

SAN JUAN MESA VERDE OWNERS' ASSOCIATION

November 2012

Dear Resident:

Welcome to Mesa Verde! We, the residents of San Juan Mesa Verde, take pride in the beauty of our development and it's abundance of greenbelt and attractive landscaping.

This booklet contains the **Association Rules** as well as a directory of resident addresses and phone numbers and is provided for your information and convenience. The rules are not all inclusive of the requirements within the CC&Rs. For more in depth information please refer to your CC&Rs. If you need clarification of any of the Association Rules please contact AMMCOR.

All Owners are welcome and encouraged to attend our Board Meetings, which are held at AMMCOR (address on cover) at 1:30 PM on the second Monday of each month.

MESA VERDE BOARD OF DIRECTORS

SAN JUAN MESA VERDE ASSOCIATION RULES

1. ARCHITECTURAL - NO BUILDING, FENCE, WALL OR OTHER STRUCTURE SHALL BE COMMENCED OR MAINTAINED UPON THE COVERED PROPERTY, NOR SHALL ANY EXTERIOR ADDITION TO, CHANGE OR ALTERATION IN, OR PAINTING OR LANDSCAPING OF ANY GROUND, SURFACE OR STRUCTURE UPON THE COVERED PROPERTY BE MADE UNTIL PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.

ALL SUCH PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN WRITING OVER THE SIGNATURE OF THE OWNER OR SUCH OWNER'S AUTHORIZED AGENT. REQUESTS FOR ARCHITECTURAL APPROVAL SHOULD INCLUDE ENOUGH INFORMATION FOR THE COMMITTEE TO MAKE A REASONABLE EVALUATION. SUCH INFORMATION REFLECTED IN SKETCHES AND/OR WRITTEN DESCRIPTION SHOULD INCLUDE SIZE, SHAPE, COLOR, MATERIAL SPECIFICATIONS, AND LOCATIONS OF THE PROPOSED IMPROVEMENT. PHOTOGRAPHS OR SKETCHES OF SIMILAR COMPLETED PROJECTS WOULD AID THE COMMITTEE'S CONSIDERATION.

APPROVAL OF THE COMMITTEE MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY ADDITIONS, ALTERATIONS OR MODIFICATION, WHICH ARE SUBJECT TO ARCHITECTURAL CONTROL. ONLY MATERIALS SIMILAR TO THE EXTERIOR MATERIALS ON THE PARENT STRUCTURE OR MATERIALS COMPATIBLE WITH THE ARCHITECTURAL DESIGN CHARACTER OF THE COMPLEX WILL BE APPROVED.

APPROVAL OF ANY PROJECT BY THE COMMITTEE DOES NOT WAIVE THE NECESSITY OF OBTAINING THE REQUIRED CITY AND/OR COUNTY PERMITS.

OBTAINING CITY OR COUNTY PERMITS DOES NOT WAIVE THE NEED FOR COMMITTEE APPROVAL.

APPROVAL OF ANY PROJECT REQUIRES A CERTIFICATE OF INSURANCE BY ANY HIRED INDIVIDUAL NAMING THE ASSOCIATION AS ADDITIONAL INSURED.

THE COMMITTEE WILL NOT KNOWINGLY APPROVE A PROJECT WHICH IS IN VIOLATION OF THE CITY AND/OR THE COUNTY BUILDING OR ZONING CODES.

ARCHITECTURAL CONTROL APPLIES TO SUCH THINGS AS, BUT NOT LIMITED TO, THE FOLLOWING:

- WROUGHT IRON FENCE OR GATE CHANGES OR ADDITIONS.
- EXTERIOR ELECTRICAL WIRING, EXTERIOR TELEVISION CABLE AND PIPING.
- GLASS TINTING (RESTRICTED TO NO MIRROR FINISH).
- RAIN GUTTERS, PATIO COVERS, PATIOS AND ENTRY WAYS. FLOOR COVERINGS ON PATIO AND ENTRY WAYS.
- INSTALLATION OF AIR CONDITIONING & WATER SOFTENING UNITS FOUNDATION FORMS.
- WIRE ENCLOSURE ON PATOS OR ENTRY WAYS FOR PET CONTROL MUST BE BLACK VINYL COVERED TYPE AND LIMITED IN HEIGHT.
- SCREEN DOORS (LIMITED TO SELECTED DESIGNS).
- HOUSE NUMBERS OTHER THAN THE HOUSE NUMBERS INSTALLED BY THE ASSOCIATION WILL NOT BE PERMITTED.

DO NOT ASSUME BECAUSE AN EXISTING ADDITION OR MODIFICATION HAS BEEN MADE AT ANOTHER LOCATION IN THE COMPLEX THAT THE COMMITTEE WILL AUTOMATICALLY APPROVE A SIMILAR ADDITION OR MODIFICATION OF YOUR UNIT. FIRST, IT MAY BE THERE WAS NO APPROVAL FOR THE ADDITION OR MODIFICATION AND SECOND, IT MAY BE THE

PARTICULAR CHANGE WAS APPROPRIATE ONLY IN THE PARTICULAR CASE, WITH REFERENCE TO AN EXISTING TOPOGRAPHICAL SITUATION.

RESIDENTS MAKING UNAPPROVED EXTERIOR CHANGES WILL BE LIABLE FOR THE COSTS OF RESTORING SAID CHANGES TO THE ORIGINAL CONDITION. ANY UNAPPROVED CHANGE TO A UNIT MAY CREATE A CLOUD ON ITS TITLE, MAKING IT IMPOSSIBLE TO SELL UNTIL THE CHANGE CAN BE RECTIFIED.

2. COMMERICAL USE – NO PORTION OF THE COVERED PROPERTY, INCLUDING THE UNITS, SHALL BE USED FOR ANY COMMERICAL BUSINESS.

3. SIGNS – NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC ASSOCIATION COMMON VIEW ON OR FROM ANY PORTION OF THE COVERED PROPERTY WITHOUT THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. ONE SIGN, OF REASONABLE DIMENSIONS AND DESIGN, ADVERTISING A UNIT FOR SALE, LEASE OR RENT, MAY BE PLACED WITHIN THE COVERED PROPERTY AT A LOCATION THE BOARD HAS APPROVED.

4. OFFENSIVE ACITIVITY AND DISTRUBING NOISE – NO OBNOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON THE COVERED PROPERTY. CONSIDERATION FOR THE INTERESTS OF ALL RESIDENTS WITH RESPECT TO UNDULY LOUD AND DISTURBING NOISE WHETHER CAUSED BY ADULTS, CHILDREN OR PETS MUST BE OBSERVED. THIS INCLUDES, BUT IS NOT LIMITED TO, NOISY PLAY, LOUD RADIOS OR STEREOS AND LATE PARTIES.

5. VEHICLES AND PARKING – NO MOTOR VEHICLE, MOTORCYCLE, TRAILER CAMPER, RECREATIONAL VEHICLE, BOAT OR BICYCLE SHALL BE PERMITTED TO REMAIN UPON THE COVERED PROPERTY UNLESS PARKED IN A GARAGE. PASSENGER AUTOMOBILES ONLY MAY BE PARKED IN GUEST PARKING SPACES. NO VEHICLE SHALL BE PARKED IN GUEST PARKING BETWEEN MIDNIGHT AND 6:00 AM WITHOUT A PERMIT.

NO OVERNIGHT PARKING OF ANY VEHICLE IS ALLOWED IN DRIVEWAYS.

A PERMIT MAY BE PROCURED BY CALLING THE ASSOCIATION'S CONTRACTED PARKING ENFORCEMENT COMPANY. IF NEEDED, YOU MAY CONTACT THE ASSOCIATION'S MANAGEMENT COMPANY TO CONFIRM THE NAME AND CONTACT NUMBER OF THE CURRENT PARKING ENFORCEMENT COMPANY.

VEHICLES THAT LEAK OIL OR GREASE SHALL NOT BE PARKED IN ANY PARKING SPACE OR DRIVEWAY. THE COST OF CLEANING AN AREA THAT HAS BEEN SO AFFECTED SHALL BE CHARGED TO THE HOMEOWNER. REPAIR OF VEHICLES, INCLUDING CHANGING ENGINE FLUIDS, IS NOT PERMITTED ON THE COMMON AREA.

6. GARAGE DOORS – OPEN GARAGE DOORS DO NOTHING TO ENHANCE THE OVERALL APPEARANCE OF OUR COMPLEX. A GARAGE DOOR LEFT OPEN IS UNSLIGHTLY. GARAGE DOORS MUST BE KEPT CLOSED EXCEPT WHEN ENTERING OR EXITING OR FOR PURPOSES INCIDENTAL TO HOUSEHOLD ACTIVITIES.

7. ELECTRONIC TRANSMITTING EQUIPMENT – NO ELECTRONIC TRANSMITTING EQUIPMENT, OTHER THAN ELECTRONIC GARAGE DOOR OPENER DEVICES, SHALL BE MAINTAINED OR USED WITHIN THE COVERED PROPERTY.

8. EXTERNAL LAUNDERING – EXTERNAL LAUNDERING AND DRYING OF CLOTHES AND OTHER ITEMS IS PROHIBITED.

9. TRASH, GARBAGE AND UNSIGHTLY ITEMS – ALL WEEDS, RUBBISH, DEBRIS OR UNSIGHTLY MATERIAL OR OBJECTS OF ANY KIND SHALL BE REGULARLY REMOVED FROM UNITS' AND SHALL NOT BE ALLOWED TO ACCUMULATE ON THE COVERED PROPERTY. REFUSE CONTAINERS AND WOODPILES, AND MACHINERY AND EQUIPMENT NOT A PART OF THE UNITS, SHALL BE PROHIBITED UPON ANY UNIT UNLESS OBSCURED FROM VIEW OF ADJOINING UNITS AND FACILITIES OF THE COMMON AREA. TRASH AND GARBAGE NOT DISPOSED OF BY EQUIPMENT CONTAINED WITHIN UNITS SHALL BE PLACED IN CONTAINERS BY OWNERS AND OCCUPANTS FOR REMOVAL FROM THE COVERED PROPERTY. TRASH AND GARBAGE TO BE DISPOSED OF SHALL BE SET OUTSIDE AT DRIVEWAY CURBS NO EARLIER THAN THE EVENING BEFORE THE SCHEDULED PICKUP DAY.

10. ANIMALS – NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED OR KEPT UPON THE COVERED PROPERTY, EXCEPT THAT TWO HOUSEHOLD PETS (I.E., DOGS OR CATS) SHALL BE PERMITTED WITHIN ANY ONE UNIT. PERSISTENT AND ANNOYING LOUD NOISES CAUSED BY ANY PET ARE NOT PERMITTED. ALL PETS MUST BE ON A LEASH AND BE RESTRAINED WHEN ON THE COMMON AREA. OWNERS OF PETS ARE REQUIRED TO IMMEDIATELY REMOVE THEIR PET'S WASTE FROM THE COMMON AREA, PATIOS, ENTRYWAYS AND THE MEDIUM AND PARKWAY. NO PETS ARE EVER PERMITTED IN THE POOL AREA. RESIDENTS THAT ARE BOTHERED BY STRAY DOGS OR CATS SHALL CONTACT THE ORANGE COUNTY ANIMAL SHELTER TO HAVE THE ANIMAL PICKED UP.

11. **CHILDREN** – EACH OWNER OR OCCUPANT WITH CHILDREN SHALL BE ACCOUNTABLE TO ALL OTHER OWNERS AND OCCUPANTS FOR THE CONDUCT OF ANY CHILD OF THE FORMER WHILE WITHIN THE COVERED PROPERTY.

12. **POOL RULES** – POOL HOURS ARE POSTED AT THE POOLS. POOL GATES MUST BE KEPT LOCKED AT ALL TIMES. NO ANIMALS OR PETS ARE ALLOWED IN THE POOL AREAS.

THE POOL AREAS ARE FOR THE EXCLUSIVE USE OF OWNERS, OCCUPANTS AND THEIR GUESTS. GUESTS MUST BE ACCOMPANIED BY A RESIDENT AT ALL TIMES. RESIDENTS MUST SHOW THEIR POOL KEY UPON REQUEST FOR IDENTIFICATION. LOST KEYS MAY BE REPLACED BY APPLICATION TO THE MANAGEMENT COMPANY.

NO CHILDREN UNDER THE AGE OF 14 ARE ALLOWED IN THE POOL AREAS WITHOUT THE SUPERVISION OF AN ADULT.

NO SURFBOARDS, SCUBA GEAR, BIKES OR WHEEL TOYS ARE ALLOWED IN POOLS OR IN POOL AREAS. NO GLASSWARE OR OTHER DANGEROUS ITEMS ARE ALLOWED IN THE POOL AREAS.

ASHTRAYS AND LITTER MUST BE CLEANED UP BY RESIDENTS BEFORE LEAVING POOL AREAS.

LIFE RINGS AND OTHER SAFETY EQUIPMENT ARE PROVIDED FOR EMERGENCY USE ONLY AND MUST REMAIN IN THE POOL AREAS.

NO LIFEGUARD IS ON DUTY! NO RUNNING, ROUGH PLAY, UNRULY CONDUCT OR FOUL LANGUAGE IS PERMITTED. NO DIVING OR JUMPING IS ALLOWED IN POOLS OR JACUZZIS.

RESTROOMS MUST BE KEPT CLEAN AND SANITARY. NOTIFY MANAGEMENT COMPANY OF DEFICIENCIES. RESIDENTS AND GUESTS MUST PLACE TOWELS OVER POOL FURNITURE WHEN USING SUNTAN OR OTHER LOTIONS.

CHILDREN MUST NOT USE THE JACUZZI AS A PLAY POOL. JACUZZI IS NOT RECOMMENDED FOR CHILDREN UNDER THE AGE OF TWELVE (12).

INFRACTION OF ANY OF THESE RULES MAY RESULT IN THE LOSS OF POOL PRIVILEGES AND POSSIBLE ASSESSMENT OF CHARGES. OWNERS MUST ASSUME COMPLETE RESPONSIBILITY FOR THE CONDUCT AND SAFETY OF THEIR CHILDREN AND GUESTS.

13. LANDSCAPING – LIMITED PLANTING OF SHRUBS OR FLOWERS BY HOMEOWNERS (AT THEIR OWN EXPENSE) IN PLANTER AREAS OUTSIDE, BUT IMMEDIATELY ADJACENT TO A UNIT, MAY BE ALLOWED UNDER APPROVAL OF THE ARCHITECTURAL AND LANDSCAPE COMMITTEES. DESIGN DETAILS, INCLUDING RELOCATION OF COMMON AREA SPRINKLER SYSTEMS, NEW SPRINKLER SYSTEMS AND ANY PROPOSED PLANTER, CURBING OR EDGING SHOULD BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE.

UNLESS THE HOMEOWNER AGREES TO MAINTAIN THE INSTALLATION, REQUESTS WILL BE REFERRED TO THE LANDSCAPE COMMITTEE FOR REVIEW OF SUCH THINGS AS COMPATIBILITY WITH PRESERVATION OF THE ORIGINAL LANDSCAPE APPEARANCE, SAFETY AND MAINTENANCE (PRUNING, FERTILIZING, AND WATERING) SINCE SUCH INSTALLATIONS COULD AFFECT THE LANDSCAPE CONTRACTOR'S ACTIVITIES.

NO RESIDENT OR OWNER MAY PRUNE OR REMOVE ANY PLANT, SHRUB OR TREE LOCATED IN THE COMMON AREA, EXCEPT THOSE MENTIONED ABOVE, WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL AND LANDSCAPE COMMITTEES.

14. SIDEWALKS AND GRASS AREA – THE SIDEWALKS AND GRASS AREAS OF MESA VERDE ARE ONLY TO BE USED BY RESIDENTS, VISITORS OF RESIDENTS AND WORKMEN WORKING ON THESE LOCATIONS. NO BICYCLES, SKATEBOARDS, ROLLER SKATES, GOLF CARTS OR OTHER MECHANICAL EQUIPMENT, WITH THE EXCEPTION OF BABY CARTS AND STROLLERS ARE TO BE WALKED OR DRIVEN ON THE SIDEWALK OR ON THE GRASS.

15. ANTENNAS OR SATELLITE DISHES – ANTENNAS OR SATELLITE DISHES IN EXCESS OF ONE METER (APPROXIMATELY 39") ARE PROHIBITED. ALL OTHER SATELLITE DISHES OR ANTENNAS REQUIRE ARCHITECTURAL APPROVAL PRIOR TO INSTALLATION.

16. GARAGE SALES – INDIVIDUAL GARAGE SALES ARE NOT PERMITTED. UPON THE SALE OF A RESIDENT'S PROPERTY, THE RESIDENT, UPON RECEIPT OF APPROVAL BY THE BOARD, MAY HOLD ONE MOVING SALE. THE BOARD WILL PERMIT NOTICE OF SUCH PENDING SALE TO BE PLACED IN THE MONTHLY NEWSLETTER.

17. TENANT OCCUPANCY – ANY OWNER RENTING OR LEASING THEIR PROPERTY IS TO FURNISH THE ASSOCIATION WITH A COPY OF THE RENTAL OR LEASE AGREEMENT. OWNER MUST PROVIDE THE TENANT(S) A COPY OF THE MOST CURRENT "MESA VERDE RULES AND ARCHITECTURAL GUIDELINES". OWNER MUST HAVE TENANT(S) SIGN A FORM STATING THAT THEY UNDERSTAND THE RULES WITH EMPHASIS ON PARKING RULES. THIS FORM MAY BE OBTAINED FROM THE BOARD PRESIDENT OF THE MESA VERDE HOMEOWNERS ASSOCIATION.

EXTERIOR PAINT COLORS – IT'S BEEN A WHILE SINCE WE UNDERTOOK OUR EXTERIOR PAINTING. IF YOU HAVE ANY AREAS THAT YOU WOULD LIKE TO TOUCH UP, THE PAINT COLORS ARE SHOWN BELOW. THE MAIN DECISION IS WHETHER YOU HAVE THE LIGHT OR DARK STUCCO. IF YOU HAVE BEEN RE-PIPED, THERE MAY BE AREAS OF STUCCO OR COPPER PIPES THAT REQUIRE PAINTING.

THE WROUGHT IRON PAINT IS ALSO LISTED BELOW. ACTUALLY, ANY GLOSSY OR SEMI-GLOSS OIL-BASED BLACK PAINT WILL SUFFICE INCLUDING RUSTOLEUM. USE A BRUSH OR ROLLER TO APPLY IT, NOT A SPRAY CAN. PRIOR TO PAINTING ANY WROUGHT IRON, BE SURE TO REMOVE ANY RUST WITH A WIRE BRUSH FIRST.

THE PAINT IS AVAILABLE FROM VISTA PAINTS – BE SURE TO MENTION OUR ACCOUNT, 643345, TO GET YOUR DISCOUNT.

ITEM	COLOR	PRODUCT
STUCCO (LIGHT)	108 BUTTER PECAN	3000 ACRIBOND FLAT
STUCCO (DARK)	109 GENTLE DOE	3000 ACRIBOND FLAT
FRONT ENTRY WOOD TRELLIS	223 LANSDALE	3000 ACRIBOND FLAT
WROUGHT IRON & GATES	05 BLACK	5600 PROTEC SEMI-GLOSS
UTILITY DOORS	SAME AS STUCCO	S300 CAREFREE EGGSHELL
WOOD GARAGE DOORS / BACK PATIO COVERS	53 NUNAVAJO	8300 CAREFREE EGGSHELL

THE FOLLOWING INFORMATION WAS FOUND IN OUR ARCHIVES. WE THOUGHT YOU MIGHT BE INTERESTED IN KNOWING THE SQUARE FOOTAGE (AS NOTED ON DEVELOPER DRAWINGS) OF EACH OF OUR HOME PLANS.

PLAN	LIVING ROOM	GARAGE	STORAGE	TOTAL
A	1681.3	536.7	35.0	2253.0
B	1734.4	528.6	31.5	2294.5
C	1728.4	468.5	35.0	2231.9