

VIRGINIA VILLAGE CONDOMINIUM OWNERS' ASSOCIATION

RULES AND REGULATIONS

Revised May 1, 2006

STATEMENT OF GENERAL POLICY

Recognizing the individual and collective property investments presented by the members of Virginia Village Condominium Owners' Association, the Board of Directors, with the approval of the membership as set forth in the Covenants, Conditions and Restrictions, has revised these Rules and Regulations based on current California laws and codes. These Rules and Regulations will supersede and eliminate all prior Rules and Regulations.

The Covenants, Conditions and Restrictions (CC&Rs) give the board of Directors the power and authority to establish reasonable Rules and Regulations from time to time governing the use of common areas, and the personal conduct of the members and their guests.

Should there be any inconsistency between the provisions of these Rules and Regulations, the provisions of the CC&Rs shall prevail. It is the intention of these Rules and Regulations to comply with the Davis-Stirling Common Interest Development Act (Civil Code Sections 1350-1378), as well as other California laws and codes. It is understood that if there is any conflict between the CC&Rs, the Bylaws, and the Rules and Regulations, that said law will supersede.

The overriding philosophy is to establish guidelines, which will permit maintenance of an enjoyable life-style and an aesthetically appearing architectural decor, as well as maintaining the highest possible property value for all the owners.

Those not used to Condominium living often are not aware of the problems and pleasures associated with this type of living environment. Usually, common courtesy and a little effort by each one of us will keep our complex a joy to live in.

Cooperation in supporting not only the letter, but also the spirit of these Rules and Regulations will contribute significantly to the protection of the rights and privileges of all the owners.

MISCELLANEOUS INFORMATION

Air Conditioners

Be advised that in operating your air conditioning unit, if you turn it off and decide to turn it back on, you should wait ten (10) minutes before turning it back on. Turning it off and on in less than that time period will frequently blow a fuse, either at the breaker switch or up at the compressor unit on the roof. The delay is necessary for the pressure to equalize in the condenser before it can reverse itself. When checking the breaker switchers, be sure to check both the one marked "furnace" and the one marked "air conditioner", as either one can go out when you have the heat or air conditioner on.

Water Heaters

Check the pipefittings on your water heaters for signs of corrosion. This is a common happening and it is prudent to correct the problem before water begins to leak. Periodic checking can prevent a serious problem.

Garage Gate Openers

If your automatic garage opener weakens, it probably needs a batter (9-volt) replacement. In some instances, it will need adjustment. Byers & Butler (562-427-5353) have been used for repairs recently.

Smoke Detector

If you are startled by a strange beeping noise, check your smoke detectors. When the battery is low it beeps to tell you it needs to be replaced. Most take 9-volt batteries.

Maintenance and Suggestion Box

The box is located near the mailboxes. This is where you deposit your monthly association dues. The Board of Directors uses the bulletin board near the box for any communications to the owners. All requests, questions, comments and suggestions concerning the Condominium shall be made in writing, signed and dated. These communications are read at the monthly Board of Directors meeting and recorded in the minutes. The box is checked weekly. If maintenance is needed, you will be called by one of the maintenance board members and maintenance will be scheduled.

Association Dues (maintenance fees)

Fees are due on the first of each month, or may be paid ahead quarterly, semi-annually or annually. Make check payable to: Virginia Village Condominium Owners' Association or VVCOA or VVOA.

Structural Changes or Alterations

No owner shall, at their own expense or otherwise, make any alteration or modification to the building in which their unit is located or to any part of the Common Area, without prior written approval of the Board of Directors. With

respect to the installation of awnings, sunshades, window replacements, exterior doors, screen doors and other minor installations to any individual unit, the prior written consent of the Board of Directors shall be exercised with a view toward promoting uniformity and thereby enhancing the attractiveness of the property as a whole.

Waiver of Responsibility

The VVCOA will not accept responsibility for damage to individual condominium unit owners' electrical appliances, equipment or contents located in garages or storage rooms, caused by the failure of the building's electrical system or other similar cause.

SECURITY

The Association, through the Board of Directors, makes no representations or assurances concerning the security and personal safety of each of the residents within the project. That said, following are some suggestions for enhancing the personal safety and security of residents:

1. Check to see that the front gates are securely locked after entering and exiting. Do not block them open if you are going to be absent from the immediate area.
2. Do not admit guests and service persons just because they arrive as you are entering or exiting. In the Common Areas, do not hesitate to politely ask a stranger their identity and whose guest they are. We are a small community and we must look out for one another.
3. Wait for the garage gates to close after you when driving in or out, this only takes 45 seconds. This will help prevent someone from entering the complex without permission.

RESTRICTIONS ON PET OWNERSHIP

While Civil Code Section 1360.5 (operative since January 1, 2001) states that no governing documents shall prohibit owners from keeping at least one pet within a homeowners association, it also provides for reasonable rules and regulations. The following are the Revised Rules and Regulations for VVCOA.

Domestic dogs, cats, birds, fish and other household pets (not horses, fowl or poultry, reptiles or insects) may be kept as household pets within the Project. The limit on the number of dogs and cats are two (2) each, and no more than three (3) in total; however any litter may be retained for a reasonable period.

The restrictions limiting the number of dogs/cats does not apply to any dogs/cats that were accepted by VVCOA prior to this revision, so long as the owner otherwise conforms with the Rules and Regulations contained herein.

The restrictions may not be construed to affect any other rights provided by law to an owner of a separate interest. Disabled persons are allowed to have guide dogs, service dogs or signal dogs.

There are numerous laws which regulate pet ownership, such as laws regarding licensing, vaccinations, leash laws, nuisance and annoyance issues, clean-up laws, laws regarding excessive barking, etc., as well as laws determining liability for personal injury and property damage. All such laws apply to all pet owners.

No owner who possesses a dog or other animal shall permit, allow, or cause the dog or other animal to run, stray, be uncontrolled or in any manner be in, upon, or at large upon any part of the Common Areas, unless it is restrained by a leash and under the control of the owner.

The owner must be responsible for any accidents, noise or nuisance the pet may cause other owners. Violations of these rules and regulations regarding pets shall be enforced pursuant to VVCOA's policies as set forth in the CC&Rs (see EXHIBIT "F" of the CC&Rs) and, if necessary, to the full extent of the law.

The Board has a fiduciary duty to manage and operate the Common Areas to protect the health, welfare and safety of the owners, guests and pets. The Board acknowledges that vicious and potentially dangerous dogs have become a serious and widespread threat to the safety and welfare of California citizens; potentially dangerous and vicious dogs have assaulted without provocation and seriously injured and even killed numerous individuals, particularly children, and have killed numerous dogs and cats. Therefore, notwithstanding the foregoing, no domestic dogs shall be within the Common Areas that are deemed by the Board to be vicious or potentially dangerous dogs.

A dog shall be deemed "vicious" if, when unprovoked: 1) it has bitten a person in an aggressive manner, causing serious injury or death; or 2) it is previously determined to be and currently listed as a potentially dangerous dog (as determined by the Board of Directors or local governmental authority) and, after its owner has been notified, continues to engage in behavior deemed potentially dangerous

A dog shall be deemed "potentially dangerous" if, when unprovoked: 1) on two separate occasions within the prior 36-month period, it engages in any behavior that requires a defensive action by any person to prevent bodily injury anywhere outside of the owners unit; 2) it bites a person (although not causing serious injury or death); or 3) on two separate occasions within the prior 36-month

period, it has killed, seriously bitten, inflicted injury, or otherwise caused injury by attacking a domestic animal outside of the owner's unit.

The Association shall have the right to cause a vicious or potentially dangerous dog as defined above to be removed from the project.

Owners with pets shall fill out and execute the "Indemnification Agreement and Pet Information Form", attached hereto as Exhibit "B" for each of their pets.

GENERAL RULES

1. The Bulletin Board near the mailboxes is for messages. Owners should use this board for notices or communications of any kind. Your Board of Directors will also use this board to keep you informed.
2. Second and third floor patios and patios over the garage areas should be cleaned with a vacuum, mop or broom. Do not hose off, allowing water to drain in the patios or garages below your unit. Planters should have a container placed underneath them, so that water will not drain on the areas below. Do not place planters or anything else in the Common Areas.
3. The gardener is under contract to do work in the Common Areas on the first floor only. Private work is to be contracted by each owner personally.
4. Plants and shrubs planted by the gardener within the Common Areas are not to be removed or broken off for personal use. However, owners may help themselves to the lemons on trees located north of the pool area.
5. Refrain from dumping trash from 9 p.m. to 9 a.m.
6. Large items being discarded, such as boxes, household items, etc. should be broken down and placed in the trash room and not in the trash container.
7. Garbage that cannot be disposed of in your garbage disposal should be securely wrapped and tied before being put in the trash chutes. This will help control odors and vermin.
8. Trash and cigarettes are to be disposed of in proper receptacles. If you see trash in the Common Areas, please take a moment to pick it up and place it in the trash chute or trash container.
9. Noise within or impacting Common Areas, such as loud voices, running which produces excessive noise, slamming doors, etc., should be kept to a minimum in order to assure the peace, safety and welfare of the residents within the project.

10. Owners are requested to remind their families and guests to keep noise at a low level when arriving and leaving after 10 p.m.
11. Smoking is not allowed in the elevators at any time. Violators subject to fines – LAMC Section 41.51.
12. It would be wise for each owner to have a small Dry Fire Extinguisher in his/her unit.
13. Please take only your newspaper—if you do not subscribe to the newspaper, do not pick up the newspaper. If you are going away for a period of time, newspaper delivery should be stopped, or arrange to have a neighbor pick it up for you.
14. No unit shall be used for any purpose other than as a private single family residence. Notwithstanding this, the use of any portion of a unit as a "home office" shall not be considered a violation of this Rule, provided that:
 - (1) No products, goods or services, marketed or sold from or in the unit in any manner which is visible from any point not located within the unit;
 - (2) All applicable Federal, State and local laws, ordinances and rules are complied with by the owners and his/her tenants, invitees and licensees;
 - (3) No employees work in the unit; and
 - (4) No clients, customers, patrons, employees, messengers, delivery personnel, or other individuals regularly visit the unit or any portion of the project in relation to any business conducted therefrom in a way which causes any nuisance, unreasonable disturbance, or additional excessive traffic through the project.
15. The Association and the Board of Directors does not accept responsibility for damage to, or the loss of, any personal items (hoses, play toys, bicycles, etc.) left in the Common Areas.
16. To enhance the personal safety of the residents and their guests, skateboarding, roller skating, bicycling, and roller blading are prohibited in the Common Areas, sidewalks/walkways within the project, and within the garage areas.
17. Screen doors must be uniform in color. Black security screen doors are acceptable. The Board approval shall be required for the proposed installation of any screen door which is not black in color.
18. The use of aluminum foil, paper, paint and other unconventional means of covering windows is prohibited.

19. It is requested that visible seasonable decorations be removed within two weeks following the holiday. It is requested that real estate signs come down within two weeks of close of escrow.
20. Iron or wood railings are not to be used as a clothesline for drying articles of any sort.
21. Planter boxes installed on balcony decks before October 5, 1999 must be maintained in a pleasing manner or removed from view. With the exception of those planter boxes installed before October 5, 1999, the Board will not grant permission for installation of planter boxes on balcony decks. (Wooden planter boxes installed on balcony decks leak water straight into the wood deck, and thereby accelerates deterioration of the fence and termite infestation)
22. Entries, balconies and patios must be maintained in acceptable appearance. They are not to be used for storage purposes, including household items, freezers, refrigerators, etc. By keeping these areas pleasing, you respect everyone's view and property value.
23. Each owner shall provide the Board with updated emergency contact information. See the Emergency Contact Form, attached hereto as EXHIBIT "A".

POOL AND SPA RULES

The pool and spa/jacuzzi are primarily for use of owners and residents of Virginia Village Condominium complex. Guests are permitted. It is the responsibility of owners and residents to make their guests aware of the pool and spa/jacuzzi rules. Please let your guests know that they may be asked for their identity.

1. Pool hours are 7 a.m. to 9 p.m. Open swim from 7 a.m. to 8 p.m. Lap time only from 8 p.m. to 9 p.m. No playing in the pool during lap time.
2. Guests may use the pool during regular pool hours, owner need not be present at the pool, but must be present within the complex.
3. Each unit is allowed to have four (4) guests at a time at the pool. If you would like to have more than this, you will need to get permission from two (2) board members.
4. Children (under 14 years of age) must be accompanied by an adult in order to be in the pool or poolside and/or in the spa/jacuzzi or in the spa/jacuzzi room.
5. For the health and safety of persons using the swimming pool and jacuzzi, keep the water in the pool and jacuzzi clean and sanitary by keeping it free of

urine and other bodily waste and oils and lotions (other than waterproof sunscreen/sunblock), as well as other substances that may pose a health hazard. Appropriate bathing suits must be worn at all times.

6. No hairpins may be used in the pool or jacuzzi.
7. No running in the pool and spa areas.
8. No glass containers may be brought in the pool and spa areas.
9. Return pool furniture to original location after use.
10. All food, drinks, papers, cigarette butts, etc. should be disposed of before leaving the pool and spa areas.
11. For your own safety, no diving is allowed in the pool. The pool is too shallow.
12. In respect for others around the pool, splashing should be kept to a minimum.
13. Toys, mattresses, and other floating devices are not allowed to interfere with others in the pool and must be removed upon vacating the pool. Such toys and floating devices are NOT allowed in the jacuzzi at all.
14. Please conduct yourself and your guests in a safe, considerate and polite manner at all times regarding noise, screaming, splashing and use of equipment. Common courtesy and concern for others will be appreciated.
15. After using the barbecues, please make certain that the gas is turned off and you have cleaned the grills.

GARAGE

1. Each owner has been assigned two parking spaces, either in the main garage or a separate garage. Please park in your assigned spaces unless you have permission of another owner to use their space.
2. Automobiles of Owner's guests, licensees and invitees which are parked in the garage area shall be parked only in the Owner's parking space. Such automobile is prohibited from blocking any entrance or exit from the garage area.

3. Two "Guest Parking" spaces at the northwest end of the complex are for temporary parking, for guests only, for a 24-hour period. Owners should park in their assigned parking spaces.
4. No parking spaces assigned to a unit may be sold or rented separately from that unit.
5. Garage and driveway speed limit is 5 MPH or less.
6. In any "passing" situation, the standard "Right Hand Rules" should be observed.
7. Vehicles entering the premises have the "right of way" over exiting vehicles.
8. Pedestrians on the sidewalk have the "right of way" over vehicles entering or exiting.
9. Garage doors are to remain closed except when entering, exiting or the owner is working in or near the garage.
10. Parking spaces assigned to an owner shall be maintained in a neat and clean appearance. Gasoline, kerosene, cleaning solvents, or other flammable liquids or substances, or any toxic or hazardous materials are prohibited from being stored in said assigned parking spaces. However, reasonable amounts of paint and/or paint thinner may be placed in appropriate containers, provided they are properly stored.

WINDOW AND PATIO, ENTRANCE DOOR, AND GARAGE SPECIFICATIONS

In an effort to maintain uniformity as well as appreciate the fact that materials used to build VVCOA's original windows, frames and doors are being phased out, replaced by new, improved, safer and energy saving materials, the Board of Directors has approved the following Specification Standards for VVCOA:

WINDOWS, ENTRANCE SIDE WINDOWS AND PATIO DOORS

1. All specifications for alterations of windows and/or patio doors must be submitted in writing to the Board of Directors by a licensed contractor for written prior approval.
2. Replacement windows and patio door frames must be aluminum color (as present). Designs and special custom features or etching on the frames themselves (and/or frame "stacking" to create depth) will not be permitted. The frames must be either aluminum, vinyl or Board approved material.

3. The original size of all windows and patio doors may not be altered in any fashion.
4. The original design of the windows and patio doors (i.e., multiple sliding pieces, "T" shape, split screen, plain, etc.) must be maintained.
5. Tinting, stained glass and other custom features/designs/colors on entrance windows, window panes or patio doors will not be permitted.
6. Front entrance side windows must be flat, plain safety glass.
7. It is preferred that all window and patio door frames remain flush with existing walls. However, if the custom design requires additional space, any protrusion of the frame is not to exceed ½" (including adhesive material) from the wall.
8. The width of window and patio door frames surrounding the glass (if necessary) may not exceed 2".
9. All exterior window changes must leave exterior stucco intact.

ENTRANCE DOORS

1. Screen doors must be black.
2. Bronze colored door knobs (round) are preferred.
3. Front entrance doors must remain as originally designed (peep-hole optional) and be solid grained brown in color

GARAGE DOORS

1. Must conform to existing style and brown color.
2. Entrance keys may vary upon approval by the Board.

GARAGE STORAGE SPACE

1. Storage spaces cannot affect the length of vehicle parking space area.
2. The original design of the overhead storage units may not be altered.
3. Materials and color must conform with existing brown storage bins.

PROCEDURE FOR REQUEST FOR STRUCTURAL CHANGE

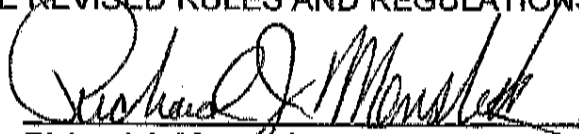
The Board of Directors is committed to assist all homeowners to upgrade, while maintaining uniformity and property value of Virginia Village Condominiums. The Board will make every effort to provide written responses to written requests in a timely fashion:

1. Structural changes cannot commence without prior written approval.
2. Written structural requests may be submitted at any time and must include:
 - a. Contractor specifications


- b. Photographs and/or detailed designs
- c. Material samples, if possible
- 3. Requests will be reviewed at the next scheduled meeting of the Board.
- 4. A written response from the Board will be provided 30 days after the scheduled meeting.
- 5. The Board may request additional sample materials or further information regarding any alteration plans.
- 6. Finished projects must match approved specifications
- 7. Structural changes will be the sole liability of the homeowner.


VIRGINIA VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, BY AND THROUGH ITS BOARD OF DIRECTORS, WITH APPROVAL OF THE OWNERS, HERBY EXECUTES THESE REVISED RULES AND REGULATIONS FOR VIRGINIA VILLAGE.

Dated: May 1, 2006


Richard J. Menshek
President


Beverly Abbott
Treasurer


Susan Scribner
Secretary


Armand deVries
Officer/Maintenance

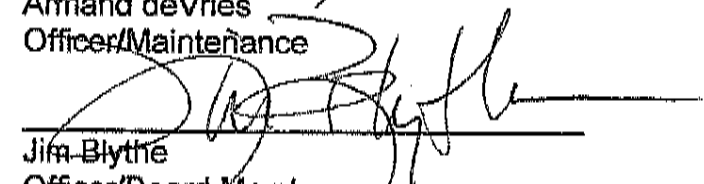

Jim Blythe
Officer/Board Member

EXHIBIT "A"

Virginia Village Condominium Owners' Association
Emergency Contact Form

Name _____

Unit Number _____

Phone Numbers _____
_____**WHO SHOULD BE CONTACTED IN CASE OF EMERGENCY**

Name _____

Address _____
_____Phone Numbers _____
_____**PERSON IN COMPLEX THAT HAS YOUR HOUSE KEY**

Name _____

Unit Number _____

Phone Numbers _____
_____Remarks/Limitations _____

Dated: _____

Signature

EXHIBIT "B"

**VIRGINIA VILLAGE CONDOMINIUM OWNERS' ASSOCIATION
PET INDEMNIFICATION AGREEMENT**

This agreement is made by and between Virginia Village Condominium Owners' Association and _____,

Owner of Unit _____,

WHEREAS, Owner is the owner of a pet or pets, as further described in the "Pet Identification Information" form(s); and

WHEREAS, The Association has the authority to permit Owner to keep a pet or pets in Unit and to enforce reasonable rules and regulations regarding pets; and

WHEREAS, Owner understands, acknowledges, and agrees to be bound by the specific Rules and Regulations of Virginia Village;

Owner agrees as follows:

1. To indemnify, protect, defend, save and hold harmless the Association, its Board of Directors, Agents, Employees and other Owners in Virginia Village, individually and jointly, against and from any and all claims, liabilities, damages, losses and expenses either claimed against or incurred by or imposed upon them for damage to property or injury to persons, which may be caused in whole or in part by Owner's pet or pets;
2. To follow all pet rules and regulations established now or in the future by the Association as set forth in the Association's Rules and Regulations;
3. To pay any fines or suffer other consequences imposed by the Association for violating any of the pet provisions of the Rules and Regulations, as set forth in the CC&Rs; and
4. To accurately complete a "Pet Identification Information" form for each pet owned.

Dated: _____

Signature of Owner

EXHIBIT "B", CONTINUED

VIRGINIA VILLAGE CONDOMINIUM OWNERS' ASSOCIATION

PET IDENTIFICATION INFORMATION

Date: _____

Owner's Name _____

Owner's Unit Number _____

Owner's Phone Numbers _____

Type of Pet _____

Name of Pet _____

Color of Pet _____

Age of Pet _____

Weight of Pet _____

Dog License Number, if applicable _____

Tattoo or microchip Information, if applicable _____

Additional Information, if applicable _____
