

Rules & Regulations

MULHOLLAND HEIGHTS HOMEOWNERS ASSOCIATION LANDSCAPING/HARDSCAPE GUIDELINES

Subject to the approval of the environmental committee as provided in Article VI of the CC&R's, the owner of a lot shall, within (90) days after conveyance of title to the lot to such owner, install landscaping on such lot. (Ref. CC&R's Article II Section 1).

These guidelines are compiled to assist you in completing your plans in accordance with the CC&Rs. Please note (3) copies of all plans must be submitted for approval prior to construction.

- 1a. There is an easement recorded for the entire development i.e. 12 feet from the curb (approx. 6 feet from the sidewalk). All walls, pilasters, hardscape, etc. built within this easement could be subject to removal by Public Works, utility companies or the Association.
- b. All raised sprinkler heads, steps, walls, etc. should be set back a minimum of 18 inches from the edge of sidewalk to avoid safety hazard and homeowners liability. Note that pop-up sprinkler heads are an acceptable solution. It is also recommended that pop-up sprinkler heads are used adjacent to driveways, patios and walkways within your lot.
2. Drainage
 - a. Do not alter slopes without county approved plans and permits.
 - b. All patios, pool decks, etc. must incorporate drains and be sloped to ensure that all run-off water is directed to storm drains.
 - c. Each homeowner is responsible to provide sufficient drains and ensure that all grading within his property is such as to direct all water to storm drains.
 - d. Every homeowner is responsible to ensure that no water is directed or can runoff into or under an adjacent homeowners property.
 - e. Top of slope berms established by builder may not be removed, unless replaced by approved wall or drainage channel that ensures that water runoff will not affect neighbor.
3. Fencing
 - a. Wrought iron & stucco/slumpstone block walls
 - b. Must be on property lines - no deviation is permitted.
 - c. No chain link fencing.
 - d. No wood fencing.
 - e. Painted wood gates acceptable in conjunction with block/slumpstone walls e.g. pool equipment enclosures, side gate/trash and dogrun enclosures, etc.
 - f. Paint/stucco colors - to match house.

- g. Fence height - walls
 - not to exceed 6 feet
 - not to obstruct rear neighbors view *
 - must be built to code by licensed contractor
- Wrought iron
 - posts must be set in concrete
 - must be built to code by licensed contractor
 - not to exceed 6 feet.
- Gates must be provided in fencing for access for community drainage and slope maintenance.

4. Pool locations

- a. Be careful not to choose location that might interfere or disturb your neighbors.
- b. Ensure your pool contractor obtains all necessary permits and complies with all county codes.
- c. Be aware that altering or cutting into slopes could be costly and special retaining walls and reinforcements may be needed to satisfy L.A. County codes.
- d. No cantilevered decking is allowed on slopes.
- e. Submit all plans to Environmental Control committee before starting construction.
- f. Pool equipment must be situated and enclosed to minimize noise and to preserve appearance for adjacent neighbors and must be a minimum of 8 feet from lot line.

5. Views *

- a. No structure to be built up to overlook, spoil or encroach on neighbors property or to obstruct neighbors view.
- b. No motor home, camper or boat storage (Ref. to CC&R's Article V, Section 8).
- c. No cantilevered decks.
- d. Trash cans and items stored inside yards must be concealed reasonably behind walls or landscape - trees/bushes, etc.
- e. Be considerate and select unobtrusive locations for other items such as swingsets, barbecues, etc.

6. Lighting

- a. High intensity lighting is discouraged. If functionally essential for sports/tennis courts, patio or etc. they should be installed and situated so as to minimize impact on surrounding neighbors, i.e. directed onto your own lot and shielded if necessary and turned on only when court or patio is in use.

7. Paint & Stucco

- a. Original house paint trim and stucco colors must be preserved.
- b. All additions - patio covers, gazebos, room additions, etc. must match original house colors.

8. Structural improvements

- a. Room additions - patio covers, decks, sports courts, etc. must be to approved county plans and permits and architecturally and aesthetically compatible with the original house.

9. General landscape

- a. Sprinklers and landscaping must be installed and operated so as not to cause slope erosion.
- b. All slopes must be planted and maintained to prevent slope erosion.
- c. No large trees or landscape to be placed which interferes with neighbors views *, encroach upon neighbors property or which could impede drainage or undermine walls and foundations.
- d. All plantings should be aesthetically compatible with the neighborhood.
- e. Try to select trees and plants that will help us conserve water during the summer months.

NOTE

- * Except where otherwise recorded in the CC&R's, - A view is defined as that line of sight within the prolongation of the side property line of a Lot. A view does not include any diagonal or side view and is restricted to that air space directly in line with the prolongation of the side property lines of a Lot.

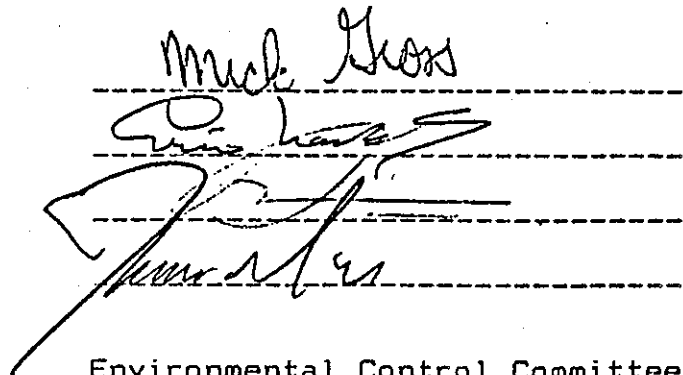
Thank you for your cooperation.

Mick Gross

Ernie Nankas

Dudley Williams

Tom Deek



Environmental Control Committee.

12-Sep-88.

July 26, 1988

All Homeowners
MULHOLLAND HEIGHTS
Woodland Hills, CA 91364

Re: ENVIRONMENTAL CONTROLS

Dear Homeowner,

The CC&R's of the Homeowners Association provides for the establishment of an environmental control committee whose responsibility it is to review and act upon all proposals or plans submitted to it, to ensure that any improvements including landscaping proposed to be constructed on the property conform with the architectural controls of the association.

When submitting your proposals or plans for approval the following must be enclosed:

- (1) a written description;
- (2) plans and specifications;
- (3) schematics;
- (4) elevations; and
- (5) a plot plan showing the location of the proposed structure or Improvements, including landscaping.

All submissions to the Environment Control Committee shall:

- (1) show the address of the party submitting the same;
- (2) be in triplicate;
- (3) be deemed made when actually received by the Committee; and
- (4) state in writing the specific matters for which approval is sought.

The committee shall give its approval or may require changes be made to comply with the architectural controls within 30 days after submission of the original request.

We request all homeowners to submit their plans for all improvements including landscaping to:

MULHOLLAND HEIGHTS HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

EFFECTIVE

DECEMBER 1, 1988

The social success of our community depends in large part on the rules and regulations that govern how residents are expected to conduct themselves. Typically, the declaration CC&R's, rules and regulations provide specific guidelines for day to day living. Without these restrictions and a means to enforce them, the community living experience could be chaotic. The Mulholland Heights Homeowners Association has adopted the following Rules and Regulations designed to enhance the enjoyment and tranquility of all residents in this community.

These Rules and Regulations do not supersede or change the Bylaws or Covenants, Conditions and Restrictions in any manner. They add to them or specify them and have the same status of enforceability.

Whenever the word "owner" is used in this document, it shall be meant to include legal owners as well as tenants and/or occupants.

Owners shall be responsible for actions of misconduct of themselves, their tenants and/or occupants, children, guests and pets. Each owner shall also be responsible for furnishing their tenants and/or occupants with the most current copy of the Mulholland Heights Homeowners Association Rules and Regulations.

ASSOCIATION RULES

As per the Bylaws of the Mulholland Heights Homeowners Association, Article IV, Section 2, "the Board may establish such rules, regulations and prerequisite conditions to the use of the Common Area and the facilities thereon as it, in its sole discretion, deems appropriate."

1. Any owner who rents or leases any Lot is responsible to notify the Board in writing of the name of their tenant ~~or~~ within 10 days of the contracted agreement and prior to the tenant taking occupancy. Owner shall also notify the Board in writing of owner's forwarding address.

(Article V, Section 1 of the CC&R's, p. 25)

2. PARK RULES

- a) Dogs must be kept on a leash at all times.
- b) Owners are responsible to clean up after their dogs.
- c) Young children need to be supervised at all times.
- d) DO NOT LITTER !!! Use the trash cans provided to dispose of garbage.
- e) Park hours are from ~~6 a.m.~~ to ~~10 p.m.~~

This is a privately owned park for use of the Mulholland Heights Homeowners Association members and their guests only.

Trespassers may be prosecuted under L.A. Municipal code 602 P.C., and may be subject to Mulholland Heights Homeowners Association fines.

"No beebie guns or other guns or bows and arrows or any other objects including but not limited to toys that could be harmful to others shall be permitted in the Common Areas and/or the Summit to Summit areas."

(Article V, Section 4 of the CC&R's, p. 27)

3. "Owners, tenants and/or occupants and guests shall exercise care as not to permit loud, disturbing, or objectionable noises which may unreasonably disturb other owners, tenants and/or occupants and guests. Owners shall be held responsible for not only their own conduct but also the conduct of their guests. Barking dogs shall be considered a nuisance and shall be fineable."

(Article V, Section 6 of the CC&R's, p. 28)

4. "All dogs must be on a leash at all times when in the Common Areas. If a pet becomes a general nuisance, restrictive action will be taken." All animals are the responsibility of their owners at all times. Owners are responsible for cleaning up of their animals' waste immediately. Damage to personal landscape or Common Areas will be at the Owner's expense.

(Article V, Section 8 of the CC&R's, p. 28)

5. No mobile home, trailer of any kind, truck, camper or boat shall be kept, maintained, placed, constructed, remodeled, reconstructed, or repaired, nor shall any motor vehicle be constructed, remodeled, reconstructed or repaired, on any Lot or on any street in or on any Common Area in such a manner as will be visible from the Lots.

"This activity will not be tolerated if visible from the streets or common areas. Only vehicles in operating condition will be allowed to be parked on the street. Any vehicle not in operating condition or left unmoved for more than 30 days will be towed at the owner's expense.

(Article V, Section 8 of the CC&R's, p. 28)

6. (with regard to subparagraphs "a" and "p"), Yard clippings and construction debris shall be included. All construction and/or landscaping materials delivered to houses or owners property in view of any Lot or common area must be used within a reasonable period of time.

(Article V, Section 8 of the CC&R's, p. 28)

7. Vehicles of owners and guests shall never be parked in such a way as to impede or prevent ready access to another owner's Lot. The maximum speed limit within the Mulholland Heights Homeowners Association area shall be 25 miles per hour. Reckless driving will not be tolerated.

(Article V, Section 11 of the CC&R's, p. 29)

ENFORCEMENT

Rules and Regulations best serve their purpose when all homeowners actively participate in their enforcement. A suggested procedure is to discuss any violation of the Rules and Regulations with your neighbor and seek voluntary resolution. If the violation continues, report it to the property management company. The report shall be in writing, and shall include the following information:

1. Name and address of person committing the violation.
2. Date and time of the violation.
3. Names and witnesses to the violation (if any). The identity of witnesses and the individual reporting the incident will not be divulged by the management company or the Board without the express permission of the parties involved.
4. Nature of the violation (including brief details).

Violations fall into two basic categories:

- A. those requiring corrective action to property or the physical environment (debris in yard, unauthorized alteration to exterior or Lot, etc.), and
- B. those which require a change in behavior (creating excessive noise, disregard of park rules, speeding, etc.)

Both types of violations will result in an initial warning letter being sent to the homeowner of the Lot in which the offending individual(s) reside or are visiting. Thereafter, the violations will be dealt with in the following manner:

1. A violation requiring corrective action to the property or the physical environment will result in a fine of \$50.00 if not corrected within 10 days of receipt of the warning letter. Each subsequent 20 day period will result in a \$100.00 fine until corrective action has been taken.

If, in the opinion of the Board of Directors, the violation is particularly offensive to others, or creates a hazard to health or well-being, the Board will proceed with the necessary corrective action. The homeowner will be liable for all expenses required to correct the violation plus all fines previously assessed.

2. A violation which requires modification of behavior will result in a \$50.00 fine if said behavior is repeated after a warning letter. Each subsequent occurrence (within one year of the warning) shall result in a \$100.00 fine.

DUE PROCESS REQUIREMENTS

A homeowner receiving either a warning letter or a fine has the right to appeal. To exercise that right, the homeowner must, within 10 days of receiving the warning letter or notice of fine, provide the property management company with a written notice of his/her intent to appeal. Signed petitions for exemption under the CC&R's or Rules & Regulations for violations of any provision(s) therein are prohibited.

The Board of Directors, upon being notified of the homeowner's intent to appeal, will contact the homeowner and arrange a date for a hearing. Unless otherwise mutually agreed upon by both parties, the hearing shall be held within 30 days (from the time the homeowner has been contacted by the Board.) Only three members of the Board need be present for such a meeting and the decision of the Board, as so defined, is final.

Fines are due and payable within 10 days following the receipt of notification; or, if appealed, within 10 days following a ruling in favor of the Association. If payment is not made in the specified time, the Board will initiate legal action to obtain a lien against the homeowner's property and/or other legal remedies as appropriate. Unpaid fines will, in addition to the property lien, be charged interest at the rate of 1.5% per month to a maximum of 100% of the original fine.

MULHOLLAND HEIGHTS HOA

SERVICES PROVIDED BY YOUR HOMEOWNERS ASSOCIATION

Maintenance of common landscaping

This includes weeding, irrigation, planting where necessary, and general clean-up activities in those areas designated as belonging to the Association. We contract with a landscaping company for all Association maintenance, and their personnel are on-site Monday through Friday.

Maintenance of the park

This includes weekend night security patrol, mowing, clean-up, irrigation, tree trimming and repairs when necessary in the park area.

Maintenance of the irrigation system

The common irrigation system extends throughout the park, the summit-to-summit area (most of which is no longer irrigated), and most slopes in the development, including those on many individual Lots. Your Association provides the water, electricity, and maintenance for the common irrigation system. The landscaper adjusts the water controllers as required depending on the weather.

Approval of architectural modifications

This includes Board review and approval of any proposed modifications or additions to structures on private Lots, including painting. This helps us to maintain an attractive appearance for our neighborhood. It is current Board policy to require that when additions to current structures or new structures on a Lot are proposed by a Homeowner, all affected neighbors must agree in writing to the proposed modifications before Board review of the plans. Exceptions to this policy are considered if affected neighbors are unreasonable. A neighbor's agreement is usually indicated by his or her signature on the necessary architectural plans which must be submitted to the Board for review, necessary City building permits must, of course, be obtained.

Gopher and field mouse control

Your Association contracts with a pest control agency to provide assistance with gopher and field mouse control. Homeowners should call Ventura Pest Control at (800) 474-7378 if gopher control is needed on individual Lots, in the common areas, or in the park. Particular attention should be paid to gopher activity on a slope, since collapse of the slope after a heavy rainfall could result.

Annual brush clearance in those common areas where necessary to comply with City regulations.

Resolutions of CC&R violations

Complaints of disturbances late at night (e.g., barking dogs and loud music) are CC&R violations which are subject to Board action. Non-payment of homeowner fees, walking dogs without a leash in the park, and not cleaning up after your dog are also examples of CC&R violations. It is current Board policy to investigate a CC&R violation only upon written notification by one or more affected Homeowners. If the complaint is judged as valid, the offending Homeowner is notified that the problems must be corrected. Continued non-compliance by the Homeowner results in one or more fines. If the fines are not paid, lien is placed on the home of the offending homeowner. If the lien is ignored, the Board can force sale of the home to pay outstanding amounts due the Association.

MULHOLLAND HEIGHTS HOA

SERVICES NOT PROVIDED BY YOUR HOMEOWNERS ASSOCIATION

Landscaping and maintenance on individual Lots

It is the responsibility of each Homeowner to maintain his or her property in a clean and attractive condition. This includes landscaping, weeding, drain cleaning, and brush clearance. The landscaper for the Homeowners Association is not responsible for any problem which occurs on individual Lots unless caused by improper operation of the Association irrigation system which runs through many individual Lots.

Brush clearance on individual Lots

Each Homeowner must clear any brush on his or her own property in order to comply with City regulations.

Neighbor dispute settlement

The Association has no power to settle disputes between neighbors, except regarding violations of the CC&R's.

GENERAL INFORMATION

Our CC&R's specify that Homeowners have garbage and recycling containers visible only for as long as is necessary to allow pick-up by the trash company. Hillside Rubbish Company normally services the community each Monday morning. Trash and recycling containers should be placed at curbside no earlier than the preceding Sunday afternoon, and should be stored out of sight Monday evening. Observance of this provision allows our neighborhood to preserve a clean appearance.

Our streets are cleaned each Tuesday morning by the City of Calabasas. Currently, many vehicles are parked on the street in such a way as to interfere with this activity. If this practice continues, the City will revisit installation of No Parking signs, which will detract from the appearance of the community. Voluntary removal of vehicles from the street will eliminate the need for these signs.

Irrigation or common-slope-related problems should be reported to ~~Coast Management~~ at (818) ~~991-1500~~, our management company. Our Association account representative is ~~Brian Davidoff~~. Please do not attempt to contract the landscaper directly. He will respond only to problems reported to him by ~~Coast Morgan~~ or by a member of the Board of Directors.

The catchbasin area of Via del Prado continues to be a source of problems. The slide area has been covered with plastic, and will be restored when the rainy season ends. We hope that more vigorous monitoring of gopher activity in this area will prevent future landslides.