PACIFIC RIDGE
RANCHO DEL ORO

Pacific Ridge Owners Association

Rules & Regulations

Updated – December 16th, 2025

TABLE OF CONTENTS

INTRODUCTION 1

MANAGEMENT COMPANY 1

ARCHITECTURAL GUIDELINES 2

GUESTS 2

RENTAL OF RESIDENTIAL UNITS 2

SIGNS AND DISPLAYS 2

NOISE 2

TEMPORARY STRUCTURES 2

GARAGES, PARKING AND VEHICULAR RESTRICTIONS 3

ANIMALS 3

DECKS AND BALCONIES 3

ANTENNA RESTRICTIONS 3

WINDOW COVERINGS 3

BASKETBALL STANDARDS 3

TRASH DISPOSAL, PICK-UP AND RECYCLING 4

LANDSCAPING 4

POOL AND SPA POLICIES 4

GUEST POLICIES- POOL AND SPA AREAS 6

SOLAR LIGHT POLICY IN COMMON AREAS 7

HOLIDAY DECORATION RULES 7

SPEED LIMIT IN COMMUNITY 8

ENFORCEMENT POLICY 9

PACIFIC RIDGE OWNERS ASSOCIATION
RULES AND REGULATIONS

INTRODUCTION

COMMUNITY LIVING REQUIRES THE FULL COOPERATION OF ALL RESIDENTS. IT IS IMPORTANT THAT EACH OWNER/RESIDENT FAMILIARIZE THEMSELVES WITH THE FOLLOWING RULES AND REGULATIONS, IN ORDER TO ENSURE THAT ALL THE RESIDENTS OF PACIFIC RIDGE **("COMMUNITY")** ENJOY THE QUALITY OF LIFE OFFERED BY THIS WONDERFUL COMMUNITY.

The Board of Directors, pursuant to the authority granted to it in the Declaration of Restrictions for Pacific Ridge and the Bylaws **("Documents,")** have established the following Rules and Regulations **("Rules")**, which are in part taken directly from the Documents. The success of any Community and **Pacific Ridge Owners Association ("Association")** is founded on the principles of common decency, respect, and consideration for the basic rights of neighbors. These Rules and Regulations **("Rules")** will serve as a ready reminder and reference of the various obligations we have to one another in our day-to-day living.

Provisions for these Rules and Regulations, and the authority for enforcement, are contained in the Declarations and the Bylaws, which were given to you when you bought your home. The Rules are intended as a supplement to the Declarations, not a replacement. All provisions of the Declarations not referenced in this document remain in full effect and must be adhered to by all Owners and Residents. It is the responsibility of each Owner to make their guests, residents, and tenants aware of the restrictions of the Governing Documents and the Association. However, it is the Owner, as a member of the Association, who remains responsible for the conduct of residents, tenants and guests. Many Owners include in their lease/rental agreement a termination and/or eviction clause in the event of a violation of the Association's Declaration, Bylaws, Architectural/Landscape Design Guidelines or Rules and Regulations by the tenant.

The Board of Directors establishes and enforces the Rules, manages the financial affairs of the Association, and oversees the operation and maintenance of the Association facilities, Association Property and the Common Areas. In each of these areas, the Board is assisted by a contracted management company. This document may be changed by the Board periodically as needed.

MANAGEMENT COMPANY

The Association employs a professional management company to advise and assist the Board in carrying out its duties. The management company in turn, obtains proposals for various maintenance and repair work to approved service companies. Monthly association fees are collected and deposited in the Association's account by the management company. Association bills are then paid out of this same account.

A primary responsibility of the management company is to receive and process Owner and resident requests with respect to the maintenance of Association facilities, property and common areas. The management company will issue work orders to the Association's contracted or otherwise pre-approved service companies. The Association will not be responsible for any unauthorized work by a service company.

Avalon Management Group
3618 Ocean Ranch Blvd
Oceanside, Ca 92056
Phone: (760) 481-7444 / e-mail: PacificRidge@AvalonWeb.com

ARCHITECTURAL/LANDSCAPE DESIGN GUIDELINES

The Board has established Architectural/Landscape Design Guidelines **("Guidelines")** to ensure that the appearance of the Community is maintained. The current Guidelines are maintained at the Association office. Prior to starting any work, you should obtain and review a current copy of the Guidelines, and submit two (2) sets of plans to the Association for approval. Please be advised that unauthorized alterations, improvements or any other construction are subject to enforcement action as outlined by the Declarations.

GUESTS

Guests must abide by all Rules and Regulations in force at the time. Residents/Owners are responsible for the conduct and actions of their guests until that guest(s) has exited the common areas of the Association. Further, guests shall also comply with these Rules, including but not limited to, Rules relating to noise and parking as further defined.

RENTAL OF HOMES

1. An owner shall be entitled to rent his/her home subject to the restrictions contained in the Declaration.

2. Any rental or leasing agreement shall be in writing and shall provide that the lease or rental agreement is subject to the Declaration, the Community Bylaws, Community Articles, Architectural/Landscape Design Guidelines and the Association Rules & Regulations, and shall provide that any failure to comply with any provisions of the Declaration, the Community Bylaws, Community Articles, Architectural/Landscape Design Guidelines or Community Association Rules, shall be a default under the terms of the rental or lease agreement.

3. No owner may lease such owner's unit or improvements thereon for hotel, motel or transient purposes. Any lease which is for a period of fewer than six (6) months shall not be permitted, in accordance with the Master Declaration section 6.2.

4. Any owner who shall lease his or her unit shall be responsible for assuring compliance by such owner's lessee with the Declaration, the Community Bylaws, Community Articles, Architectural/Landscape Design Guidelines and the Association Rules and Regulations.

5. Owners cannot retain the right to use common area facilities if their tenants are given those rights.

SIGN AND DISPLAYS

All signs shall be in conformance with the Guidelines, Rules and Governing Documents.

NOISE

Residents are responsible for noise emanating from their property and their guests. The most important rule regarding noise in the Community is the rule of courtesy.

TEMPORARY STRUCTURES

No tent, shack, or other temporary building improvement or structure shall be placed upon any area except with the approval of the Design Review Committee (**"DRC")**. This does not apply to temporary structures which are reasonable and customary to facilitate construction activities on any Separate Interest.

GARAGES, PARKING AND VEHICULAR RESTRICTIONS

Please refer to Section 6.1.9 of the Declaration, as well as the Parking Rules & Regulations and Tow Policy for additional information and restrictions.

1. No hazardous materials shall be stored in any garage.

2. Garage conversion are not permitted.

3. "For Sale" signs on vehicles parked within the Community are not permitted.

4. The garage space shall be maintained and used for vehicle parking to the garage's designed capacity first and foremost.

5. Resident vehicles cannot be parked in fire lanes. Residents cannot park parallel to garages. Any vehicle found in violation of this requirement is subject to tow in accordance with Vehicle Code 22658 or other applicable laws.

ANIMALS

1. Please refer to **Section 6.1.6** of the Declaration. Only domestic animals that are kept as household pets and are not kept, bred or raised for commercial purposes are permitted
to be maintained within the Community. No owner shall keep more than a total of two (2)
domestic dogs or two (2) domestic cats, or a combination thereof (but not to exceed two (2) total) within such Owner's Residence. Each Owner shall clean up after animals that have deposited droppings or otherwise used any portion of the Community or public street abutting or visible from the Property.

2. Residents are encouraged to carry appropriate clean-up equipment while walking pets in the Community.

3. Pets shall be maintained within the Owner's control at all times (via leash or other appropriate restraint). All pets must be on a non-retractable leash no longer than 6ft when in the common area.

DECKS AND BALCONIES

All decks and balconies must be kept in a state of cleanliness and repair at all times. All furnishings shall be maintained in a neat and clean manner. No wood burning smokers, fire pits, tiki torches, or chimneys are allowed. No awnings or shades shall be installed on decks or balconies.

ANTENNA RESTRICTIONS

All antennae and satellite dishes are subject to provisions outlined in the Architectural/Landscape Design Guidelines and **Section 6.1.7** of the Declaration.

WINDOW COVERINGS

Newspaper, aluminum foil, plywood or any other contrasting material is strictly prohibited.

BASKETBALL STANDARDS

Please refer to **Section 6.1.10** in the Declaration.

TRASH DISPOSAL, PICK-UP, AND RECYCLING

1. Trash and refuse must be placed in appropriate containers, subject to the approval of the trash service provider, and must be kept stored out of view at all times, except when being placed out for pick up.

2. Containers may not be placed outside for pick up before 6:00 p.m. on the day prior to service and must be removed no later than 9:00 p.m. the evening of the pick-up.

LANDSCAPING

1. All privately maintained landscape areas will be kept in a clean, safe and attractive condition as deemed necessary by the Board of Directors, and/or its agents. This includes, but is not limited to, control of leaves, height of grass, and overall health and aesthetic appeal of the yard.

2. Any patio or yard area landscaping or architectural improvements shall be completed by owner in accordance with the provisions in the Declaration **Article 8 entitled Design Review** and subject to the requirements of the Architectural/Landscape Design Guidelines.

DOG HOUSES

Dog Houses are permitted as long as the height of the dog house does not exceed adjacent fence and wall heights and does not create a nuisance to neighbors.

BARBECUES

Barbecue grills must be kept away from combustible materials including trees, brush, and sides or roofs of buildings. Permanent grills with propane tanks must obtain Design Review Committee
("DRC") approval. Portable grills with propane tanks do not require DRC approval. No natural
gas hook-ups are allowed for any grill on attached homes.

POOL AND SPA POLICIES

1. Pool and spa hours are 5 A.M. to 10 P.M. seven (7) days per week. The pool and spa are available to residents and their guests during operational hours only.

2. NO LIFEGUARD IS ON DUTY. The Association does not provide lifeguard and/or emergency response personnel at any time. Any person using an Association pool or spa does so at their own risk.

3. Children under the age of fourteen (14) years using the pool or spa must be under the supervision of a person eighteen (18) years of age or older at all times.

4. Hot water immersion while under the influence of alcohol, drugs, or medicines may lead to serious health and safety consequences and is not recommended. Do not use the spa alone. Please note that long exposure in the spa may result in nausea, dizziness, or fainting.

5. Elderly persons, pregnant women, infants, and those with health conditions requiring medical care should consult with a physician before entering the spa.

6. The consumption of food, alcohol, or smoking of tobacco or e-cigarettes while using the pool or spa or recreation areas is prohibited.

7. Running, “horse-play,” loud noise, music or any other activity which unreasonably interferes with the quiet use and enjoyment of the pool or spa by other residents or which is otherwise a nuisance is prohibited.

8. Skateboards, bikes, scooters, roller blades and any other similar device are prohibited in the pool or spa area.

9. Safety equipment has been provided for emergency use only.

10. All persons using the pool or spa must wear appropriate swimwear and shower prior to entering the water. Infants and toddlers must wear a swim diaper and plastic pants with a swimming suit. Failure to follow these precautions may lead to health hazards and if so,

11. Suntan oils, lotions and hair clips are harmful to the pool and spa systems. Please remove all hair clips and shower prior to entering the water.

12. Glass is prohibited in the pool or spa areas.

13. Diving or jumping into the pool or spa is prohibited.

14. Organized swim lessons may be permitted if they do not infringe on other residents use and enjoyment of the pool facilities and are previously approved by the Board of Directors (appropriate insurance will be required).

15. Throwing tennis balls, baseballs, footballs, basketballs, Frisbees, or other similar sports and play equipment in or around the pool or spa is prohibited.

16. All pool furniture is the property of the Association. The removal of any such property is a violation of the Association’s Governing Documents. In addition to any civil action the Association may bring, theft of community property will be reported to the local police department and a formal report will be filed.

17. Any person using the pool or spa must comply with any instruction or direction given by Association security personnel and/or staff. Failure to do so may be considered a violation of the Association’s governing documents and as such, lead to the revocation of pool and spa privileges.

18. With the exception of certified service animals, no animal is permitted in the pool or spa areas.

19. Persons using the pool or spa area are prohibited from introducing any foreign objects or substances (bubble bath, soap, beverages, etc.) into the pool or spa. Any person found to be in violation of this restriction which necessitates the draining, cleaning, and refilling of the pool or spa will be held responsible for all costs incurred to perform that maintenance and to repair any damages.

20. Persons with open cuts, sores, or rashes are prohibited from using the pool or spa area and shower.

21. The Association is not responsible for lost or stolen personal property.

22. The pool area may be under video surveillance. Trespassers will be pursued in accordance with State law. Owners or Guests violating Association policies will also be subject to enforcement measures defined in the CC&R's and in accordance with State law.

23. Any violation of the Association's Governing Documents, including but not limited to the failure to remit timely payment of community assessments, may result in the suspension of an Owner's privilege to use of the pool or spa after the Owner is afforded "notice and an opportunity to be heard" regarding the violation.

GUEST POLICIES – POOL AND SPA AREAS

1. Owners are responsible for the actions of their tenants, guests and/or invitees when using the pools and spa areas. Guests must be accompanied by a person over the age of eighteen (18) years.

2. All residents, guests and visitors must comply with any request or instruction issued by the Association's security personnel or Association staff.

3. Residents must accompany their guests at all times.

Pacific Ridge Owners Association

Adopted by the Board of Directors on November 4, 2021

Solar Light Policy in Common Area

Below are the specifications for owners who would like to install solar lights.

1. Solar lights must be black or brown to match the community color scheme.

2. Bulbs must be white. No color bulbs are allowed.

3. Solar lights must be wireless and must go along the sidewalk pathway no less than three (3) feet apart.

4. Solar lights may not be than 18" tall from the ground and no wider than 6" in diameter.

5. Solar lights must be maintained and working properly. Damaged or non-working solar lights must be removed.

6. The Association assumes no liability for damage to any solar lights installed in the Association maintained landscaped common area once approved by the Association.

7. The Board of Directors has the ultimate authority to deny any solar lights installed by an owner and has the right to request any solar lights to be removed by the owner.

Holiday Decoration Rules

Below are time limitations on exterior decorations displayed in view of the common area.

For special holiday events, such as Halloween, Thanksgiving and Easter, decorations may be displayed twenty-five (25) days prior to the event and must be removed within five (5) days after the event.

Holiday decorations such as Christmas, Hannukah and New Year's may be displayed on the Friday after Thanksgiving until January 15th of the following year.

Holiday Decorations:

These guidelines apply only to decorations for holidays and temporary special occasions. Any placement of decorations other than for holidays and temporary special occasions requires prior

approval of the Board of Directors. All holiday and temporary special occasion decorations must comply with the following provisions:

1. Penetrations of any kind on the building are strictly prohibited due to potential points of moisture intrusion. (Brisas and Lucero Only)
2. Exterior cords may not extend into the walkway or any other common area of passage.

3. No bright lights may be used. Neighbors in any direction are not to be impacted by light displays. Lights may not be placed anywhere in the landscape.

4. No holiday decorations may be placed in the common area landscaping as to impede the common area landscaping from being properly maintained. If owners place holiday decorations in the common area landscaping for which the Association cannot maintain the area, the owner will be required to remove the holiday decorations. Owners displaying holiday decorations due so at their own risk and the Association and its vendors will not be responsible for damaged decorations.

Speed Limit in Community

The speed limit while driving in the community is FIFTEEN (15) miles per hour. Owners and guests must adhere to the speed limit while driving through the community.

ENFORCEMENT AND FINE POLICY
PACIFIC RIDGE OWNERS ASSOCIATION
a California nonprofit mutual benefit corporation

This policy is an Operating Rule as defined in the Davis-Stirling Common Interest Development Act and, to the extent it conflicts with any previous Operating Rules, supersedes and prevails over such previous rules. All Operating Rules, whether characterized as rules, polices, procedures and otherwise are subject to the provisions of the Declaration of Covenants, Conditions and Restrictions and Establishment of Easements currently in effect for this Association.

ARTICLE 1: ENFORCEMENT AND FINE POLICIES

Contingent upon the nature, seriousness and history of the violation, the Association will generally adhere to the following enforcement procedures but the Board of Directors ("Board") is not required to utilize every remedy in every enforcement action and may, in its sole discretion, subject to the law and the governing documents, determine what remedy to pursue and at what time. Depending on the severity and frequency of the violation, the choice of the enforcement procedure(s) and/or the enforcement remedy utilized may vary. Immediate legal action may be sought in the form of a temporary restraining order ("TRO") and/or preliminary injunction where appropriate.

1.1 Enforcement Procedure.

a. *Report of Alleged Violation*: Any Member, resident, director, manager or rules enforcement personnel claiming a violation occurred must submit a written report to the Board at a Board meeting, or to the Association's community manager during regular business hours. A sample Alleged Violation Report is attached as Exhibit A to this policy which may, but is not required, to be used. No verbal or anonymous reports will be considered unless the information can be independently verified. If directly witnessed alleged violations may also be reported by the community manager or Board members. All written reports will be held in confidence to the extent practicable and permissible by law. However, in the event the Member alleged to be in violation exercises their right to due process; they may have the right examine the evidence against them and discover the identity of the person who reported the alleged violation. Members are responsible for violations of the governing documents committed by their family members, residents, tenants, agents and guests.

b. *Courtesy Notice*. After receipt of a reported violation, the Association may issue a courtesy notice of the alleged violation to the responsible Member. The courtesy notice will identify the alleged violation and will request that the Member cure the same within a stated deadline, which will be a reasonable period of time, considering the nature and seriousness of the alleged violation. Depending on the seriousness of the alleged violation, no courtesy notice or warning is required to be given before the Board initiates disciplinary action.

c. *Determination of Merit*: Prior to imposing a fine or other disciplinary action, the Board must determine if an alleged violation appears to have merit. Nothing in this policy obligates or requires the Board or authorized enforcement committee to take any action against individual Members. The Board, in making this decision, will take into account the facts of each circumstance and determine the costs and benefits of taking action.

d. *Notice of Alleged Violation*: If the violation is not cured by the deadline imposed in the courtesy notice, or if the Board determined to not send a courtesy notice, the Board may send a notice of intent to impose discipline to the Member stating the nature of the alleged violation(s), the provision(s) of the governing documents violated and the Member's right to appear before the Board at a hearing. The notice of intent to impose discipline will be provided to the Member at least ten (10) calendar days by either personal delivery or individual delivery, before imposing a monetary penalty (fine) and/or any other discipline. The notice must include the date, time, and place of the hearing. The notice must also inform the Member that they can cure the alleged violation before the hearing and include information about how and when the alleged violation can be cured. The notice must also inform the Member that if curing the alleged violation will take longer than the time between the notice and the hearing date, the Member can provide a financial commitment to cure the alleged violation. A sample Notice of Intention to Impose Discipline is attached to this policy as Exhibit B. This notice may, but is not required, to be used.

e. *Hearing in Executive Session*: All disciplinary hearings with the Board will be held in executive session and may be in person, by videoconference, and/or teleconference. The Member responsible for the alleged violation may be heard, orally or in writing and may present documents. The Board may, but is not required to reschedule the disciplinary hearing if the Member is not available to attend. Unless the Board determines to reschedule the hearing, the hearing will occur if the Member fails to respond to the hearing notice and/or appear at the hearing.

f. *Take Action*: If the Member cures the alleged violation before the hearing in the manner set forth in the hearing notice or in a manner otherwise acceptable to the Board, or provides a financial commitment to cure the alleged violation, the Board will not impose disciplinary action. If the Member is found to have violated the governing documents, the Board may take any appropriate action allowed under the governing documents or the law, such as:

    i. Sending a "cease and desist" letter;

    ii. Imposing monetary penalties (fines);

    iii. Allowing the Member additional time to correct any ongoing violations;

iv. After further notice and hearing, imposing a reimbursement assessment upon the Member for the costs and expenses of gaining compliance, including attorneys' fees, when allowed by the governing documents or law;

v. Suspending membership privileges, such as recreational common area use rights (but not Member voting rights) not to exceed sixty(60) days (unless such rights are suspended for failure to pay assessments), effective no sooner than five (5) days after the notice of disciplinary action required by Civil Code § 5855(f) or any successor statute;

vi. Initiating Internal Dispute Resolution and/or Alternative Dispute Resolution in the manner provided by the Association's governing documents and the law;

vii. Seeking any legal remedy, including, without limitation, seeking a restraining order and/or injunctive relief, or imposing a lien and/or foreclosing on the Member's property, where allowed by law;

viii. Taking no disciplinary action when circumstances warrant.

g. *Give Notice of Decision*: The Member, but not the complaining party, must be notified of any disciplinary action taken by the Board within fourteen (14) days following the action. If, after the hearing the Board and Member are not in agreement the notice must inform the Member that they can request Internal Dispute Resolution in the manner provided by the Association's governing documents and the law.

h. *Agreement After the Hearing*. If, after the hearing, the Board and Member are in agreement about how to resolve the violation, the Board must draft a written resolution. The written resolution will be binding on the Association and judicially enforceable so long as it is not in conflict with the law or governing documents, and is signed by the Board and the Member.

1.2 Monetary Penalty (Fine) Schedule and Policies. The fine schedules for violations are as set forth below.

a. One Hundred Dollars ($100.00) per violation. "Violation" means each occurrence of noncompliance with the Association's governing documents.

b. Any violation that may result in an adverse health or safety impact on the common area or another Member's property:

i. For the first violation, the responsible Member will be subject to a monetary penalty not to exceed $5,000.00.

ii. For the second violation of the same provision of the governing documents, the responsible Member will be subject to a monetary penalty not to exceed $7,500.00.

iii. For the third or subsequent violation of the same provision of the governing documents, the responsible Member will be subject to a monetary penalty not to exceed $10,000.00.

iv. Before imposing a fine pursuant to this subsection (b), the Board must, at an open Board meeting, make a written finding specifying the adverse health or safety impact.

c. All monetary penalties (fines) are due upon notice given and are delinquent fifteen (15) days after they become due. Late fees and interest will not be charged for fines.

d. Please note, owners are required to clean up after their animals that deposit droppings in the Association or the public street that is visible from the Association property. Any person who does not clean up after their pet may be subject to disciplinary action.

1.3 Compliance Assessment. If a violation is found which causes the Association to incur a financial obligation or expense, then the Member responsible for the violation will be subject to a Compliance Assessment in the amount of the obligation or expense incurred by the Association after proper notice and a hearing to the extent allowed by the governing documents or law. Compliance Assessments are due within 30 days after providing notice to the Member and are delinquent fifteen (15) days after they become due.

1.4 Remedies. The violation procedures in this policy are separate from, and not a prerequisite to, legal proceedings. The Board has the sole discretion to determine whether to pursue discipline or legal proceedings, or both, in any particular case. If a lawsuit is filed, the Member may be liable for the Association's attorney's fees and costs. Unless prohibited by other governing documents, and when permitted by law, the Association may take legal action or correct, remedy or cure an alleged violation, and seek a reimbursement assessment against the Member, or file a memorandum of costs or motion for attorneys' fees to recover costs, expenses and attorneys' fees incurred by Association.