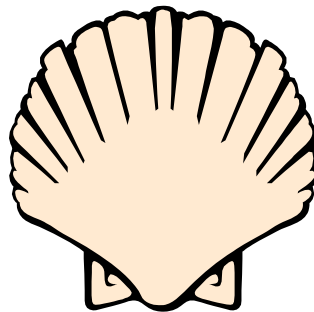


The Enclave

Rules and Regulations

Updated, Revised and Adopted by
The Enclave Board of Directors
December, 2003

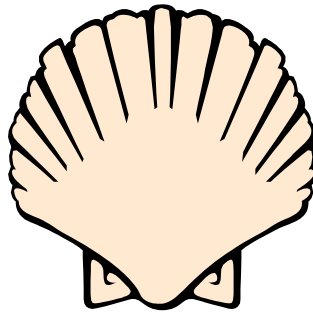


NOTHING HEREIN IS MEANT TO REPLACE THE ENCLAVE OR
SUMMIT COVENANTS, CONDITIONS AND RESTRICTIONS
(CC&R'S). THIS DOCUMENT HAS BEEN DEVELOPED AS A
HELPFUL AID TO THE ENCLAVE HOMEOWNERS.

The Enclave

OPERATING PROCEDURES AND SOME SELECTED RULES AND REGULATIONS AS ESTABLISHED IN THE CC& R'S

SECTION	I.	ACCESS CONTROL
SECTION	II.	CONSTRUCTION WORKERS / GARDENERS / VENDORS
SECTION	III.	TRAFFIC/PARKING/VEHICLES/GARAGE AND DRIVEWAY USE
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SECTION	IX.	NEW HOME SALES AND REALES
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SECTION I: ACCESS CONTROL

1. ACCESS CARDS:

Access cards, available to Homeowners from the Guard Post, are coded security cards for entrance through the vehicle gates.

Access cards are to be used by Homeowners and immediate family members only. Guests, contractors and/or staff personnel may not be issued access cards.

Any lost or stolen access cards must be reported to the Guard immediately.

2. VEHICLE STICKERS:

A current sticker must be displayed on all Homeowner's vehicles. The appropriate sticker location is in the lower, driver's side section of the windshield. Vehicle stickers may not be issued to guests, contractors and/or staff personnel. Stickers must be removed from any vehicle that is no longer in the possession of the Homeowner.

3. HOMEOWNER ACCESS FILES:

All Homeowners and residents must fill out a Homeowner access information sheet and submit it to the Guard Post within one week of move-in. These forms must contain current and correct data. It is the responsibility of the Homeowner to provide updated information to the Guard Post.

4. GUESTS / DOMESTIC HELP / STAFF

Unless otherwise noted, all family members, guests, domestic help and staff, including gardeners, listed on a Homeowner's access file, will be allowed access onto the property unannounced. All personnel not listed on the file will be allowed access onto the property only if (1) the Homeowner pre-authorizes the visit by contacting the Guard on duty or (2) authorization is confirmed at the time of entrance by the Guard contacting the Homeowner or (3) the Homeowner personally authorizes entry at a gate entry call box.

SECTION II: CONSTRUCTION WORKERS/GARDENERS/VENDORS

1. MORNING STAGING:

Construction workers and gardeners may start preparing to enter the community at 6:30 a.m., Monday through Friday. Upon arrival they are to turn off their engines, keep their radios low and shall not litter. They will be allowed access at 7:00 a.m. (Monday – Friday) and 9:00 a.m. (Saturday) to the community, provided they have completed a contractor form (new residential construction) or are authorized by the Homeowner. Construction workers and gardeners will exit the community by 6:00 p.m. (Monday – Friday) and 5:00 p.m. (Saturday). There is no construction or commercial gardening allowed on Sundays.

DAY	START	FINISH
Monday through Friday	7:00 a.m.	6:00 p.m.
Saturday	9:00 a.m.	5:00 p.m.
Sunday	None	None

Construction (new residential construction) are to be issued a 30-day pass only. Passes may be renewed upon verification from the General Contractor and the Homeowner. All data including insurance information must be updated no less than 30 days prior to insurance renewal date.

Vendors will be allowed access only with permission of the Homeowner.

SECTION III:
TRAFFIC/PARKING/VEHICLES/GARAGE AND DRIVEWAY USE

1. SPEED LIMIT:

The speed limit throughout The Enclave is 25 miles per hour.

2. PARKING:

At least two vehicles must be parked in the garage. All other vehicles must be parked in the driveway or directly in front of the residence. Vehicles must be parked in the direction of the flow of traffic. Vehicles may not block sidewalks. There are specific areas that are marked with "NO PARKING" signs and/or painted curbs. No one may park in these areas at any time. No one may park on any of the fire access roads. Car covers may be used; however, they cannot be used for more than 72 hours at a time. Cars may not be parked in one location for more than 72 consecutive hours.

It is recommended that Homeowner's provide valet parking for their guests if the number of vehicles will exceed 25.

3. COMMERCIAL AND RECREATIONAL VEHICLES:

No Homeowner or guest may park, store or keep any commercial type or recreational vehicle on any lots or streets anywhere within The Enclave property.

4. GARAGES AND DRIVEWAY USE:

All Homeowners must keep their garage readily available for parking of their respective vehicles and must not store any goods or materials therein that will restrict use for parking of 2 vehicles. The garage may not be used as a workshop or storage area if it prevents the Homeowner from parking 2 vehicles inside. Repairs to motor vehicles may not be done anywhere within The Enclave. Storage of flammable fluids is permitted only in Fire Department approved containers, which meet all City and Municipal Codes.

SECTION IV: PETS

1. RESPONSIBILITIES:

All State, County and City ordinances pertaining to animals will be enforced. Owners are financially responsible for damage to property or landscaping caused by their pets.

2. CONTROL:

All pets maintained by a Homeowner or Contractor must be kept within an enclosure, yard, patio or on a leash being held by a person capable of controlling the animal.

3. CLEAN-UP:

Pet owners are responsible to clean up after their animals. Animal excrement in the common areas must be cleaned up immediately.

4. NOISE:

Excessive barking or loud noise is considered a nuisance and is not permitted.

SECTION V: ARCHITECTURAL CONTROL

Architectural control is necessary to ensure conformity of appearance of all structures within The Enclave so that any new installations or constructions will not detract from the beauty and attractiveness of the whole and to protect and enhance the value of our property. The goal is to achieve an overall aesthetically pleasing area in which to live that may be enjoyed by all Homeowners without (1) becoming a burden on the Association to maintain, or (2) causing disputes that unnecessarily waste the Association's Board of Directors time to resolve and incur unwanted expense in attorneys fees.

An Architectural Review Committee (ARC) has been formed to make known to all Homeowners what the standards are for new construction or changes that may affect the aesthetics of the community. The ARC will also ensure that all proposed plans or changes conform harmoniously to the existing exterior building designs and materials.

Homeowners must refer to the CC&R's and the detailed Architectural and Landscape Design Guidelines for complete information but, briefly, some guidelines that the ARC will follow are:

1. No construction, alteration, installation, removal or relocation of any improvement of any kind, including landscaping or repainting, may be started by a Homeowner until the plans and specification

for such work have been submitted to, reviewed by and approved, in writing, by the ARC. However, any improvement may be repainted without ARC approval so long as the improvement is repainted the identical color, which it was last painted.

2. No unsightly materials, construction debris, equipment or trash containers shall be stored on a Homeowner's property or The Enclave's common areas in such a way as to be visible from the street without the prior written approval of the ARC.
3. No sports apparatus shall be put in place or installed on a Homeowner's property or The Enclave's common areas without the prior written approval of the ARC.
4. No temporary or homemade signs announcing "open house" and other such events shall be posted by Homeowners within The Enclave without the prior written approval of the ARC.
5. Absolute care should be taken to consider the potential view obstruction of other lots. The ARC may consider the impact of views from other lots and reasonable privacy right claims as factors in reviewing, approving or disapproving any proposed landscaping, construction or other improvement. However, no lot is guaranteed the existence or unobstructed continuation of any particular view.

SECTION VI: TRASH

1. LOCATION:

No trash shall be kept on any portion of The Enclave except in City of Los Angeles Department of Sanitation containers located in appropriate areas and not visible from the street. Such containers shall be kept out of view except when set out for scheduled trash collection, normally Tuesday. The earliest acceptable time for placing trash out for collection is the night before the scheduled pickup. The empty containers must be returned to their appropriate location on the same day of collection. Further information can be provided by the City of Los Angeles Sanitation Department.

SECTION VII: COMMON AREA/UNDEVELOPED LOTS

1. TRASH:

All trash must be deposited inside trash containers and bins located at approved locations on the lot.

2. NOISE:

Noise must be kept at a reasonable level throughout The Enclave property. Loud radios, voices, musical instruments, pets, or any other offensive noises are unacceptable.

3. SUPERVISION:

Parents are responsible for their children, guests and pets at all times. Homeowners will be responsible for any damage to the common areas caused by themselves, their children, guests and pets.

4. FILM SHOOTING – ADDITION 10/2003

Commercial film shooting is not permitted within the Association.

5. UNDEVELOPED LOTS:

Undeveloped lots are the private property of the Developer and respective Lot Owners. Homeowners, their children, guests and pets are not allowed to trespass.

6. HOLIDAY DECORATIONS/LIGHTING – ADDITION 10/2003

Holiday decorations and lighting are permitted to be on the home from Thanksgiving through January 15.

SECTION VIII: ENFORCEMENT PROCEDURES

1. COOPERATION:

The cooperation of all residents in The Enclave is requested to ensure that everyone throughout the property is observing the CC&R's. The Board of Directors and Management Company cannot be available to oversee the actions and behavior of all residents and guests on a continuous basis. Therefore, it is necessary that any infractions of the rules be reported to the Management Company as soon as possible. All reports remain anonymous. The origin of such reports will remain confidential to The Enclave Board and Management Company.

2. FINES AND ASSESSMENTS (AMENDED 12/2003):

The Board of Directors has the authority to assess fines and/or impose restrictions for violations of any rules. Penalties (fines) for violations of the Association's governing documents may be assessed, after notice and a hearing, as follows:

1. First Violation (within 12 months) – Violation letter is mailed to the owner of record with notice to cure within 30 days.
2. Second Violation (within 12 months) or prior notice to cure is ignored – Violation letter is mailed to the owner of record with a \$250.00 pending fine and notice to cure within 30 days.
3. Third Violation (within 12 months) or prior notices to cure are ignored – Violation letter is mailed to the owner of record with a \$750.00 pending fine and a notice to cure within 30 days.
4. All further violations (within 12 months) or ignoring of notices to cure within 30 days will result in a \$1,750.00 pending fine per occurrence.
5. Any fines levied may be appealed to the Board of Directors.

The Board of Directors has the option to collect penalty assessments through Small Claims Court when not paid promptly by the Homeowner. Late payment of fines may also accrue additional penalties.

3. TOWING:

Vehicles that are parked in inappropriate areas may be towed away at the owner's expense without prior notice.

4. LEGAL ACTION:

Other remedies per Article 12.1 of the Bylaws are available to the Board. The Board of Directors or Homeowner may initiate appropriate legal proceedings to remedy any breach of the Governing Documents if it is deemed necessary.

SECTION IX: NEW HOME SALES AND REALES

New homebuyers in escrow are limited to their access between the hours of 6:30 a.m. and 10:30 p.m. daily. The Sales Office is required to notify the guard and Management Company of any new escrow opening.

A homeowner access information sheet will be provided to each new Homeowner by the Sales Office sales staff. The new Homeowner is responsible for providing the completed access information sheet to the Guard Post within 24 hours of move-in.

Prospective buyers of new homes are to be directed to the Sales Office. The Guard Post is to notify the Sales Office immediately of any prospect in the community. The Sales Office is open seven days a week from 12:00 p.m. to 6:00 p.m. No one is allowed to look at any lot except during sales hours or when accompanied by Sales Office personnel.

In regard to resales, Homeowners are responsible for preauthorizing the visits of the real estate agent and prospective buyers by contacting the Guard on duty.

SECTION X: PUBLIC ACCESS

Public vehicle access to Topanga State Park on Via Las Palmas must be granted from daylight to dusk to any person requesting access to the public parking facility. Per California Coastal Commission directive, pedestrians must be granted access to this area during any other time.