure the furnace is installed correctly and serviced at least annually.
- The annual inspection should include a safety inspection of the heat exchanger and burner assembly.
- Provide an air space beneath the furnace; a licensed contractor can perform this work and can suggest several ways to accomplish this.
- Protect the wood deck on which the furnace is mounted by covering it with a non-combustible material such as sheet rock, dry wall and metal. This non-combustible material should extend a minimum of 12 inches past the sides of the furnace.
- Install an ionization type smoke detector inside the attic to provide an early warning of smoke or fire in the attic.

This information is also available on the Orange County Fire Authority web site at www.ocfa.org under "Safety Alert" and on the OCFA information telephone line at (714) 289-7850. A CPSC news release is posted on their web site at www.cpsc.gov, and they have a toll-free hotline: (800) 638-2772. Please feel free to share this information. If you have any questions, contact the OCFA Community Relations and Education Services Section at (714) 532-7266.

COMPANY NAME	TRADE NAME	MODEL
Addison Products Company	Weatherking	GHC
Amana Refrigeration	Amana	GSE-DN

Arco Comfort Products	ACP, Arcoaire, Northrup	GHB
Bard Manufacturing	Bard	HG, ESG
Coleman Company (Evcon Industries)	Coleman	2505-2509B 2505-2509C
Consolidated Industries	Consolidated	HAC/HCC
DMO Industries	Duomatic-Olsen Olsen, Airco	HCC
Goettl Air Conditioning	American Best Goettl	HCC
Goodman Manufacturing	Franklin Electric, GMC, Hamilton Electric, Janitrol, Johnstone, Liberty	HAC/HCC
Heat Controller Inc.	Century, Comfort Aire	GSH
ICG/Keeprite	Keeprite	HAC/HCC
Magic Chef Air Conditioning	Magic Chef	EG/ENG
MLX Refrigeration and Air	Heatmaster	HAC/HCC
Premier Furnace Company	Premier, Sunburst by Carrier, Sun Glow, P.F.C.	HAC/HCC/HBA
Sears	Kenmore	735
Square D Company	Sundial	GH
Trane Company	Trane (XE60, XE70) American Standard	THS, THN
Westbrook Distributing	Heatmaster	HAC/HCC

NEWS from CPSC

U.S. Consumer Product Safety Commission

Office of Information and Public Affairs

Washington, DC 20207

FOR IMMEDIATE RELEASE

September 27, 2000

Release # 00-190

CONTACT: CPSC Hotline: (800) 638-2772

CPSC Contact: Ken Giles

(301) 504-0580 Ext 1184

CPSC Warns About Defective Furnaces in California

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission (CPSC) is warning consumers in California that certain gas-fired horizontal forced-air furnaces manufactured by Consolidated Industries (formerly Premier Furnace Company) present a substantial risk of fire. There have been about 30 reports of fires and damage to homes associated with these furnaces, as well as failures of burners and heat exchangers that can lead to fires. The furnaces were installed exclusively in California.

Consolidated manufactured approximately 190,000 of these furnaces from 1983 through 1994 under many different brand names. Most of the furnaces were manufactured under the Premier/Consolidated labels. All of the furnaces can be identified by the fact that they are equipped with steel control rods installed above the burners. These steel rods were required to satisfy California air quality regulations for nitrous oxide emissions.

Many of these furnaces are still in use. Normally, the furnaces are installed in attics, although some may be installed in crawl spaces. The Commission is warning consumers to have their gas-fired furnaces inspected by a licensed heating contractor to determine whether the furnaces are subject to this safety alert. The contractor also should determine whether the burners and/or heat exchangers of units are damaged, or whether wood under or near the furnaces shows signs of damage, such as charring or blackening. If this is the case, the furnace should be replaced immediately or repaired.

Because Consolidated is currently in bankruptcy liquidation, the availability of repair parts is at this time unresolved. However, there is on-going private litigation which could enable consumers to recover at least some of their out-of-pocket expenses for replacement or repair of the furnaces.

Suggestions for improving the fire safety of all horizontal forced-air furnaces in attics are:

- Protect the wood deck or rafters on which the furnace is mounted by covering it with a non-combustible material such as cement board that extends a minimum of 12 inches past the side of the furnace.
- Provide an air space beneath the furnace. A licensed contractor can perform this work and can offer the homeowner several ways to accomplish this.
- Make sure the furnace is installed correctly and serviced at least annually. The inspection should include a safety inspection of the burner assembly and heat exchanger.
- Install an ionization-type smoke detector inside the attic to provide an early warning of smoke or fire.

For additional information, consumers should contact CPSC's toll-free hotline at (800) 638-2772.

The U.S. Consumer Product Safety Commission protects the public from unreasonable risks of injury or death from 15,000 types of consumer products under the agency's jurisdiction. To report a dangerous product or a product-related injury, call CPSC's hotline at (800) 638-2772 or CPSC's teletypewriter at (800) 638-8270, or visit CPSC's web site at <http://www.cpsc.gov/talk.html>. For information on CPSC's fax-on-demand service, call the above numbers or visit the web site at <http://cpsc.gov/about/who.html>. To order a press release through fax-on-demand,

call (301) 504-0051 from the handset of your fax machine and enter the release number. Consumers can obtain this release and recall information at CPSC's web site at <http://www.cpsc.gov>.