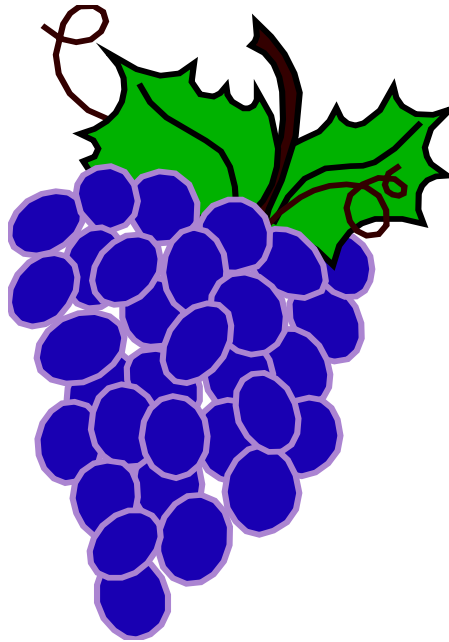


RULES AND REGULATIONS

Vintage Community Association

April 2004 / Updated Fine Schedule October 2007



The Covenants, Conditions and Restrictions (CC&R's), the Articles of Incorporation and the Bylaws of the Vintage Community Association have established certain restrictions and provide for the establishment of Rules and Regulations by the Board of Directors to further the well-being and safety of Association members.

The CC&R's empower the Board to enforce the Rules and Regulations by the imposition of fines against those Members whose family, residents, or guests are in violation of these rules.

In the event of rules violations by residents or guests, the homeowner (recorded owner of title) will be responsible and subject to any fine that the Board might apply.

GENERAL PROVISIONS

1. Although a home office is acceptable, no visible signs of a business in the home will be allowed.
2. No one may enter the landscaped areas maintained by the Association. Pets are also not allowed to use these areas.

MOTOR VEHICLES/PARKING

1. Vehicles are to be parked primarily within garages. Each resident shall maintain space within his or her garage to accommodate at least two (2) vehicles therein. (CC&Rs, Article XI, Section 11.5(a).) Any additional vehicles should be parked in the driveway.
2. Street parking is generally prohibited. Members may apply to the Board of Directors for a permit to park a vehicle on the street, permits shall only be issued if a need for such parking is exhibited. Unless a permit has been granted by the Board of Directors, no vehicle may be parked in any street between the hours of 12:00 a.m. and 6:00 a.m.
3. Unless express written permission is granted by the Board to park a recreational vehicle or equipment for a longer period of time, no recreational vehicle or equipment may be parked in Vintage for more than four (4) hours in any 48-hour period, and only for loading/unloading purposes. Upon written request of a Member, the Board of Directors may approve parking of a recreational vehicle or equipment within the project for up to 24 hours at a time, no more than three (3) times per month.
4. All motorized vehicles driven in Vintage must be street legal. Also, motorized vehicles that are deemed a nuisance by the Board are not allowed to be driven in the project.
5. Vehicles with rust, broken windows, cobwebs, flat tire(s), major body damage or anything else that would make a vehicle unsightly must be repaired, parked off site or parked in the garage.
6. The speed limit within Vintage is 15 MPH. All laws in the California Vehicle Code must be followed in Vintage. These laws include but are not limited to, coming to a complete stop at Stop Signs, no parking within fifteen (15) of a fire hydrant, and driving in the appropriate lane, including when making a turn.

Violations of the above regulations are subject to ticketing. Failure to recognize ticketing may result in the vehicle being towed at the owner's expense.

Vintage Community Association
29379 Rancho California RD., Suite 206 Temecula CA 92591
951-699-2918, Fax 951-699-0522

RULES VIOLATION REPORT

DATE: _____

I. Person Making Report: _____
NAME

ADDRESS

PHONE

II. Description of Rules Violation: (Fill in as completely as possible)

Date: _____ Time: _____ Location: _____

Description: (Please type or print)

III. Description of Violator: (Fill in as completely as possible)

Name: _____ Phone: _____
Address: _____ Vehicle License # _____

IV. Additional Witnesses:

Name: _____ Name: _____
Address: _____ Address: _____

PLEASE RETURN TO:

THE AVALON MANAGEMENT GROUP, INC.
29379 Rancho California RD., Suite 206
Temecula CA 92591
(951) 699-2918

Rules Enforcement Procedure

See next 2 pages for updated rules enforcement procedures.

The following ~~standard violation enforcement procedure is used for the handling of most violations:~~

~~1st Violation— Send a violation letter to the homeowner.~~

~~2nd Violation (or continued violation)— Send a second violation letter.~~

~~3rd Violation (or continued violation)— Send notice of hearing letter.~~

~~At the hearing the Board may begin a legal action against the homeowner or assess fines. Fines are assessed according to the following schedule:~~

~~———— \$100.00 per violation; or~~

~~———— \$100.00 per month for continued violations.~~

~~In addition, the Board may suspend member privileges as provided for in the Association's Governing Documents.~~



29379 Rancho California Road, Suite 206
Temecula, California 92591
Phone: (951) 699-2918
Fax: (951) 699-0522

September 5, 2007

Dear Vintage Homeowner:

Enclosed please find proposed Fine Schedule that is scheduled to be reviewed and approved at the October 23, 2007 Board meeting. This Fine Schedule will replace the current Fine Schedule that was included with your Rules and Regulations packet. A copy of the current Fine Schedule has been enclosed for your reference. The meeting location will be posted on the bulletin board by the entry gates.

If you would like to make comments regarding the proposed Fine Schedule, please attend the October 23, 2007 Board meeting or submit written comments to Avalon Management by October 23, 2007.

The Board of Directors and The Avalon Management Group remain committed to maintaining the quality of the community, while interrupting the lives of residents as minimally as possible.

Thank you in advance for taking time to read the enclosed information.

Very truly yours,

Jeff Baker
As Agent for the Board of Directors
Vintage Community Association

VINTAGE COMMUNITY ASSOCIATION FINE SCHEDULE

The Vintage Community Association (the "Association") has the right to enforce the Association's Governing Documents pursuant to the CC&Rs. This right includes requesting the violator to cease the offending action, suspending the owner's membership rights, specially assessing the owner, fining the violator, and taking legal action against the violator. Once the Board of Directors is aware of a violation, the Board will investigate the allegation and may take appropriate action against the owner. However, nothing in this section obligates or requires the Board of Directors or its authorized committee to take any action against an individual resident. Individual owners also have the right to enforce the governing documents on their own.

- A. Due Process. Prior to the imposition of any fine or individual reimbursement assessment, the homeowner shall be given notice and an opportunity to appear in person or in writing before the Board of Directors or appropriate committee. Due process will be conducted in a manner consistent with Civil Code § 1363 such that 15 days' notice will be given of any hearing and within 5 days after the hearing the owner will be notified in writing of the outcome.
- B. Enforcement Guidelines. Generally, absent special circumstances, the Association will adhere to the following discipline and fine protocol for violations of the governing documents:
- (i) Warning Notice: Initial warning letter and request to correct violation within a reasonable amount of time as determined by the Board or its committee.
 - (ii) Second Notice: Reminder notice with request to cure violation within a reasonable amount of time as determined by the Board or its committee.
 - (iii) Fine/Hearing Notice: The Fine/Hearing Notice will be sent setting forth the violation and requesting immediate remedial action. Also, the Fine/Hearing Notice will establish a possible fine amount and set a hearing regarding the fine. In addition to the fine, the Association may also assess attorneys' fees and costs, if any, associated with the enforcement action.
 - (iv) Note: For subsequent violations (2nd, 3rd, etc.) of the same type as prior violations, no Warning Notice will be sent to the Owner in violation. Instead, the Association will immediately send a Fine/Hearing Notice establishing a fine amount and setting a hearing regarding the violation and fine amount at least ten (10) days from the date appearing on the Fine/Hearing Notice. For subsequent violations of the same type, the Board may assess fines pursuant to the schedules established for second and third violations.

The following fine schedule shall apply to all violations:

- 1st Violation: \$50.00-\$300.00 for initial violation;
- 2nd Violation: \$100.00-\$500.00 for 2nd separate violation;
- 3rd Violation: \$150.00 - \$1,000.00 for 3rd separate violation.

NOTE: The Association reserves the right to make any of the above fines a continuing fine which will be assessed monthly to your account until the violation is removed. Additional hearings are not required for the levying of ongoing fines in the same amount.