

**Golden West Gardens
A Senior Community**

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Non-Inclusive Abbreviation of the CC&Rs

- Each unit shall be used as a residence and for no other purpose.
- Age restriction is 55+ years for each person residing in a unit with a minimum of one person and a maximum of three persons per unit. Only a spouse or person who lives as a husband or wife, or a person who resides with and provides primary physical or economic support to the senior citizen shall be at least 45 years of age.
- Visits by a person less than 45 years of age are permitted for periods of no more than 60 days in any calendar year.
- No garage, trailer, shack, tent, basement or outbuilding shall at any time be used on any lot as a residence.
- No alteration shall be made in the exterior design or color of any structure or fence/wall unless such alteration, including any addition, shall have first been approved in writing by the Architectural Committee. The purpose of this provision is to maintain a uniform plan for the development.
- Only one dog per living unit. Cats or other household pets may be kept provided they are not bred. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot.
- No obnoxious or offensive activity shall be carried on or done in any unit which may become an annoyance or a nuisance to the other owners or the neighborhood. No commercial business shall be conducted on any lot.
- If the Architectural Committee determines that painting, maintenance or repair is necessary to preserve the appearance and value of the unit, reasonable notice can be served upon the owner(s) to perform work at owner(s) cost or legal remedy can be pursued by the Architectural Committee.
- No owner shall permit anything to be done or kept in his/her unit which will result in the cancellation of insurance on the total dwelling, or that would be in violation of any law.

NOTICE OF CLAIM OF BREACH will be served on a homeowner and recorded in SLO County if a violation of the CC&Rs is not remedied by the homeowner within a reasonable amount of time. Formal legal action will be taken by the Architectural Committee at the expense of the homeowner in the event that the homeowner is found guilty.

DISCLAIMER: The above is a brief summary of **some** of the CC&Rs. It is not all-inclusive. For complete information, **please read the entire CC&Rs** provided to you in your escrow through your Title Company.

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