

**LAURELWOOD TOWNHOUSE ASSOCIATION
P.O. BOX 1489
TUSTIN, CALIFORNIA 92781-1489**

ASSOCIATION RULES

General Conditions

1. To protect the appearance of the community, all visible changes to the property must have prior written approval of the Architectural Committee. This includes all changes from the original construction and design. This is to ensure that all changes will be consistent with the overall architectural scheme.
2. Any repair or rework performed to restore the property to its original condition does not require Architectural Committee approval.
3. All submissions to the Architectural Committee must be in writing via our Townhouse Exterior Modification Application. Please include a manufactures brochure and/or an original sample color of the material being requested for approval when available. Please submit two (2) or more application copies for review, one (1) copy will be returned with our stamp within 30-days.
4. Approval by the Townhouse Architectural Committee does not constitute approval by the City of Tustin. It is strongly recommended that you obtain any necessary permits from the Building Department at the City of Tustin, after first obtaining association stamped approval.

SPECIFIC RULES

Roofs and Stucco

1. No vegetation is permitted on stucco or roofs, including but not limited to: the growth of bushes, vines or trees.
2. No installation is permitted on stucco or roofs, including but not limited to: antennas, satellite dishes, ventilators and through the wall or window-mounted air conditioners.

Patio Covers

1. Structures shall be of wood only and painted an approved color.
2. Patio cover structures may not exceed more than seventy percent (70%) of the total patio area. Enclosure of the patio is not allowed and plywood is not approved for any part of the structure. Installations must meet current City Code requirements.
3. No aluminum or other metal, plastic, fiberglass, cloth covers or composition shingles will be permitted.

Air Conditioners and Water Softeners

1. Written Architectural Committee approval is required for the installation of outside air conditioner compressor/condenser units. Approval is conditional upon the owner's requirement to install and maintain a wooden fence-type structure to hide appearance and deflect noise from neighbors. It is required that these shielding structures have at least two (2) sides, which extend in height a minimum of one foot above the top of the compressor/condenser unit.
2. Window air conditioners are not permitted.
3. All outside exposed water softener installations must be shielded from view with a wooden fence-type structure approved by the Architectural Committee.

Exterior Pipes and Wires

1. Exposed Exterior Pipes, Wires, TV Cable or Telephone Wire that are visible, other than those installed in the original construction, are not permitted.
2. Under certain conditions, installation of exterior pipes or wires may be permitted if approved by the Architectural Committee.

Garden Hoses

1. Garden hoses must not be visible from the street or common area except when in use. Hoses can be a safety hazard and can cause damage to common area vegetation.

Hinged Screen Doors

1. All screen doors are subject to the approval of the Architectural Committee.
2. Screen doors with a natural aluminum colored frames are not recommended, gold and brown colors are preferred. Always try to match current wood trim colors.
3. All existing screen doors shall be maintained in an acceptable condition.

Awnings, Exterior Shutters and Sun Shades

1. Exterior awnings, shutters and sunshades, where visible from the street, common area or neighboring residence, are not permitted.
2. Patio furniture and umbrellas are permitted.
3. Certain types of commercial, retractable patio awnings may be permitted with Architectural Committee approval.

Utility Buildings, Playhouses and Spas

1. Utility buildings, playhouses and electric spas are subject to approval of the Architectural Committee on an individual basis.
2. No utility building, playhouse or spa shall be visible from the street, common area or neighboring residence unless otherwise approved by the Architectural Committee.

Carports

1. Carports shall be used only for parking of automobiles in operating condition. This includes current vehicle license registrations.
2. Carports shall not be used for any other purpose without the written consent of the Laurelwood Townhouse Association Architectural Committee.
3. Carports shall be maintained and kept in a clean condition at all times.
4. No vehicle may occupy any guest parking space for more than 72 consecutive hours.

Signs

1. No sign, poster or display will be permitted on a lot except one (1) sign or notice not to exceed 2 x 3 feet in dimension which states that the premises are for rent or for sale.
2. Attachment of signs to any part of the buildings or structures is not permitted.

Fences

1. No fence shall be erected or maintained around any portion of the buildings, except the original fences installed by the builder and except as authorized in writing by the Architectural Committee.
2. Nothing shall be fastened or attached to or installed upon any fence so as to be visible from any portion of the common area, except as authorized by the Architectural Committee.
3. Patio fences of the dog-eared type design are not permitted. All fence design changes require written Architectural Committee approval.
4. The growth of any and all vegetation upon the exterior/outside portion of townhouse patio fencing is prohibited.
5. Grape-stake fence slats may be replaced with cedar, redwood or other types of wood slats. Width of fence slats must not exceed 6 inches. Fence heights may not exceed 6 feet and must have a top cap rail and be painted with current approved paint colors.

Garbage/Trash

1. All garbage and trash shall be placed and kept in Automated Roll Carts. In no event shall such Carts be maintained as to be visible from the common area or neighboring property except when set out for a 12-hour period of time before and after scheduled trash pickup times.
2. No portion of any lot shall be used for the storage or accumulation of refuse or any other materials unless obscured from view of the adjoining lots and the common area.

Solar Energy Installations

1. All solar energy installations must have written Architectural Committee approval.
2. The Association requires as a condition of approval for such installations that the Townhouse owner execute a "Covenant and Agreement" concerning maintenance of the solar energy system which must be recorded in the Orange County Recorder's Office. This Covenant Agreement is specifically intended to be a covenant running with the land and all future owners of the real property shall be bound by the terms contained therein.

Greenhouse Windows

1. Greenhouse windows must be the same size as the existing windows and will only be approved for kitchens and living rooms.
2. Frames are to be painted the same color as the trim on building. The windows are to be used for plants only.
3. The Association will not be responsible for structural problems or damage to the building during installation or maintenance.

Replacement of Doors, Windows and Patio Doors

1. All Replacement Doors, Windows, Security Doors and Patio Doors must be the same size as the original windows and doors. All window replacements must be of the same style and appearance. Grids are not permitted without prior approval. All Window Frames and Doors must be approved for color and material prior to installation or may be subject to removal by owner.
2. A list of approved windows is available upon written request. Request for replacements must be via Townhouse Exterior Modification Application with Windows Attachment "A" included.
3. The Association will not be responsible for structural problems or damage to any building during installation or any maintenance. Any wood trim removed during installation must be replaced. Front Doors must be painted to match current wood trim color. Security Doors must be painted one of the current (Light wood trim or Stucco) building colors in order to be approved.

Antennas, Satellite Dishes and Other Communication Equipment

1. Homeowners proposing to install television antennas, C.B. antennas, satellite dishes and other transmitting or receiving device must be wholly contained within a house, or be approved in writing by the Architectural Committee.
2. Homeowners proposing to install devices in areas not under an owner's exclusive use and control must file and receive approval before installing such a device.
3. Note: Any building surface maintained by the association such as the Roof, Fascia Board, Walls or Wood Trim are area's not within your exclusive use or control and therefore are not approved for installation.
4. The device must be placed in the least visible location, or alternatively, screen it or paint it to blend in with the architectural design of the home.
5. The dish antenna shall be ground-mounted at the lot's grade level or mounted within the patio area. All dish antennas shall be located in such a manner as to be behind a patio fence.
6. Only Satellite dishes ("DBS") of (18) inches or less, Multichannel Multipoint Distribution Service Devices ("MMDS") and Television Broadcast Service Antennas ("TVBS") in/or on an exclusive use area in a townhouse patio may be installed.
7. Be sure that you hide the coaxial cable and/or paint it so that it blends in with the background colors of the building.

The Architectural Committee on an individual basis will review any items or conditions not covered above. Owners or tenants making any installation or change to the property that does not comply with these Association Rules will be requested to remove such installation and restore the property to its original state.

PLEASE!!! Think of yourself, your neighbor and your community. Get written approval prior to making changes and preclude the possibility of future problems and unnecessary expense to yourself.

Approved By: Laurelwood Townhouse Association Board Of Directors

Date: Jan. 19, 1989

Amended: Jul. 27, 1989 - Sep. 20, 1990 - Jan.1, 1994 – Dec. 11, 2002