

RANCHO HIGHLANDS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
RESOLUTION
ADOPTED
July 22, 2004

WHEREAS, Association members have registered complaints with the Board and management regarding the necessity to seek approval through the Architectural Review Committee for exterior paint wherein the Owner does not propose a change to the existing color; and,

WHEREAS, the Association has recorded Conditions, Declarations and Restrictions (hereinafter referred as CC&Rs) and Bylaws, and adopted Rules and Regulations, and;

WHEREAS, Articles V, Section 13 of the CC&Rs of the Association empowers the Board of Directors to adopt amend, repeal and enforce the CC&Rs, Bylaws, and the Rules and Regulations, and;

WHEREAS, it is the intent of the Board of Directors to work harmoniously with fellow homeowners by adopting efficient Rules and Regulations, and,

The Board of Directors HEREBY RESOLVES, that the following rule is adopted:

Members that propose to paint the exterior of their home the same color as the existing color shall notify the managing agent of the Rancho Highlands Community Association, at least fourteen (14) days before the intended start date. Members shall notify management by completion and submission of the Rancho Highlands Community Association Exterior Paint Notification Form (hereinafter referred as the Exterior Paint Notification Form or Form).


Within ten business days, the managing agent of Rancho Highlands Community Association shall acknowledge receipt of the Exterior Paint Notification Form. The paint project shall be complete, within 120 days thereafter. Members shall notify management in writing when the paint project is complete.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity but not later than October 1, 2004. This rule shall go into effect upon publication to the members. Thereafter, the Board will implement all authorized means of enforcement, including appropriate fines.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on July 22, 2004.

Dated: 7/22/04


Rancho Highlands CA

RANCHO HIGHLANDS COMMUNITY ASSOCIATION

EXTERIOR PAINT NOTIFICATION FORM

Date: _____

Applicant Name (Print): _____

Site Address: _____

Telephone Number: (____) _____

Applicants Mailing Address (if different from above) : _____

Estimated Completion Date: _____

Contractor / Company Name: _____

Dear Rancho Highlands Community Association Managing Agent, Board of Directors & Architectural Control Committee:

You are hereby advised that we propose to paint the exterior of our home at the above noted site address the same color as the existing color. We shall complete the improvement within 120 days and shall notify the Association when the work is complete.

We hereby certify that should the Board determine that the home is not painted the same color, I/we the Owner(s) of Record shall be responsible to change the color at my/our expense.

Signature (s) of Owner (s): _____

RANCHO HIGHLANDS COMMUNITY ASOCIATION

BOARD OF DIRECTORS

RESOLUTION

ADOPTED
May 22, 2003

WHEREAS, the Association's members have registered complaints with the Board and management regarding homeowner's failure to maintain their fence's;

WHEREAS, other Association members have expressed some confusion and uncertainty as to the fence requirements as outlined by Article X, Section 3 (a), of the Association's CC&Rs;

IT IS HEREBY RESOLVED, by the Board of Directors, that the following rule is adopted:

All wood fencing/gates must be painted, stained or otherwise weatherproofed.

All wood fencing including wood gates shall be maintained in a manner that keeps them from developing black and/or white stains (usually from irrigation spraying onto an unsealed fence). If stains can not be removed, the fence shall require paint or stain.

No design review is required if the fence is painted or stained to either match the house trim, stucco or coated with a clear sealer. Any homeowner wishing to use another color selection must submit the proper forms to the Architectural Committee for approval.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity but not later than June 23, 2003. This rule shall go into effect upon publication to the members. Thereafter, the Board will use all authorized means of enforcement, including appropriate fines.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on May 22, 2003.

Dated: 6/25/03

Trish Lundin
TRISH LUNDIN, Secretary, Rancho Highlands HOA

RANCHO HIGHLANDS COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

RESOLUTION

ADOPTED

SEPTEMBER 26, 2002

WHEREAS, the Association's members have registered complaints with the Board and management regarding vehicle parking and storage violations;

WHEREAS, other Association members have expressed some confusion and uncertainty as the conduct prohibited by Article VIII, Section 12, of the Association's Amended CC&Rs;

WHEREAS, violation of Article VIII, Section 12, and/or Article VIII, Section 7, by the parking or storage of vehicles other than clean, well maintained, noncommercial passenger vehicles, tend to create a visual blight within the project and thereby depress property values;

IT IS HEREBY RESOLVED, by the Board of Directors, that the following rule is adopted:

PROHIBITED VEHICLE PARKING STORAGE

No recreational, commercial or nuisance vehicle, as those terms are described below, shall be stored, parked or placed, temporarily or otherwise, on any Lot, except within an enclosed garage. One recreational vehicle may be stored behind the Lots fence line. The Recreation vehicle shall be completely screened from view with live or life-like plant material. The Architectural Control Committee shall previously approve storage of recreational vehicles.

COMMERCIAL VEHICLES. Any vehicle of a type maintained or used primarily for commercial purposes or designed, used or maintained for the transportation of persons for hire, compensation or profit, or designed, used or maintained primarily for the transportation of property. Specifically included within the definition of "commercial vehicle" are the following: any vehicle displaying advertising, any vehicle with exposed tools, equipment or materials or which has been modified with racks or frames on the exterior of the vehicle for the purpose of carrying tools, equipment or materials.

RECREATIONAL VEHICLES. Any motor home, boats, camper, trailer, truck or recreational vehicle of any kind. Any vehicle which exceeds a vehicle weight of three (3) tons, has more than two (2) axles, is eight (8) feet in height or taller and/or is in excess of seventeen (17) feet in length shall be presumed to be a recreational vehicle or truck prohibited by Article VIII, Section 12.

NUISANCE VEHICLES. "Nuisance vehicles" are defined as vehicles with unsightly car covers, vehicles which are unregistered, non-operable and/or are in a visible state of disrepair or have exterior damage, including, but not limited to, vehicles with flat tires; missing or crumpled hoods, fenders or trunks; vehicles with broken windows; or unpainted or partially painted vehicles.

The Board finds and declares that adoption of the foregoing rule is reasonably necessary to define and specify Article VIII, Section 12 and Article VIII, Section 7 in regard to vehicular nuisances. The Board further finds and declares that the enforcement of this rule is likely to maintain and enhance the property values throughout the development.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity but not later than November 15, 2002. This rule shall go into effect upon publication to the members. Thereafter, the Board will utilize all authorized means of enforcement, including appropriate fines.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on September 26, 2002.

Dated: 9-26-02

Trish Lundin
Trish Lundin
Secretary, Rancho Highlands CA

RANCHO HIGHLANDS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS

SIGN RESOLUTION

WHEREAS, the Association's members have registered complaints with the Board and management regarding signs of which homeowners have placed, or posted, temporarily or otherwise on Common Area or Community Association Maintenance Areas and of signs posted on individual Lots; and

WHEREAS, other Association members have expressed some confusion and uncertainty as the conduct prohibited and/or allowed by Article VIII, Section 5, of the Association's CC&Rs; and

WHEREAS, violation of Article VIII, Section 5, by installing signs with out clear guidelines may tend to create a visual blight within the project and thereby depress property values;

IT IS HEREBY RESOLVED, by the Board of Directors, by power of the Associations CC&Rs, Article V, Section 13, that the following rule is adopted:

SIGN REGULATIONS

Signs, which are placed, or posted, temporarily or otherwise, on any Lot, must be pre-approved by the Architectural Control Committee. With exception to signs that advertise property for sale, lease, or exchange, political signs or otherwise stated below.

Signs, which are placed, or posted, temporarily or otherwise, on any Common Area or Community Association Maintenance Areas must be pre-approved by the Architectural Control Committee.

Political Signs: In order to remain unbiased and to maintain neutrality, the Architectural Control Committee will not approve political signs for any Common Area or Community Association Maintenance Areas.

Residents may place political signs on their Lot, (*four (4) weeks*) prior-to the given election. Residents must remove political signs within one (1) day of the given election.

In order to reduce the visual clutter caused by the proliferation of these signs, Residents may not install political signs less than ten feet from the curb.

Contractor Signs: The Architectural Control Committee shall not approve Contractor sign-age.

Alarm/Security Signs: Prior approval is not necessary as long as the following criterion is met:

1. Resident may install one sign per Lot.
2. Sign shall be placed no more than three feet away from the house. Resident shall install the sign as close to the front door as possible.
3. Installation shall be on a metal stake (free standing and not attached to the house or garage) and shall not to exceed three feet above the foundation level.
4. Installed sign shall not be more than 1 square foot. (By example, 12" by 12")
5. One small window decal, not to exceed 4" by 4" may be attached to a window of the house (not including garage windows).

Miscellaneous Signs: All other signs, to include but may not be limited too, Beware of Dog and No Trespassing etc., which are placed, or posted, temporarily or otherwise, on any Lot, must be pre-approved by the Architectural Control Committee. The signs must meet the following criteria.

1. Resident may install two signs per Lot.
2. Signs not attached to a gate must be installed on a metal stake not to exceed 42" from the ground. Staked signs shall be placed as close as possible to the front side fence / gate and shall not be placed further than 2 feet from the front fence / gate.
3. Signs shall be regular commercial sign size.

The Architectural Control Committee will approve decorative signs (i.e., Welcome Friends, etc.) on a case by case basis and they need not meet the above criteria.

Real Estate Signs: Said signs per Civil Code 712 & 713 do not require prior approval by the Architectural Control Committee. However, all Owners and their agents must observe the following rules.

1. Size shall not be more than (6) square feet (2' by 3').
2. Price may not be mentioned on the real estate signs.
3. Height of the sign shall not exceed 42" from the ground and shall be placed within 10 feet of the curb.
4. Sign shall be installed only in the front of the property street side.
5. Directional signs, other than for Open House shall not be allowed.

6. Open House signs shall only be allowed during Open House hours. Directional open house signs on the common area shall be limited to three throughout the Community. Open House signs and said directional signs shall be immediately removed each day at the end of the open house.

The Board finds and declares that adoption of the foregoing rule is reasonably necessary to define and specify Article VIII, Section 13 in regard to signs which are placed, or posted, temporarily or otherwise, on individual Lots and/or any Common Area or Community Association Maintenance Areas. The Board further finds and declares that the enforcement of this rule is likely to maintain and enhance the property values throughout the development.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity but not later than 09/01/03. This rule shall go into effect upon publication to the members. Thereafter, the Board will utilize all authorized means of enforcement, including appropriate fines.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on July 27, 2000.

Dated:

July 27, 2000

Linda Ann Cole

Linda Cole, Secretary
Rancho Highlands Community Association

RANCHO HIGHLANDS COMMUNITY ASOCIATION

BOARD OF DIRECTORS

RESOLUTION

ADOPTED
April 28, 1997

WHEREAS, the Association's members have registered complaints with the Board and management regarding gatherings at the Community Recreation Center; and

WHEREAS, the Community Recreation Center does have limited parking;

IT IS HEREBY RESOLVED, by the Board of Directors, that the following rule is adopted:

COMMUNITY RECREATION CENTER Guest Limits

The recreation area is one of the largest sites in the Temecula (approximately 7 acres). It is anticipated that in the future, additional recreational facilities will be added, i.e., horseshoe pits, sand volleyball court, etc. The parking area is limited and will restrict the number of personas who may use the facility at one time.

Guests

Guest must be accompanied by a resident at all times when using the community recreation center. Number of guests per unit is not to exceed ten (10) at one time. Please note below the maximum of guest permitted.

When more than ten (10) guest are expected the owner or resident must: 1) **Obtain prior written approval** through the management company; 2) **Request for permission must be submitted in writing** to the management company at least **two (2) weeks in advance**. 3) **Written request must include**, but may not be limited to the following; a) type of function, b) number of guests invited, c) ratio of adults to children, d) whether food or drink will be served, e) date, f) beginning and ending hours of function. It is the responsibility of each member to see that their guests and/or tenants obey all rules and regulations.

Each party is required to clean the area, prior to departure to ensure a clean area is available for any follow-up party.

Guest Maximum

Pool/Spa Area -- Due to the limited size of the pool/spa area, the maximum number of persons permitted is 12 including the homeowner or resident. Food and/or drinks must be confined to the picnic area on the East Side of the pool enclosure (next to the spa).

Remaining Areas -- The maximum number of persons allowed for each party is 20.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity but not later than May 15, 1998. This rule shall go into effect upon publication to the members. Thereafter, the Board will utilize all authorized means of enforcement, including appropriate fines.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on April 28, 1998.

Dated: 4-28-1997



JODY SYPHER, Secretary, Rancho Highlands HOA

RANCHO HIGHLANDS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
RESOLUTION

WHEREAS, the Association has recorded Conditions, Declarations and Restrictions (hereinafter referred as CC&Rs) and Bylaws, and adopted Rules and Regulations, and;

WHEREAS, the Board of Directors has a fiduciary duty to enforce the CC&Rs, Bylaws, and the Rules and Regulations, and;

To further clarify the CC&Rs, Article X, Section 3 (a & b), **the Board of Directors HEREBY RESOLVES**, that the following rule is adopted:

- *Slopes and/or planters shall be planted with live plants and bare areas shall not be greater than a 3' x 3' area upon plant maturity.*
- *Slopes and/or planters (areas other than lawns) shall be kept free of weeds and grasses.*
- *Lawns shall be regularly watered and fertilized to maintain a green appearance.*
- *Lawns shall be kept free of weeds, by example, clover, dandelions and broadleaf's. All bare spots in the lawn shall be re-seeded.*
- *If an extended absence is expected (vacation, business trip, etc.), or if the property will be vacated for any reason, it is the Owner's responsibility to see that the property continues to be maintained.*
- *No plants, trees or seeds infected with insects or plant disease shall be brought upon, grown or maintained upon any Lot.*
- *When an Owner removes a tree, the stump shall also be removed.*

The Board finds and declares that adoption of the foregoing rule is reasonable and further finds and declares that the enforcement of this rule is likely to maintain and enhance the property values throughout the development.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity. This rule shall go into effect upon publication to the members. Thereafter, the Board will use all authorized means of enforcement, including appropriate fines.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held May 26, 2005.



Secretary, Rancho Highlands CA

6-2-05

Date