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Mountainview Fontana Community Association

COURTESY NOTICE



September 25, 2026

US Bank Trust National Association
27720 Jefferson Avenue, Ste 230
Temecula, CA 92590

RE: Common Area - 5249 Jarvis Lane

Dear Homeowner:

As you are aware, living in a planned community offers many advantages to everyone. In order to promote these advantages, voluntary cooperation and consideration is essential for the common good, as members agree to abide by and adhere to the Covenants, Conditions and Restrictions (CC&R's), and the adopted Rules and Regulations of the Association.

The Board of Directors is responsible for the enforcement of the provisions in the documents, in order to provide for a pleasant living environment and enhancement of the property values. During a recent tour of the community, the following was noted: **Trash bins left out**

Please store your trash containers on the side of your home near the gate or behind it, as they may not be left on the street or in front of the driveway.

Per the Rules and Regulations Section 17, Trash Disposal, Page #6, Trash, garbage or other waste must be kept only in approved sanitary, properly closed containers. No trash or debris is to be left in any area that is visible to others, such as walkways, Common Area, except when trash cans are set out in the street for trash collection. The Owners shall comply with the City's waste and recycling program for the Community. No Owner shall permit or cause any trash or refuse to be kept on any portion of the Community other than in the receptacles customarily used for it, which shall be stored within garages or behind a fence or wall in a side yard, except on the scheduled day for trash pickup. On scheduled trash pickup days, containers and/or bulky items shall be placed in the street in front of or adjacent to the Owner's residence. Containers shall be placed in designated areas no earlier than 5:00 p.m. on the day before trash pickup is scheduled. Owners shall be placed out of sight by 8:00 p.m. on the day following the day trash pickup is scheduled. Owners shall be subject to fines imposed by the Association for failing to comply with guidelines regulating the times during which containers may be placed in designated areas

The Board wishes to thank you in advance for your support and expression of pride in the association by attending to this matter. Please be advised that for as long as the violation remains unresolved, Civil Code Section 4525 requires you to provide a copy of this notice to every prospective purchaser of your property. Furthermore, pursuant to the same Code Section, this notice, and all prior notices, shall not be deemed a waiver of the Association's right to enforce the governing documents against any purchaser of the property.

Please take the necessary steps to correct this infraction upon receipt of this notice. If you have any questions, please feel free to contact us by phone at 855-403-3852 or via email at sreed@vintagegroupre.com.

Sincerely,

On behalf of the Board of Directors

Sarah Reed

Community Manager

Mountainview Fontana Community Association



3602 Inland Empire Blvd., Suite C-105
Ontario, CA 91764
Phone (855) 403-3852

Received 9/29/2026
PID: 9078390

FINAL NOTICE



September 25, 2026

US Bank Trust National Association
27720 Jefferson Avenue, Ste 230
Temecula, CA 92590

RE: Landscaping - 5249 Jarvis Lane

Dear US Bank Trust National Association,

The Mountainview Fontana Community Association Board of Directors has noticed during their most recent community inspection: **General Landscape Maintenance**

Your landscape is in need of general maintenance to improve its overall appearance. Please address any overgrown plants, weeds, or other visible issues and send a photo to management upon completion so that your violation can be closed.

Per the CC&R's Section 8.2.18 Preservation of Improvements, Page #41, Each Owner of a Lot has the responsibility and duty to maintain the appearance and integrity of such Owner's Lot and of all slope areas and drainage devices located within such Owner's Lot. If an Owner should fail to maintain or make the necessary repairs or replacements which are the responsibility of such Owner, the Association shall have the right, but not the obligation, upon a vote of a majority of the Board of Directors, after not less than thirty (30) days' notice to the Owner and an opportunity to be heard, to enter the Lot and provide such maintenance or make such repairs or replacements as are necessary, the cost thereof to be added to the assessments chargeable to that Lot.

This is a **FINAL NOTICE**, if the following violation is not corrected you may be called in for a hearing before the Board of Directors and possibly fined.

Each person that purchases a home in your community does so with the knowledge that there are Covenants, Conditions and Restrictions (CC&R's) and Bylaws regulating such things as the Rules of Conduct. These Bylaws are there to assist in protecting the property values and livability of the entire association. Each person has a very important role to play in this effort.

If you have any questions, please do not hesitate to contact our offices at 855-403-3852 or email at sreed@vintagegroup.com.

Thank you for your understanding and cooperation in this matter.

Sincerely,

Mountainview Fontana Community Association
Board of Directors

