

Country Club Townhomes of Paramount

Rules and Regulations

The purpose of these Rules and Regulations is to provide the maximum use of the facilities for the benefit of the residents of the Country Club Townhomes of Paramount (CCTH) and in concert with the City of Paramount Municipal Codes. The rules are made for the benefit of the entire community and any violation of them may result in loss of privileges and/or other penalties as the Board of Directors shall determine pursuant to the By-Laws and/or CC&R's, as well as fines imposed by the City of Paramount. This document will be posted on the Country Club Townhomes website, (ccthofparamount.com). Any changes made to this document will be updated on the website as the changes apply. These rules and regulations have been created to establish the responsibility for the owners and tenants living within the Country Club Townhomes community complex.

Owners who have their property rented are responsible to make sure that the rules and regulations are provided to their tenants. If the owners' tenant violates any of the rules and regulations that result in Warnings and/or Monetary Fine(s), those fines will be the responsibility of the owner to pay and to resolve the issue with their tenants. If the fines get to a specified level as indicated in the fine schedule, the owner may be subject to legal actions to recover the monetary fine(s) and any litigation expenses incurred by the HOA.

A. COMMON AREAS

The use of the common area must be requested by completing the Country Club Townhomes Common Area Usage Request Form (CCTH-CAUR-1004) along with submittal of the appropriate fees. Submit the form to the property manager to obtain approval from the Board of Directors at least 20 days in advance of the date the area is needed. Owners who have tenants that want to use the common area must complete this form on behalf of their tenant. The form will not be processed at the request of a renter. Failure to comply shall result in a fine of \$150.00 or higher assessed to the property owner account. (Reference CC&R Article VII, Section 7) (See #11 & #16). **Owners who violate the rules written in Bold Italics will receive an Instant Fine.** Common Areas are indicated as A through H- See Map on website www.ccthofparamount.com to view locations of common areas. Please Note- The pool cannot be reserved for private parties as it should always be available to all residence when it is opened.

1. Landscaping planted in the common area by an owner must be approved by the HOA and shall be maintained by the owner. Any landscaping planted within common areas (Includes Patios and D units), which are visible from the exterior, must be kept in good appearance and condition by the owners. (Reference CC&R Article IV, Section 7). Failure to comply shall result in a fine of \$150.00 or higher assessed to the property owner account.
2. Owners or tenants are not permitted to borrow or remove any equipment or property from the common area, i.e. pool furniture. (Reference CC&R Article VIII, Section 5)
3. Door hardware and lighting fixtures on the front of the units and alleyways must not be changed. The owner is responsible for replacing light bulbs in their own unit and patio. The light bulbs in the walkway and landings will be replaced by the Association. (Reference CC&R Article VIII, Section 11)
4. Please note that the maintenance requirements by the Home Owners Association on common property will depend in large measure on the care and condition exercised by every homeowner, tenants and guests. If the maintenance

costs are high and the current budget is not sufficient to meet these costs, each unit's assessments may have to be increased accordingly. (Reference CC&R Article V)

5. **** State and local ordinances must be observed regarding explosives and flammable fluids. No explosives or flammable fluids, including fireworks are allowed in the common areas. Any owner or their tenants that damage any property with explosives or flammable fluids which damages the property owner's interior or another property of the owners' unit, will be responsible for all repairs to all the units affected. (PMO 17-2)***
6. **** The use of fireworks in the common area is not allowed. Anyone setting off fireworks, even on special holidays will receive a fine of \$150.00 or higher.***
7. Loitering in the common area is not allowed. Anyone found loitering, drinking alcohol or using marijuana in the common areas will be reported to the proper authorities. (Common Area A #10). Alcoholic beverages or drinking of alcoholic beverages are not allowed in the common area. (Paramount Municipal Codes, Sections. 5320, 5321 Reference CC&R Article IV, Section 7)
8. Any property owner and/or property owner's tenants that damage any property in the common areas will be subject to a fine and will be responsible for all expenses associated with repairing the damage. This includes breaking of lights, breaking light fixtures, graffiti, damaging the gates or gate locks, pool gates, bathroom doors, etc. Damages over \$400 are considered Felony Vandalism and will be prosecuted to the fullest extent of the law. (see Common Area A#16)
9. The Country Club Townhomes Common Usage Form (CCTH-CAUR-1004) must be completed 20 business days in advance to request the use of the common area (See Map on website to see common areas) to obtain approval from the Board of Directors. The specific area requested must be indicated on the form. A Security Deposit of \$100.00 is required when submitting the form. The fee will be reimbursed if the area is left neat, clean and no utilities are used that may have to be paid by the HOA. (see Common Area A #13)
10. If the use of the common area also results in the use of any HOA utilities, a fee of \$50.00 of the \$100.00 deposit, will be kept to pay for the utility expense.
11. The Country Club Townhomes Common Usage Form (CCTH-CAUR-1004) can only be requested by property owners. If a renter wants to use the common area the request must be made by the property owner. (Common Area A #11)
12. Carpeting may not be permanently affixed to the front porch of any unit. Unattached doormats should be used. (Reference CC&R Article VIII, Section 11). Tiles are NOT permitted to be installed on any patio decks.
13. Flag mounts may not be placed anywhere except on wooden trim. The flag may not exceed 3 feet by 5 feet in size. (Reference CC&R Article VIII, Section 11)
14. Any damage to the building, recreational facilities or equipment or any other common area property caused by an owner, his family or guest or employees/contractors, his tenants or their guests, employees/contractors, shall be at the expense of the applicable owner. (see Common Area A #9) (Reference CC&R Article VIII, Section 5)
15. Tampering with any security equipment or gates, including damaging the gate motors are prohibited. This is considered felony vandalism and all persons involved will be prosecuted to the fullest extent of the law. This includes, but not limited to, the locks to the walk-in gates and the pool gate, as well as the security cameras located

throughout the complex. Any damage to HOA property will result in a fine to the property owner as well as the cost of repairs. This includes any damage caused by a tenant and/or guest of the property owner.

16. Air condition units are not allowed to be installed in any windows. No part of the air condition unit may protrude in the common area.

B. PROPERTY OWNERS

Property owners that rent out their property are responsible to make sure that their tenants are aware of the rules and regulations identified in this document. Any warning letters and/or fines will be directed and assessed to the owner. The HOA will not act as an agent on behalf of the property owner. Any correspondence regarding the violation of any of the rules and regulations will be addressed only with the property owner. It is the property owner's responsibility to make sure that a current address and phone number for correspondence is on file with the property management company.

1. A request to make interior and exterior alterations or additions of any type must be requested using the Country Club Townhomes Unit Upgrade Request form (CCTH-UUR-1010) and approved by the Board of Directors prior to commencement of any construction. PMO 10-2 (c) Sec. 103.1) (Reference CC&R Article IX., Section 1 and 2). Failure to get the appropriate approval may result in a fine and removal/correction at the owner's expense.
2. No outside antennas or lead in wires (cable or phone) shall be attached to the building. Only the location shown on the approved diagram is permitted. (See website for diagram). It is the owner's responsibility to ensure any/all vendors comply with these rules. Installing these in other areas of the property will result in a warning letter and/or fine to the property owner. It is the owner's responsibility for making the corrections. (Reference CC&R Article VIII, Section 15). If not corrected within 60 days of notice, the HOA will have the items in violation removed at the owner's expense. Any damage to the roofs or exterior of the building, including satellite dishes installed, will be the property owner's responsibility to repair. If the installation results in any leaks, the HOA is not responsible for any damages or repairs to owner's or tenant's personal property including repairs of the roof.
3. Exterior painting of the units, the fences or garage doors by an individual property owner is not permitted. (Reference CC&R Article VIII, Section 11)
4. No articles shall be hung or shaken from the doors, fences or windows, i.e., protruding to the outside or thrown/shaken outside. This includes towels, clothes, etc. (Reference CC&R Article IV, Section 7)
5. It is the property owner's responsibility to replace broken fence pickets between unit patios. Perimeter fencing is HOA responsibility (Only applies if the fence is in the original configuration). Owners who have installed gates into their fences assume 100% liability for all repairs or replacement of the fence.
6. Exterior signs are not allowed. Signs in windows visible to the exterior are prohibited. Exceptions- one FOR SALE, FOR LEASE or RENT signs. When appropriate in the ground by the front door indicating the security company name are allowed. Sign measurement shall not exceed 18 inches by 24 inches. (Reference (CC&R Article VIII, Section 6)
7. No owner, tenant or guest is permitted upon any roof, walls or fences. (Reference CC&R Article IV, Section 7)
8. Do not leave water running unnecessarily at any time. If Hose Bib locks are placed on the water shut off nozzle, water is not to be used from that area and the locks are not to be removed. If they are used without authorization,

the expense to replace the locks along with a possible fine will be assessed on the property owner. (Reference CC&R Article VIII, Section 11).

9. Soft water tanks may not be installed anywhere except inside the garages, patios or as approved by the Board of Directors. It must be requested on the Country Club Townhomes Unit Upgrade Request form (CCTH-UUR-1010). Expense for installing and maintenance shall be the responsibility of the unit's property owner. (Reference CC&R Article VIII, Section 11)
10. Acceptable window treatments must be installed in all units within 30 days of move in date to keep the uniformity of the appearance within the Country Club Townhome Community. Paper, foil, sheets and blankets are NOT considered acceptable. (Reference CC&R Article IV, Section 7)
11. Screen doors shall be of durable construction and black in color, doors and window screens must be kept in good appearance at all times. (Reference CC&R Article VIII, Section 11)
12. The HOA is responsible for the repair of the frame of the garages. The replacement of parts or the entire garage door is the responsibility of the property owner and must be requested on Country Club Townhomes Unit Upgrade Request form (CCTH-UUR-1010). Garage door equipment, such as the lift motor, must be in good working order and mounted correctly to not cause excessive noise or vibrations to the unit above the garage.
13. Garage doors are not to be left open. Leaving the garage door open unattended may result in a warning letter and/or fine to the property owner.
14. **** No Smoking - Definition of smoking: "Smoking" shall include the inhaling, exhaling, burning or carrying of lighted tobacco, marijuana, and all illegal substances. Smoking is not allowed in any Common Area including the pool. Smoking is Not allowed outside on your patio or balcony- Smoke can travel into other units and violates the HOA Nuisance Rules. Violations will result in an immediate fine.***

C. RESIDENTS

1. Wherever the word OWNER is used in this document, the word TENANT will not apply. The Owner is ultimately responsible for their tenant, their family's and guest's actions. The Board of the Directors or the property management company will not act as an agent for the Owner in issue related to their property between them and their Tenants. That includes any disputes with other owners, tenants or guests.
2. Parents shall be held responsible for the actions of their children and their guests at all times. Property owners will be financially responsible for any damages to the common area or other owner's property caused by children or guest. Owners who have tenants will be responsible for the actions of their children and guest of their tenants. (Reference CC&R Article IV, Section 7)
3. Skateboarding is NOT allowed on sidewalks or within the common area. Children playing in driveways is NOT allowed. Damage caused to any unit or HOA property by children will be the responsibility of the parent and/or owner. Riding bicycles in common areas is not to exceed 5 MPH. (Reference CC&R Article VIII, Section 7). Children riding their bicycles must wear a helmet and follow all applicable laws. Parents are ultimately responsible for their children and their actions.

4. All noise must be kept at a reasonable level at all times- Under 62 dBA (loud TV, radio, stereo, parties, etc.). Quiet time is between 10 p.m. and 6 a.m. daily. Residents must be considerate of their neighbors. (PMO 30-63 (b)) (Reference CC&R Article IV, Section 7)
5. For the protection of you and your family, a curfew has been initiated. Minors must be inside their residence by 10pm unless accompanied by an adult. (PMO 30-6 (a) (b) (1-3))
6. Residents that are renting their property must take all concerns to the property owner they are renting from (Landlord). The property owner is the only one allowed to take the issue to the HOA or the property management company to resolve.

D. PETS

1. The County and City Ordinances (City of Paramount - Animal Control Ordinance Section 4729) pertaining to dogs apply and must be observed by all pet owners residing within the Country Club Townhomes property.
2. **** All dogs MUST be kept on a leash or contained within the pet owner's unit or patio.***
3. If pets become a general nuisance it may result in a Warning Letter. If the issue continues it may result in a Monetary Fine Letter and/or requirement that the animal to be removed from the property permanently.
4. All animals are the responsibility of the pet owner. Property owners that have tenants with pets that result in warning letters and/or fines, the fines will be assessed to the property owner.
5. The pet owner is responsible for cleaning up after their pet(s) immediately.
6. Damage to shrubbery, fencing, etc., by animals will be at the expense of the owner of the unit. Not following this rule may result in a warning letter or fine to the property owner. If the owner has a tenant in the property, the warning letter and/or fine will be assessed to the property owner. The property owner is responsible for the action of the tenant and any pet the tenant may have. (Reference CC&R Article VIII, Section 8).
7. Owners who keep any pets on their patio must keep the patio clean (Must not affect any common areas). Odors must not affect neighboring residents. Failure to comply may result in a warning letter and/or fine. Avoidance of the rule may result in the appropriate authorities being notified and having the pet removed from the property.

E. TRASH - *Some trash violations will be subject to an immediate fine.*

1. **** Trash and bulk items are ONLY allowed to be put outside for pickup on Tuesday after 6:00 PM to Wednesday 6:00 AM each week. (PMO 33-19)***
2. Trash container shall be equipped with suitable cover/lid (PMO 33-14(b))
3. **** Hazardous chemicals, materials or equipment such as appliances that contain hazardous chemicals are never allowed to be disposed of on site. \$350 immediate fine will apply for violations***

4. Failure to have your trash container removed by Friday 9:00 am will result in your trash can being removed from the property. This a requirement of the City of Paramount and the Rules and Regulations of the Country Club Townhomes. This is to avoid health hazards related to rodents, animals and insects within the community.
5. Trash containers that are removed will only be returned if: (1) requested through the property management company; (2) complete, sign and return the Trash Can Return Request form (CCTH-TCRR-1013) to the property management company agreeing to comply with the Rules and Regulations and (3) the appropriate fine is paid. There will be a \$50.00 charge to have the bin returned.
6. The garbage, waste, refuse, trash and recyclable materials and/or containers shall not be stored in the front yard, or in any other place within public view (PMO 44-25(e)(5) (PMO-33).
7. **** Trash must be separated by recyclables and regular trash and placed in the appropriate trash cans provided by Cal Met Services, Inc.***
8. **** Bulk Trash Removal must be requested by submitting the Country Club Townhomes Bulk Trash Pick-Up form (CCTHBTPR-1002) to the Property Manager by the Tuesday of the week prior to it being removed. Any clean-up of debris is the responsibility of the property owner who requested the removal of bulk trash. Failure to clean up debris may result in a fine. Trash may Only be put out on Tuesday after 6:00 PM (The day prior) to pick up.***
9. All garbage and trash from the units shall be deposited in containers provided by Cal Met Service, Inc. and stored in the residence garage or patio until it is appropriate to put out for trash pickup.
10. **** Plastic trash bags, bio paper bags or boxes are not allowed to be put out for pick up. All trash must be in the appropriate containers. (Reference CC&R Article IV, Section 4B, Article VIII, Section 10)***
11. **** Trash is not allowed to be stored in any common areas including planters. This is to avoid potential of harmful hazards to the community from rodents, insects and other animals within CCTH.***
12. **** Owners and guest shall not throw trash in common area or in front of garage, pool area, or mail boxes or cause any obstruction therein. (Reference CC&R Article VIII, Section 10)***

F. VEHICLES AND PARKING - *Violations are subject to immediate fine*

1. **Delinquent owners are not eligible to obtain parking permits or guest parking permits. Owners with outstanding fines are also not eligible. If owners become delinquent, their permits will be revoked. Permits can be reinstated when the owner has paid their account balance and outstanding fines.**
2. All vehicles parked inside the gates of the Country Club Townhomes property must have the appropriate parking permit hanging from the rearview mirror. Permits can only be requested by property owners after the completion of the Country Club Townhomes Owner Information Property Owner's Registration Form and returned with the appropriate permit fee for CCTH. (See form CCTH-ORU-1006). This must be done annually for permits to remain valid. A sticker to validate the permit will be provided once the form is submitted. If the required form is not submitted annually (January each year) the parking permit will be void, and the vehicle is subject to being towed at the owner's expense. Replacement permits can be purchased for \$100.00 each for lost permits. Only two (2) parking permits are allowed per address. If a unit is found to hold more than 2, all additional permits will be revoked.

3. Parking permits may not be transferred between vehicles. If a vehicle is replaced, the new vehicle information must be reported to the property manager. If it transferred to a vehicle that is not registered with the property management company, the vehicle is subject to be towed at the owner's expense.
4. **** Vehicle permits may never be duplicated. Any permit that is duplicated, the registered address of that permit will receive a fine; all permits issued to that address will be revoked and the owner will not eligible to receive new parking permits for one year. Once the year penalty has expired, the owner will be assessed \$100.00 for each new permit that is requested.***
5. Vehicle permits for guests must be requested using the Country Club Townhomes Temporary Guest Parking Permit Form (CCTH-TGPP-1007). The deposit must be given at the same time. The permit is to be returned to the property manager or the designated Board member within the approved time frame. The deposit will be returned when the guest permit is returned. If the permit is not returned within the approved time frame, an additional fee will be assessed to the property owner and future permits will not be issued until these fees are paid and permit(s) returned. All guests are required to follow the rules and regulations
6. Recreational vehicles are not allowed to park permanently within the gates of the HOA. Temporary Recreational Parking Permits can be acquired by completing the Country Club Townhomes Temporary Recreational Vehicle Parking Permit Form (CCTH-TRVPP-1008) and given to the property management company with the appropriate refundable deposit. The permit is to be returned to the property management company or the designated Board Member when the permit has expired. The deposit will then be returned. If the permit is not returned an additional fee will be accessed to the property owner and future permits may not be issued.
7. Transport and moving vehicles are not allowed to be parked overnight without approval of the Board of Directors. Any transport or moving vehicle parked after 10 p.m. or taking up more than one parking space is subject to being towed at the vehicle owner's expense.
8. **** No parking in Fire Lanes (Alleys) is allowed. Exceptions for loading or unloading the in the alleys only.***
9. **** Blocking Fire Hydrants is not allowed at any time for any reason- Vehicles will be towed.***
10. **** Vehicles must park between within the marked parking spaces and must be facing the correct direction (Vehicles must not take more than one parking space) or they will be towed at the vehicle owner's expense.***
11. Vehicles parked inside the gates of Country Club Townhomes with expired and/or no license tags will be towed. Vehicles that have the proper documents displayed that shows the vehicle was recently purchased are exempted.
12. Vehicles left parked within the complex by prior owners or tenants that no longer live in the complex will be considered abandoned and will be towed at the vehicle owner's expense.
13. Vehicles parked which are obstructing walkways, driveways or other vehicles for over 20 minutes, the vehicle will be towed at the vehicle owner's expense.
14. Vehicles parked which impede or prevent access to another owner's garage will be towed at the vehicle owner's expense. (Reference CC&R Article VIII, Section 16)

15. *** Vehicles parked and used for sleeping and/or sex is not permitted in the common areas or alleys are subjected to being towed at the vehicle owner's expense. CCTH parking permits may be revoked. (PMO 30-42.2)**
16. *** Vehicles are not allowed to be repaired (Worked On) anywhere inside CCTH. This includes all common areas, streets and driveways. Changing of oil, replacing any fluids or repairs that would be considered an environmental hazard will be reported to the Environmental Protective Agency (EPA). Work done on Vehicles, motorcycles, boats, etc., must be done in the garage in such a manner so no other residents are affected in any way. No mess allowed. All work must be cleaned up immediately. No noise is permitted which would affect others in the area. Disposing of vehicle waste/oil with CCTH is illegal. Violators will be reported to the EPA and/or other governmental agencies. The property owner will be fined \$150 or higher for any violations. (PMO 44-19 (h))(Ref. CC&R Article VIII, Section 9)**
17. No vehicle is to be parked in common areas over 72 hours without being moved. This includes all parking lots and all parking spaces adjacent to driveways by buildings. If an owner needs to leave a vehicle parked for a longer period, they must obtain written permission from the Property Manager or Board Members. (Reference CC&R Article VIII, Section 16)
18. Vehicles parked from 10:00 p.m. to 5 a.m. must have a parking permit visible in the windshield of the vehicle. (Reference CC&R Article VIII, Section 16). If a vehicle with a valid CCTH permit is blocking a non-permitted vehicle from being towed, both vehicles will be towed at the owner's expense. The permit of the blocking vehicle will be revoked.
19. Commercial vehicles that take up more than a single parking space are NOT allowed to park within CCTH. Commercial vehicles are not allowed to park in the drive ways or by the garages at any time. Commercial vehicle(s) are not to be parked where it impedes any property owner's access to their residence or garage. (PMO 29-9.3)
20. ***No trailers, boats, boat trailers, utility trailers, campers, motor homes, or similar vehicles shall be parked in the common parking areas or in the street of the CCTH. They may only be temporarily parked for trip preparation and unpacking upon return- 30 minutes maximum. Motor homes may be parked on north side of Century Blvd. between the gate and Elburg Street with permission of the Board of Directors; they must have insurance and be currently licensed. Recreational vehicles must have a temporary parking permit displayed to be allowed to park within the gates of the community. (Reference CC&R Article III, Section 9). Owners will receive daily fines of \$50.00 until it is removed.**
21. No blowing of vehicle horns is permitted. (Reference CC&R Article VIII, Section 7)
22. During periods when the State of California is experiencing a drought, washing of vehicle is not allowed in the common areas, including the alleyways. When the State of California is not experiencing a drought, you must have a shut off nozzle on the hose when washing vehicles.

G. SWIMMING POOL AND SWIMMING POOL AREA

1. The gate must be closed at all times to assure the safety within the pool area. Residents who wish to use the pool must use their pool entry code.
2. For everyone's safety, at least two (2) persons shall be required to be in the pool area at all times during pool use.

3. Pool codes may be deactivated for anyone misusing them, for any infractions of the rules, and for delinquent association dues.
4. Swimming pool and swimming pool area are for the use of the residents and their guests (4 guests maximum) only.
5. All guests must be accompanied by a resident adult, 18 years of age or older at all times. Residence and/or guest under the age of 14 must be accompanied by a resident, 18 years of age or older, at all times. Violation of this rule will result in a \$100 fine to the property owner for each resident and or guest where the resident lives or is visiting. On the Second violation, the Department of Children and Family Services will be contacted at 800-540-4000 and /or other governmental agencies.
6. Residents are allowed four (4) guests per family. However, these guests may be asked to leave, should the company level rise beyond the maximum. This will ensure residents living within the community have priority to use the pool.
7. Residents are reminded that they are responsible for the conduct of their guest(s) at all times.
8. Playing loud music at the pool is prohibited. Residents and Guests must be considerate of other residents.
9. The Swimming pool hours are 10:00 a.m. to 10:00 p.m. daily. The gate will be pad locked after 10:00 p.m. Adult Swim Hours are from the hours of 8:00 p.m. to 10:00 p.m. Preferably NO one under the age of 18 should be in the pool during those hours. Anyone under 18 must be accompanied by an adult.
10. Any person having an apparent skin disease, sore, diarrhea, high fever, inflamed eyes, cough, cold, nasal, ear discharge or any communicable disease shall not use the pool.
11. Any person under the influence of drugs or alcohol will be prohibited from use of the pool, all facilities and will be asked to leave the common area grounds.
12. *** Alcohol and all glass receptacles are prohibited in the pool or in the pool area.**
13. No running, boisterous or rough playing is permitted in the pool, or in the pool area.
14. It is required that all individuals cooperate to maintain maximum cleanliness in the swimming pool and/or the pool area. All individuals are responsible for cleaning up trash or debris that they bring in to the pool area. Failure to clean up after themselves will result in the loss of privileges in this area and/or a fine.
15. No food is allowed within the pool area. All food must be kept outside the gates of the pool.
16. Diapers are not allowed in the pool. Residents and/or guest who are not toilet trained must wear plastic pants.
17. No pets are allowed in the swimming pool or the pool area.
18. Everyone must wear swim trunks/suits in the pool. No cut-offs, t-shirts, or street clothes allowed in the pool.
19. Showers must be taken prior to swimming. Body lotion is injurious to the pool filters.

20. Parents are responsible for their children and guest(s) when they are in the pool and in the pool area. Swim at your own risk as there are NO life guards on duty and the safety of your family and guest(s) is your responsibility.
21. To obtain an entry code for the pool, the Country Club Townhomes Swimming Pool Area Rules and Regulations Form (CCTH-SPR&R-1009) must be signed by the owner. If an owner gets a code for their tenant, they may request that the code be reprogrammed when their tenant moves out. Only one code will be given to the property owner. If the owner sells the property, the pool code must be given to the new owner.
22. If a property owner or tenant moves out of Country Club Townhomes, the rights to use the pool or any other CCTH facilities are revoked.

H. SECURITY CAMERAS

- 3 Wireless cameras max will be allowed for A units. 1 for the front door, 1 for the patio/rear of the unit, 1 for the side of the unit.
- 2 Wireless cameras max will be allowed for B, C, D units. 1 for the front door, 1 for patio/rear of the unit (B, C units), 1 side/alley (D units).
- Camera color must be black or brown. White, silver or any other colors are not allowed.
- Cameras cannot be installed on the roof or on the roofing eaves. Cameras must be beneath the roofing eaves and positioned as unobtrusively as possible.
- Cameras can only be attached to wood and not to a stucco surface.
- Cameras cannot be positioned where a neighboring unit's patio/ deck is captured by the camera.
- Cameras cannot be positioned where any part of the interior of a neighboring unit is captured by the camera.
- Cameras & the mount together cannot exceed 8 inches in height or width

PLEASE NOTE

- The compliance of these Rules and Regulations are the responsibility of the unit owners. Any offense of the Rules and Regulations may constitute a fine. The fines will be collected via the monthly assessment by the Property Management Company hired by the Country Club Townhomes Association.
- All the Rules and Regulations herein are subject to change at any time by the Board of Directors. Any changes will be provided through the website for Country Club Townhomes (ccthofparamount.com) and/or special notice.
- The violation of any of the rules and regulations may result in fines. The fine schedule defines the action that the Board of Directors may take to resolve any issue. The fine schedule may be revised as the Board of Directors deems necessary. The monies collected from these said fines will go into General Operating Fund.
- It is the property owner's responsibility to stay current on monthly HOA dues. If the property owner becomes delinquent, the Board of Directors authorizes the Property Management Company to take the appropriate action to recovery the funds. The Property Management Company will also provide directions to the delinquent property owner and the Board of Directors of what actions will be taken. (Reference CC&R Article IV, Section 4F, Section 5 and Article 12).

