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**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF  
SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION**

AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS

OF

SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

**Pursuant to Subdivision (b) of Section 12956.1 of the Government Code, the following notice is printed in 14-point boldface type:**

**NOTICE**

**If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.**

**AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF  
SOUTHSHORE PROPERTY OWNERS' ASSOCIATION  
Westlake Village, California**

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**PROPOSED AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION  
A Planned Development  
Westlake Village, California**

This Amended and Restated Declaration of Covenants, Conditions and Restrictions of Southshore Hills Property Owners' Association, a California non-profit corporation, is made this 20th day of May, 2024, by the undersigned with reference to the following:

**RECITALS**

A. *A Declaration of Covenants, Conditions, and Restrictions* (“Original Declaration”) was executed by American-Hawaiian Steamship Company, a New Jersey corporation, and recorded on December 31, 1968, as Instrument No. 70027 in the Official Records of Ventura County, in Book 3424, beginning at page 114, for the real property legally described as:

*Lots 1 through 129, inclusive, of Tract No. 1998-1 as per map recorded in Book 50, Pages 67 through 75, inclusive, of Maps, in the Office of the County Recorder of Ventura County, California.*

B. *A Certificate of Amendment of the Southshore Hills Restrictions* (“First Amendment”) was recorded on February 6, 1970, as Instrument No. 6358 in the Official Records of Ventura County, for said real property.

C. *A Certificate of Second Amendment of the Southshore Hills Restrictions* (“Second Amendment”) was recorded on July 17, 1973, as Instrument No. 50716 in the Official Records of Ventura County, for said real property.

D. *A Certificate of Third Amendment of the Southshore Hills Restrictions* (“Third Amendment”) was recorded on July 17, 1973, as Instrument No. 50717 in the Official Records of Ventura County, for said real property.

E. *A Certificate of Fourth Amendment of the Southshore Hills Restrictions* (“Fourth Amendment”) was recorded on November 25, 1977, as Instrument No. 139112 in the Official Records of Ventura County, for said real property.

F. *A Declaration of Stan Sutton* (“Fifth Amendment”) was recorded on January 15, 1979, as Instrument No. 004816 in the Official Records of Ventura County, for said real property.



G. The undersigned certify and confirm that the necessary percentage of the Board of Directors and Owners of the Lots required by the Declaration, as amended or restated, have approved this Amended and Restated Declaration of Covenants, Conditions and Restrictions, which follows.

H. Upon a petition by the Association pursuant to Civil Code Section 4275, filed in Case No. 2024CUPT020453, in the Superior Court of California, for the County of Ventura, the Court deemed approved this Amended and Restated Declaration of Covenants, Conditions and Restrictions of Southshore Hills Property Owners' Association. The order of the Superior Court reflecting its grant of said petition and approval is attached hereto as "**Exhibit C**" and incorporated herein by this reference.

I. All provisions of the Original Declaration and amendments described above (except for Section 6.04(C) which is retained and incorporated in its entirety herein by reference as a new Section 6.17 and except for Exhibit "A" of the First Amendment, which is also retained and incorporated herein as Exhibit "A"), are hereby deleted, canceled, and revoked in their entirety, and the following new provisions inserted in their place to supersede said Declaration, as amended.

J. All real property in the Development shall be held, conveyed, leased, rented, used, occupied, hypothecated, encumbered, and improved, subject to the covenants, conditions, restrictions, and easements set forth in this Declaration, for the purpose of enhancing and protecting the value, desirability and attractiveness of the Development, all of which shall run with the Property and be binding on all parties having or acquiring any right, title or interest in the Property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

## ARTICLE I APPLICATION AND CONSTRUCTION

1.1 Application. This Declaration applies to all Lots within the Development, as well as their respective Owners, Tenants, Residents, and Invitees. Any Lease shall provide that all Tenants, Residents, and Invitees are bound by the Governing Documents. All present and future Owners, Tenants, Residents, and Invitees shall be subject to, and shall observe, comply with and abide by, each and every provision of the Governing Documents, as defined herein, for the purpose of protecting the interests of all Owners. The acceptance of a deed, Lease, or contract of sale with respect to any Lot, or occupancy of any Lot, shall constitute consent and agreement that each and all of the provisions of the Governing Documents, as defined herein, shall be binding and that said person(s) will observe and comply with them.

1.2 Term. This Declaration and its provisions shall continue to run with, benefit, and burden the Lots as herein provided, and shall inure to the benefit of and be binding upon the Owners, the Association, and their respective successors in interest, for a term

of ten (10) years from the date of the recording of this Declaration, after which time the same shall be automatically extended for successive periods of ten (10) years each unless, within six (6) months prior to the expiration of the initial 10-year term or any such 10-year extension period, a written instrument, approved by seventy-five percent (75%) of all Owners terminating the effectiveness of this Declaration shall be recorded in the Official Records of Ventura County.

1.3 Conflicts. In the case of any conflict between this Declaration and the Articles or the Bylaws, this Declaration shall control. In the event of any conflict between the Articles and the Bylaws, the Articles shall control. The Rules, Architectural Guidelines, Board Resolutions, and all other policies are subordinate to, and shall not be inconsistent with or materially alter, any provision of the other Governing Documents.

1.4 General Plan. The Governing Documents create and perpetuate a general plan of development for the Development, and may be supplemented by additional covenants, restrictions, and easements applicable to particular areas within the Development, which may be more restrictive than the provisions of this Declaration, in which case the more restrictive provisions shall control as to the encumbered area. The Association may enforce any such additional covenants, restrictions, or other instruments, but unless required by this Declaration, shall be under no obligation to do so.

1.5 Construction of Declaration.

A. Restrictions Construed Together. All of the covenants, conditions, and restrictions of this Declaration shall be liberally construed together to promote and effectuate the fundamental concepts of the development of the Property, as set forth in this Declaration.

B. Restrictions Severable. Notwithstanding the provisions of paragraph A above, the covenants, conditions, and restrictions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

## ARTICLE II DEFINITIONS

2.1 “Architectural Guidelines” means those Rules adopted pursuant to Article VII hereof, to govern alterations and improvements to Lots.

2.2 “Architectural Review Committee” or “ARC” refers to any committee established to govern alterations and improvements to the Development pursuant to Article VII hereof, or to the Board, if serving in that capacity.

2.3 "Articles" refers to the Articles of Incorporation of the Association, as filed with the California Secretary of State.

2.4 "Assessment" means any Regular, Special, or Special Individual Assessment levied or imposed by the Association against an Owner and his or her Lot in accordance with this Declaration.

2.5 "Association" means Southshore Hills Property Owners' Association, a California non-profit corporation, its successors and assigns. The Association is an "association" as defined by applicable law.

2.6 "Board" means the Board of Directors of the Association.

2.7 "Bylaws" means the Bylaws of the Association, as the same may be amended from time to time.

2.8 "Common Area" means (i) all real property (including any Improvements thereon) to be owned by the Association for the common use and enjoyment of the Owners and (ii) all real property (including the Improvements thereon) over which the Association or the Owners will own or an easement for the maintenance of the area for the benefit of the Owners, (iii) Slope Area Maintenance (including Improvements thereon) over which the Association has a maintenance obligation thereon, (iv) Highgate Medians (including improvements thereon) over which the Association has a maintenance obligation thereon, and (v) that strip of land lying south of Triunfo Canyon Road and west of Glastonbury Road adjacent to the Ventura County Watershed Protection District channel (including improvements thereon) over which the Association has a maintenance obligation thereon. Common Area shall also include the entry monuments for the Association, including but not limited to those entry monuments located on Lot 7 of Tract 1998-1 as per the Subdivision Map, Lot 19 of Tract 1998-1 as per the Subdivision Map, pursuant to Covenant Running with the Land and Grant of Easement recorded on October 24, 1989 as Instrument No. 89-169750 and Lot 20 of Tract 1998-1 as per the Subdivision Map, pursuant to the Monument Easement and Maintenance Agreement recorded on August 22, 2013 as Instrument No. 2013-082200147491-0. Unless the context clearly indicates a contrary intent, any reference herein to the "Common Areas" shall also include any Common Facilities located thereon, as defined in Section 2.10 of this Declaration.

2.9 "Common Expense" means any use of Common Funds authorized by this Declaration, by law, or by the Bylaws, including without limitation, expenditures for the administration, management, operation, insurance, maintenance, improvement, replacement, repair, addition, alteration or reconstruction of all or any portion of the Common Area; any amounts estimated to be reasonably necessary for reserves for anticipated long-term maintenance, repair and replacement of capital improvements upon the Common Area (the cost of which would not ordinarily be incurred on an annual basis); taxes paid by the Association; expenditures for the discharge of any lien or encumbrance levied against any Common Area; expenditures in collecting Assessments, including

amounts expended to purchase a Lot in connection with the foreclosure of an Assessment lien against such Lot; unpaid Assessments; contingencies; and the service obligations of the Association, including costs for water, sewer, garbage, electrical, communications, gas, and other utilities services for the Common Area and (if not separately metered or charged) for the individual Lots. Common Expenses, however, shall not include the cost of any new construction, or unanticipated repair or replacement of a capital improvement upon the Common Area, including the necessary fixtures and personal property related thereto. Common Expenses also include costs of maintenance by the Association of areas within the public right-of-way of public streets and other adjacent areas in the vicinity of the Property as provided in this Declaration or pursuant to agreements with the City, including, without limitation, the Highgate Medians identified in Section 2.17 and that strip of land lying south of Triunfo Canyon Road and west of Glastonbury Road adjacent to the Ventura County Watershed Protection District channel (including improvements thereon), known as the "Glastonbury Parcel."

2.10 "Common Facilities" means a portion of the Common Areas, including the landscaped areas, lawns, trees, hedges, plants, shrubs and landscaping, fences, lines, lighting fixtures, structures, and other facilities constructed or installed, or to be constructed or installed, or located within the Common Area, to the extent the same are not necessary for access to or use of a Lot.

2.11 "Common Funds" means all funds collected or received by or on behalf of the Association and/or due and payable to the Association, including but not limited to the proceeds from insurance carried or obtained by the Association which are payable to or received by the Association for the benefit of the Owners or otherwise.

2.12 "Declarant" refers to the original Developer of the Development, i.e., American-Hawaiian Steamship Company, a New Jersey corporation.

2.13 "Declaration" means this instrument, as it may be amended or restated from time to time.

2.14 "Development" means the Property, and all Improvements on the Property, which are intended to create a planned development as described by applicable law.

2.15 "Good Standing" shall mean those Members who are current in the payment of Assessments, fees, and fines, and who are not in violation of the Governing Documents. Members who are more than thirty (30) days delinquent in the payment of their Assessments, fees or fines, or have been found in violation of the Governing Documents, following notice and hearing as described in the Bylaws, shall be in Good Standing only at such time as all Assessments, fees and fines are paid, any violations of the Governing Documents are cured, and any litigation or formal action against the Association resolved or terminated.

2.16 "Governing Documents" means and refers to all of the following, collectively: this Declaration and recorded amendments and supplemental declarations, if any; the Subdivision Map; the Articles; the Bylaws; the Rules and Architectural Guidelines; and any Resolutions of the Board; all as the same may be lawfully amended or modified from time to time.

2.17 "Highgate Medians" refers to those strips of land between the lanes of opposing traffic on a Highgate Road (including improvements thereon) over which the Association has a maintenance obligation thereon.

2.18 "Improvement" includes, without limitation, any buildings, walls, fences, swimming pools, landscaping, landscape structures, solar heating equipment, spas, saunas, utility lines, balcony, screen, patio, patio cover, awning, trellis, or any physical structure of any kind, or to the construction, installation, alteration, or remodeling of any such structure. In no event shall the term "Improvement" be interpreted to include improvement projects that are restricted entirely to the interior of any Residence and which involve no modification of or entry into the roof or load bearing walls.

2.19 "Invitee" means any person or entity entering any part of the Development for purposes relating to a Lot, or to any Owner, Tenant, or Resident thereof, including without limitation guests, vendors, contractors, maids, child care providers, health care providers, and any other visitor to a Lot.

2.20 "Lease" refers to an agreement between an Owner and a Tenant, as defined herein, for occupancy of a Lot or any part thereof. "Lease" includes any lease, rental agreement, occupancy agreement, contract of sale, or any other form of agreement providing for occupancy of a Lot by any person other than the Owner and his or her co-resident family members.

2.21 "Lot" shall mean any plot of land or parcel in the Development that is not part of the Common Area, as shown on any recorded Subdivision Map for the Development. When appropriate within the context of this Declaration, the term "Lot" shall also include the Residence and other Improvements constructed or to be constructed on a Lot.

2.22 "Manager" shall mean any person or company employed or retained by the Association to administer the operation, maintenance, and management of the Association and the Development.

2.23 "Member" means every person or entity who owns or exercises a Membership in the Association. The Members are the Owners of each of the one-hundred and twenty-nine (129) Lots which are located on the Property, as further described herein and in the Bylaws.

2.24 "Membership" refers to the legal relationship and status of being a Member of the Association, and an entitlement to the rights and privileges appurtenant thereto as defined herein and in the Bylaws. Membership rights and privileges may be limited or suspended as provided in the Governing Documents and by applicable law. "Membership" may also refer to the Members collectively.

2.25 "Mortgagee" shall mean a holder of a mortgage, deed of trust, assignment of rents, issues and profits or other proper instrument (including, without limitation, those instruments and estates created by sublease or assignment) given as security for the repayment of a loan or other financing which encumbers a Lot, made in good faith and for value. Mortgagee shall also include the beneficiary of a deed of trust that constitutes a Mortgage.

2.26 "Owner" means any person or entity in which title to a Lot is vested as shown by the Official Records of Ventura County. Family members and entity officials in whom title to a Lot is not so vested are not "Owners" for purposes of this Declaration, notwithstanding their occupancy of the Lot.

2.27 "Property" means all land described in Recital "A."

2.28 "Record," and/or its variants, refer to a complete, valid, lawful, and verifiable document evidencing rights or title to any part of the Property, including without limitation a Lot, recorded in the Official Records of Ventura County, or to the process of recording a document in said Official Records.

2.29 "Residence" means a private, single family dwelling designed, constructed, or to be constructed on a Lot, together with garages, structures and other Improvements on the same Lot or parcel.

2.30 "Resident" means any natural person residing in a Lot or any part thereof, for any duration, including any Owner, Tenant, family member, guest, or otherwise.

2.31 "Residential Use" means occupancy and use of a Lot for residential dwelling purposes, and recreational and other purposes incidental to such purposes, in conformity with this Declaration and the requirements imposed by applicable zoning or other applicable laws or governmental regulations limiting the number of persons who may occupy residential dwellings.

2.32 "Rules" or "Rules and Regulations" means any and all written operating rules, regulations, architectural standards or guidelines (including the Architectural Guidelines), and other policies lawfully adopted by the Board, all as the same may be in effect from time to time.

2.33 "Subdivision Map" means the Map recorded in Book 50 Pages 67 through 75 inclusive of Maps, in the Official Records of Ventura County, respecting the Property,

and any amendments thereto pursuant to applicable law. A copy of the Subdivision Map may be obtained from the County Recorder.

2.34 “Tenant” means any natural person or entity occupying a Lot, except the Owner and his or her immediate nuclear family members (i.e., persons related to the Owner by marriage, domestic partnership, or direct lineal relationship, such as parents, children, grandchildren and grandparents) residing with the Owner, with or without the payment of rent.

2.35 “Civil Code”, “Corporations Code” and similar references shall refer to those California statutes so referenced and any and all comparable superseding statutes.

### **ARTICLE III**

#### **PROPERTY RIGHTS AND OBLIGATIONS OF OWNERS**

3.1 Lot Ownership. Each Lot within the Development includes a fee simple interest in the Lot; a Membership in the Association; and any exclusive or nonexclusive easement(s) appurtenant to such Lot over the Common Area as described in the Declaration, the Subdivision Map, and the deed to the Lot. The fee title to all such elements of the respective Lot shall conclusively be deemed to be conveyed, transferred or encumbered with its respective Lot even though the description in the instrument of conveyance or encumbrance may refer only to a Lot.

A. Joint Ownership. In the event of joint ownership of any Lot, the obligations and liabilities of such Owners shall be joint and several. Joint and several liability shall apply to all obligations, duties and responsibilities of Owners as set forth in this Declaration, including, without limitation, the payment of all Assessments. All Owners may exercise rights to use and enjoy the Lot, subject to the provisions and limitations herein.

B. Entity Ownership. If fee title to a Lot is owned by any LLC, corporation, partnership, or other impersonal entity, the entity shall be responsible for the obligations and liabilities of the Owner. Unless the entity designates a natural person to exercise the rights and privileges of Membership, such rights and privileges may be exercised only by the president, proprietor, managing partner, or similarly empowered executor of such entity’s interests; however, the entity shall be deemed to delegate its rights to use and enjoy the Common Facilities to any Tenant(s) or Resident(s).

3.2 Prohibition of Partition or Severance. No Owner shall have any right to partition, subdivide, or sever his or her Lot from the Development, except as such partition may be provided for in provisions of this Declaration relating to destruction or condemnation, or as otherwise provided by applicable law. Nothing herein shall prevent partition of a co-tenancy in a Lot.

3.3 Power of Attorney for Partition after Destruction or Condemnation. Each Owner hereby irrevocably appoints the Association as attorney-in-fact for partition of the Common Areas, when the same may lawfully be partitioned in cases of destruction and condemnation, and irrevocably grants to the Association full power in the Owner's name and stead to sell the Common Areas, and to execute deeds and conveyances to it in one or more transactions, for the benefit of all Owners. Such power of attorney shall: (a) be binding on all Owners, whether they assume the obligations under this Declaration or not; (b) be exercisable by a majority of the Board acting on behalf of the Owners, subject to the prior approval by vote or written consent of a majority of the Members and institutional first Mortgagees; and (c) be exercisable only after Recordation of a certificate, executed by those who have power to exercise the power of attorney, confirming that the power of attorney is properly exercisable under applicable law. This certificate shall be conclusive evidence of proper exercise in favor of any person relying on it in good faith.

3.4 Prohibition on Avoidance of Obligations. No Owner, by abandonment of the Lot, or otherwise, may avoid the burdens and obligations imposed by the Governing Documents, including, without limitation, the payment of Assessments.

3.5 Termination of Obligations. Upon the conveyance, sale, assignment or other transfer of a Lot, the transferor Owner shall not be liable for any Assessments respecting such Lot which become due after the date of Recording of the instrument evidencing said transfer and, upon such Recording, all Membership rights possessed by the transferor by virtue of the ownership of said Lot shall cease.

3.6 Duty to Notify Association of Sales and Delegations. Each Owner shall notify the Association in writing of any pending or proposed sale of a Lot, including the identity of any escrow company, proposed purchaser, or contract purchaser for the Lot. Each Owner or contract purchaser shall also notify the Association of the names of any person(s) to whom such Owner or contract purchaser has delegated any rights to use and enjoy the Property, and the relationship that each such person bears to the Owner or contract purchaser.

3.7 Prohibition on Further Subdivision, Duplexes and Lot Splitting. No Lot may be subdivided, split or divided into two or more parcels and only one Residence is permitted on a parcel. A Residence shall not consist of more than one residential unit. This section shall not preclude an Accessory Dwelling Unit as defined herein from being constructed on the Lot with the prior written approval of the Association.

#### **ARTICLE IV LEASING OF LOTS**

4.1 Delegation of Use and Leasing of Lots. Any Owner may lease or otherwise convey the rights to use and enjoy the Lot and the Common Area to Tenants or other Occupants, subject to the following. A Lot shall be considered a "Rental" whenever it is



occupied by one or more persons but does not include the Owner or the Owner's immediate family members (i.e., persons related to the Owner by marriage, domestic partnership, or direct lineal relationship, such as parents, children, grandchildren and grandparents), with or without payment of rent or other consideration to the Owner. Each Owner shall provide any Tenant with a current copy of all Governing Documents and shall be responsible for compliance by the Tenant with all of the provisions of the Governing Documents during the Tenant's occupancy and use of the Lot.

A. Minimum Lease Term. Any Lease (which includes any rental agreement or contract of sale, as defined in Section 2.20) must be for a term not less than thirty (30) days. No Owner may lease a Lot for transient or hotel purposes. No Lot or any portion of a Lot shall be leased, subleased, occupied, rented, let, sublet, lodged or used for or in connection with any short-term (i.e., less than 30 days) rental.

B. Lease Requirements. Any Lease shall be in writing, shall require that the property must be used for Residential Use only, and shall clearly require the Tenant to comply with the Governing Documents, all of which shall be deemed incorporated in the Lease, and clearly provide that any failure to abide by the Governing Documents shall be a default under the Lease. The Lease shall require the Tenant to maintain renter's insurance.

4.2 Eviction by Association. Subject to Section 4.7, in the event that any Tenant fails to honor the provisions of any Governing Document, the Association shall be entitled to take corrective action as it deems necessary or appropriate under the circumstances, which may include initiation of an action against the Owner to compel the Owner to evict the Tenant, or initiation of an eviction proceeding in accordance with this Article, or the imposition of disciplinary fines and penalties against the Owner and/or Tenant.

A. Whether or not such right is stated in any Lease, every Owner who Leases his or her Lot, or any portion thereof, automatically grants to the Association the right to determine a Tenant's default under the Governing Documents, which may result in terminating the tenancy and evicting the Tenant in the case of nuisance or damage as described herein. If the Board takes such eviction action, either in its own name or in the Owner's name, either directly against the Tenant or against the Owner, the Owner shall be responsible for all costs thereof, including reasonable attorney's fees, and shall reimburse the Association upon demand for the entire amount of such costs. If the Owner refuses to make such reimbursement, the sums shall be levied as a Special Individual Assessment.

B. The Association's right to maintain an eviction action hereunder is derived from applicable law and shall only arise if the Tenant's conduct causes damage to or destruction of Common Areas, improvements or other property of the Association, or the property of other Owners or Residents, or constitutes a nuisance or unreasonable interference with the quiet enjoyment of other Residents, or if such Tenant has occupied the premises without the Owner's permission and consent or without a written Lease.

4.3 Recoverable Costs and Expenses. In the event of: (i) damage to, or destruction of, Common Areas by a Tenant or the Owner of a Leased Lot; (ii) the imposition of a fine or penalty against an Owner as a result of any act or omission of his or her Tenant; or (iii) expenses incurred by the Association in the successful prosecution of an eviction proceeding pursuant to this Declaration, the Association shall be entitled to recover its costs and expenses from the Owner.

4.4 Discipline of Tenants. Subject to Paragraph 4.5 below, in the event that any Tenant fails to honor the provisions of any Governing Document, the Association may, but shall not be obligated to, take such corrective action as it deems necessary or appropriate under the circumstances, which may include, but is not limited to the imposition of fines and penalties against the Owner and/or Tenant.

Any fine or penalty levied pursuant to this Section shall be considered a Special Individual Assessment, but shall not be enforced by foreclosure of a lien. If a Special Individual Assessment is imposed as a result of the conduct of a Tenant, the Tenant agrees to be personally obligated for the payment of such assessments in the event the Owner fails to pay the assessments prior to the delinquency date. This provision, however, shall not be interpreted to release the Owner from any obligation, including the obligation to pay any duly imposed Special Individual Assessments for which such Owner would otherwise be responsible. Any Tenant charged with a violation of the Governing Documents is entitled to the same notice and hearing rights to which the Owner is entitled as provided in Section 4.7 below. Every Owner shall be responsible for assuring his or her Tenant's compliance with the Governing Documents.

4.5 Due Process Requirements for Disciplinary Action. Except for circumstances in which immediate corrective action is necessary to prevent damage or destruction to the Property or to preserve the rights of quiet enjoyment of other Owners and Residents, the Association shall have no right to initiate disciplinary action against an Owner, or Tenant on account of the misconduct of the Tenant unless and until the following conditions have been satisfied:

A. The Owner has received written notice from the Board, Manager or authorized representative detailing the nature of the Tenant's alleged infraction or misconduct and advising the Owner of his or her right to a hearing on the matter. Such written notice shall be deemed satisfied by sending it to the Owner's address, as it appears in the Association's records.

B. The Owner has been given a reasonable opportunity to take corrective action on a voluntary basis or to appear at a hearing, not less than ten (10) days from the date of the notice.

C. The Owner has failed to prevent or correct the Tenant's objectionable actions or misconduct, or evict the Tenant.

**ARTICLE V**  
**SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION**

5.1 Association Membership. One Membership shall be appurtenant to each Lot. Every Owner of a Lot shall be deemed a Member of the Association, except as described in this Declaration or the Bylaws. The Association shall have one class of Membership and the rights, duties, obligations and privileges of the Members shall be uniformly as set forth herein and in the Bylaws.

5.2 Transfer of Memberships. No Membership may be transferred, encumbered, pledged or alienated in any way, except upon the sale, transfer, or encumbrance of the Lot to which it is appurtenant and then only to the purchaser or transferee. In the case of a sale, inheritance, or other transfer, the Membership transfers automatically to the transferee upon recording of a deed evidencing transfer of title to the Lot. In the case of an encumbrance, Membership does not transfer to a Mortgagee until Recording of a foreclosure or deed in lieu thereof. Delegation of rights does not constitute a transfer of Membership. Any attempt to make a prohibited transfer is void. In the event any Owner should fail or refuse to transfer his or her Membership to the lawful purchaser or other transferee, the Association shall have the right to record the transfer upon its books and thereupon any Membership in the name of the transferor shall be null and void.

5.3 Voting Rights of Members. Each Membership shall be entitled to one vote in any Membership action, or to one vote for each vacancy to be filled in an election, as provided in the Bylaws. In no event shall more than one such vote per action, or per vacancy, be cast with respect to any Lot. Voting rights may be temporarily suspended, following the notice and hearing procedures herein or in the Bylaws, for non-payment of Assessments or other violations of the Governing Documents.

5.4 Powers and Authority of the Association.

A. Powers Generally. The Association shall have the power, and responsibility, to manage and maintain the Common Areas and to discharge the other duties and responsibilities imposed on the Association by the Governing Documents. In the discharge of such responsibilities and duties, the Association shall have all of the powers of a non-profit corporation organized under the laws of the State of California in the ownership and management of the Property and the discharge of its responsibilities hereunder for the benefit of its Members, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents. The Association and Board shall have the power to do any and all lawful acts which may be authorized, required or permitted to be done under and by virtue of the Governing Documents, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the express powers of the Association for the

peace, health, comfort, safety or general welfare of the Owners. The Association shall have the power to establish, fix and levy Assessments against the Lots and to collect and enforce payment thereof in accordance with the provisions of this Declaration and applicable law. Specific powers and limitations of the Association shall be as set forth in the Bylaws.

B. Association's Limited Right of Entry. The Association, and/or its agents, shall have the right, when necessary, to enter any Lot to perform the Association's obligations under this Declaration, including: (i) exterior maintenance or repair obligations; (ii) obligations to enforce the Governing Documents; (iii) any obligations with respect to construction, maintenance and repair of adjacent Common Areas; or (iv) after ten (10) days written notice, to make necessary repairs (including landscaping) to a Lot or Residence (including the patio or yard area) that an Owner has failed to perform which, if left undone, will pose a threat to, or cause an unreasonable interference with, any property, health, or welfare of the Association or other Owners.

In case of an emergency originating in or threatening the Lot where entry is required, or any adjoining Lots or Common Areas, the Association's rights of entry hereunder shall be immediate and the entry and repair may be performed whether or not the Owner, Tenant, or Resident of the Lot is present. In all other situations, the Association or its agents shall furnish the Owner, and any Tenant or other Resident, with at least 24 hours' written notice of its intent to enter the Lot, specifying the purpose and scheduled time of such entry and shall make every reasonable effort to schedule and perform its entry and work in a manner that respects the privacy of the Resident(s). **In no event shall the Association's right of entry, for non-emergency situations, be construed to permit the Association or its agents to enter any Lot without the Owner's express permission.**

C. Security

(1) Owners, Residents, and Invitees of a Lot are responsible for their own personal safety and the security of their property in the Development. The Association may, but shall not be obligated to, maintain or support certain activities within the Development designed to enhance the level of safety or security which each person provides for himself and his property, but neither the Association nor any board member, Manager, agent or employee, shall in any way be considered an insurer or guarantor of safety or security within the Development, nor shall such parties be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

(2) No representation or warranty is made that any systems or measures, including any mechanism, gate, or other system for limiting access to the Development, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges,

understands, and shall be responsible for informing all Tenants, Residents and Invitees of its Lot that the Association, its Board and committees, are not insurers or guarantors of safety and security and that each person within the Development assumes all risks of personal injury and loss or damage to property, including Lots and the contents of Lots and Residences, resulting from acts of third parties.

D. Enforcement of Association's Rights. The Association shall have the right to institute, defend, settle or intervene in litigation, arbitration, mediation, or administrative proceedings in its own name as the real party in interest and without joining with it the Owners, in matters pertaining to the following:

- (1) Enforcement of the Governing Documents.
- (2) Damage to the Common Area.
- (3) Damage to the Lots that the Association is obligated to maintain or repair.
- (4) Damage to the Lots that arises out of, or is integrally related to, damage to the Common Area or Lots that the Association is obligated to maintain or repair.

## 5.5 Association Rules.

A. Rule-Making Power. The Board may, from time to time, propose, enact, amend, or repeal reasonable Rules and Regulations. Such Rules may concern, but are not limited to: (i) the management and use of the Common Area by Owners, Tenants, Residents, and Invitees; (ii) use of a Lot, including pets, conduct, leasing/rental of Lots and any aesthetic or architectural standards; (iii) discipline, including any procedure for conducting disciplinary proceedings and schedule(s) of monetary or other penalties for violation of the Governing Documents; (iv) standards and procedures for resolution of Assessment disputes, including for delinquent Assessment payment plans; (v) restrictions on the use and parking of vehicles within the Development; and (vi) any other matter within the authority of the Association as provided in the Governing Documents.

### B. Adoption and Amendment of Rules.

(1) Notice. The Board shall provide written notice to the Members of a proposed rule change, except for an emergency rule change, at least twenty-eight (28) days before making the rule change. The notice shall include the text of, and a description of the purpose and effect of, the proposed rule change.

(2) Adoption. A decision on a proposed rule change shall be made at a meeting of the Board, after consideration of any comments made by Members.

(3) Distribution of Rules. As soon as possible, but not more than fifteen (15) days, after making a rule change, the Board shall mail or otherwise deliver notice of the rule change to each Member and each Lot. If an emergency rule change is made under paragraph (4), the notice shall include the text of the rule change, a description of the purpose and effect of the rule change, and the date that the rule change expires.

(4) Emergency Rule Change. If the Board determines that an immediate rule change is required to address an imminent threat to public health or safety, or an imminent risk of substantial economic loss to the Association, it may make an emergency rule change without prior notice to the Members. An emergency rule change is effective for 120 days, unless the rule change provides for a shorter effective period. An emergency rule change made may not be readopted.

C. Reversal of Rule Change.

(1) Five percent (5%) or more of the Members may call a special meeting of the Members to reverse a rule change (other than an emergency rule change) by delivering a written request to the President or Secretary not more than thirty (30) days after notice of the rule change. Upon receipt of such request, the Board shall either notice and hold a Membership meeting, or distribute a written ballot to each Member, in conformity with applicable law and the Bylaws, to vote on reversal of the rule change.

(2) Not more than fifteen (15) days after the close of voting, the Board shall mail or otherwise deliver notice of the results to each Member and each Lot.

(3) The rule change may be reversed by a majority of a quorum of Members present in person, by proxy, or by ballot at the meeting. If the rule change is reversed by this procedure, the rule change may not be readopted for one year after the date of the reversal; however, the Board may adopt a different rule on the same subject.

D. All Rules must be in writing. Any duly adopted Rule or amendment to the Rules shall become effective immediately following the date of adoption and distribution by the Board to the Owners and Tenants.

5.6 Breach of Rules or Restrictions. Any breach of the Association Rules or of any other Governing Document provision shall give rise to the rights and remedies set forth in this Declaration.

5.7 Limitation on Liability of Association's Directors and Officers.

A. Claims Regarding Breach of Duty. No director, officer, committee member, Manager, employee, or other agent of the Association shall be personally liable to any of the Association's Members, or to any other party, including the Association, for

any error, negligence, or omission in the discharge of their duties and responsibilities or for their failure to provide any service required hereunder or under the Bylaws, provided that such director or other actor has, upon the basis of such information as may be possessed by the director or actor, acted in good faith, in a manner that such person believes to be in the best interests of the Association and with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

B. Other Claims Involving Tortious Acts and Property Damage. No person who suffers bodily injury (including, without limitation, emotional distress or wrongful death) and/or property damage as a result of the tortious act or omission of a volunteer director or officer of the Association shall recover damages from such director or officer if all of the following conditions are satisfied:

(1) The act or omission was performed within the scope of the volunteer director's or officer's Association duties;

(2) The act or omission was performed in good faith;

(3) The act or omission was not willful, wanton, or grossly negligent;

(4) The Association maintained and had in effect at the time the act or omission occurred and at the time a claim was made one or more policies of insurance that include coverage for general liability of the Association in a sum not less than \$3,000,000 and individual liability of the officers and directors of the Association for negligent acts or omissions in their official capacities, with minimum coverage of insurance being not less than \$1,000,000.

(a) The reimbursement of actual expenses incurred by a director or officer in the execution of that person's Association duties shall not affect that person's status as a volunteer for the purposes of this section.

(b) The provisions of this paragraph B are intended to reflect the protections accorded to volunteer directors and officers of community associations under applicable law. In the event that any applicable law providing such liability protections is amended or superseded by another similar provision of the California statutes, this paragraph B shall be deemed amended, without the necessity of further Member approval, to correspond to the amended or successor statutory provision.

## ARTICLE VI ASSESSMENTS

6.1 Covenant to Pay Assessments. Each Owner, by acceptance of the deed to the Owner's Lot, is deemed to covenant and agree to pay to the Association Regular, Special and Special Individual Assessments levied pursuant to the provisions of this Declaration. Each such Assessment shall be established and collected as hereinafter provided. The Owner may not waive or otherwise escape liability for these assessments by non-use of the Common Area or abandonment of the Owner's Lot.

A. All Assessments, together with late charges, interest, and reasonable costs (including reasonable attorneys' fees) for the collection thereof, shall be a debt and a personal obligation of the persons who were the Owners of the Lot at the time the Assessment was levied. Each Owner who acquires title to a Lot (whether at judicial sale, trustee's sale or otherwise) shall be personally liable only for Assessments attributable to the Lot so purchased which become due and payable after the date of such sale, and shall not be personally liable for delinquent Assessments of prior Owners unless the new Owner expressly assumes the personal liability. Any unpaid Assessment of a previous Owner shall remain the debt of such previous Owner against whom assessed.

B. All Assessments, together with late charges, interest, and reasonable costs (including reasonable attorneys' fees) for the collection thereof, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which such Assessment is made. Any lien for unpaid Assessments created pursuant to the provisions of this article may be subject to foreclosure as provided in this Declaration.

6.2 Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote, protect, enhance and maintain the recreation, health, safety and welfare of the residents in the Development and for the improvement, maintenance, replacement, repair and operation of the Common Area and the improvements and personal property in the Common Area that are owned or maintained by the Association, as set forth in this Declaration, and to further any other purpose that is for the common benefit of the Owners in their use and enjoyment of the Development.

### 6.3 Regular Assessments.

A. Preparation of Annual Budget: Establishment of Regular Assessments. Not less than thirty (30) nor more than ninety (90) days prior to the beginning of the Association's fiscal year, the Board shall estimate the total amount required to fund the Association's anticipated Common Expenses for the next succeeding fiscal year (including additions to any reserve fund established to defray the costs of future repairs, replacement or additions to the Common Facilities) by preparing and distributing to all Association Members a budget satisfying the requirements of the Bylaws and this Declaration. If the Board fails to distribute the budget for any fiscal year within the time period provided for in this section, the Board shall not be permitted to increase Regular



Assessments for that fiscal year unless the Board first obtains the approval of eligible Members, constituting a quorum, casting a majority of the votes at a meeting or election of the Association conducted in accordance with the Bylaws.

B. Establishment of Assessments; Membership Approval Requirements. The total annual expenses estimated in the Association's budget (less projected income from sources other than assessments) shall become the aggregate Regular Assessment for the next succeeding fiscal year, provided that, except as provided in this Declaration otherwise, the Board of Directors may not impose a Regular Assessment that is more than twenty percent (20%) greater than the Regular Assessment for the Association's immediately preceding fiscal year without the vote or written assent of eligible Members, constituting a quorum, casting a majority of the votes at a meeting or election of the Association, conducted in accordance with applicable law.

C. Assessments to Address Emergency Situations. The requirement of a membership vote to approve Regular Assessment increases in excess of twenty percent (20%) of the previous year's Regular Assessment shall not apply to assessment increases necessary to address emergency situations. For purposes of this subparagraph (c), an "emergency situation" is defined by applicable law, and includes the following:

(1) An extraordinary expense required by an order of a court.

(2) An extraordinary expense necessary to repair or maintain the Common Areas or any portion of the separate interests which the Association is obligated to maintain where a threat to personal safety is discovered.

(3) An extraordinary expense necessary to repair or maintain the Common Areas or any portion of the separate interests which the Association is obligated to maintain that could not have been reasonably foreseen by the Board in preparing and distributing the budget pursuant to Paragraph A, above, provided that, prior to the imposition or collection of an assessment under this Subparagraph (3), the Board shall adopt a Resolution containing written findings as to the necessity of the extraordinary expense involved and why the expense was not or could not have been reasonably foreseen in the budgeting process. The Resolution shall be distributed to the Members together with the notice of assessment.

6.4 Mailing Notice of Assessment. The Board of Directors shall mail to each Owner (or send by electronic means, if consent has been given by the Owner pursuant to *Civil Code* Section 4040), at the street address of the Owner's Lot, or at such other address as the Owner may from time to time designate in writing to the Association, notice of any increase or decrease in the amount of the Regular or Special Assessments for the next succeeding fiscal year no less than thirty (30) days nor more than ninety (90) days prior to the increased assessment becoming due.

6.5 Failure to Make Estimate. If, for any reason, the Board of Directors fails to make an estimate of the Common Expenses for any fiscal year, then the Regular Assessment made for the preceding fiscal year, together with any Special Assessment made for that year, shall be assessed against each Owner and his or her Lot on account of the then current fiscal year, and shall be payable on the regular payment dates established by the Association.

6.6 Reserve Funds. Each annual regular assessment shall include a portion for reserves in such amounts as the Board in its discretion considers appropriate to meet the cost of the future repair, replacement, or additions to the major components of the Common Area Improvements that the Association is obligated to maintain and repair. Reserve funds shall be deposited in a separate account and the signatures of at least two persons who shall either be Members of the Board, or one officer who is not a Member of the Board and a Member of the Board, shall be required to withdraw money from the reserve account. Except as provided below, no money shall be transferred from a reserve fund to the Association's general operating fund and reserve funds may not be expended for any purpose other than the repair, restoration, replacement, or maintenance of major components that the Association is obligated to maintain or as otherwise permitted by applicable law.

Notwithstanding the foregoing, the Board may authorize the temporary transfer of money from a reserve fund to the Association's general operating fund to meet short term cash flow requirements or other expenses, provided the Board has made a written finding, recorded in the Board's minutes, explaining the reasons that the transfer is needed and describing when and how the money will be repaid to the reserve fund. The transferred funds shall be restored to the reserve fund within one (1) year of the date of the initial transfer, except that the Board may, on the making of a finding supported by documentation that a temporary delay is in the best interest of the Association, temporarily delay the restoration. The Board shall exercise prudent fiscal management in delaying restoration of these funds and in restoring the expended funds to the reserve accounts, and shall, if necessary, levy a Special Assessment to recover the full amount of the expended funds within the time limits required by applicable law. This special assessment is subject to the limitations imposed by applicable law and the restrictions imposed herein. The Board may, at its discretion, extend the date the payment on the Special Assessment is due. Any extension shall not prevent the Board from pursuing any legal remedy to enforce the collection of any unpaid special assessment.

When the decision is made to use reserve funds or to temporarily transfer money from the reserve fund to pay for litigation, the Association shall notify the Members of the Association of that decision in the next available mailing to all Members pursuant to applicable law and of the availability of an accounting of those expenses. Unless the Governing Documents impose more stringent standards, the Association shall make an accounting of expenses related to the litigation on at least a monthly basis. The accounting shall be made available for inspection by Members at the Association's office.

6.7 Payment of Assessments. Regular Assessments shall be due and payable to the Association in one lump sum on January 1 of each year and shall be delinquent if not paid by the 15th day of the month in which the Assessment is due.

6.8 Equal Allocation of Assessments. Regular and Special Assessments shall be allocated among, assessed against, and charged to each Owner so that each Lot bears an equal share of the total Assessment.

6.9 Special Assessments.

A. Purposes for Which Special Assessments May Be Levied. Subject to the membership approval requirements set forth in paragraph B below, the Board of Directors shall have the authority to levy Special Assessments against the Owners and their Lots for the following purposes, among others:

(1) Regular Assessment Insufficient in Amount. If, at any time, the Regular Assessment for any fiscal year is insufficient in amount due to extraordinary expenses not contemplated in the budget prepared for said fiscal year, then the Board of Directors shall levy and collect a Special Assessment, for the purpose of defraying, in whole or in part, any deficit which the Association may incur in the performance of its duties and the discharge of its obligations hereunder.

(2) Capital Improvements. The Board may levy Special Assessments for capital improvements within the Common Area.

(3) Loan Repayments. The Board may levy Special Assessments to repay disaster loans or loans obtained for the purpose of repairing Common Area facilities or financing litigation.

(4) Litigation. The Board may levy Special Assessments to fund litigation.

B. Special Assessments Requiring Owner Approval. No Special Assessments which in the aggregate exceed five percent (5%) of the budgeted gross expenses of the Association for the fiscal year in which the Special Assessment(s) is levied shall be made without the vote or written assent of Owners, constituting a quorum, casting a majority of the votes at a meeting or election of the Association, provided that this membership approval requirement shall not apply to any Special Assessment levied to address "emergency situations" as defined above.

C. Special Assessments for purposes described in this Section shall be due as a separate debt of each Owner and a lien against his or her Lot.

6.10 Special Individual Assessments.

A. Circumstances Giving Rise to Special Individual Assessments. In addition to the Special Assessments levied against all Owners in accordance with Section 6.7, above, the Board of Directors may impose Special Individual Assessments against an Owner in any of the following circumstances, after the Owner has been given the notice and hearing rights to which the Owner is entitled, and, if appropriate, has been given a reasonable opportunity to comply voluntarily with the Association's Governing Documents.

(1) Damage to Common Area or Common Facilities. If any damage or destruction of any portion of the Development is caused by the willful misconduct or negligent act or omission of any Owner, Tenant, or Resident, or any Invitee, servant, or employee thereof, which causes the Association to incur any costs and expenses to repair, all such costs and expenses incurred in connection therewith shall be assessed and charged solely to and against such Lot as a Special Individual Assessment.

(2) Expenses Incurred in Gaining Member Compliance. If the Association incurs any costs or expenses to (a) obtain the compliance with any provision of the Governing Documents (including to remedy any noncompliance) of a Lot's Owner Tenant, Resident, or Invitee, and/or the Lot itself, or to (b) accomplish any repair, maintenance or replacement to any portion of the Property that the Owner is responsible to maintain but has failed to undertake or complete after at least fifteen (15) days' written notice, the amount incurred by the Association (including without limitation fines and penalties, accounting fees, management fees, court costs and reasonable attorney's fees, including those incurred prior to filing a lawsuit) shall be assessed and charged solely to and against such Owner as a Special Individual Assessment.

(3) Attorneys' Fees. Any reasonable attorneys' fees and costs incurred by the Association in the enforcement of the Governing Documents with respect to a Lot, or its Owner, Tenant, Resident or Invitee, or to determine the rights or duties of a Member under the Governing Documents, may be levied against that Member as a Special Individual Assessment which may be collected in any manner provided for by the Governing Documents or by law.

B. Levy of Special Individual Assessment and Payment. Once a Special Individual Assessment has been levied, notice of such Special Individual Assessment shall be mailed to the affected Owner(s) and shall thereafter be due as a separate debt of the Owner(s) payable in full to the Association within thirty (30) days after the mailing of notice of the Assessment, or within such other time period as the Board may determine.

6.11 Maintenance of Assessment Funds. All sums received or collected by the Association from Assessments, together with any interest or late charges thereon, shall be promptly deposited in one or more insured checking, savings or money market accounts in a bank or savings and loan association selected by the Board of Directors which has offices located within the State of California, County of Ventura or County of

Los Angeles. In addition, the Board shall be entitled to make prudent investment of reserve funds in insured certificates of deposit, money market funds or similar investments consistent with the investment standards normally observed by trustees.

#### 6.12 Collection of Assessments; Enforcement of Liens.

A. Delinquent Assessments. If any payment of a Regular Assessment or any Special Assessment or Special Individual Assessment assessed to any Owner is not paid within fifteen (15) days after the same becomes due, such payment shall be delinquent and may, at the Board's election, bear interest at the rate of twelve percent (12%) per annum, or any other percentage provided by law, beginning thirty (30) days after the due date until the same is paid. In addition to the accrual of interest, the Board of Directors is authorized and empowered to impose a late charge for any delinquent Assessments not exceeding ten percent ten percent (10%) of the delinquent assessment or \$10.00, whichever is greater, or such other amount as provided by law.

#### B. Effect of Nonpayment of Assessments.

(1) Creation and Imposition of a Lien for Delinquent Assessments. As more particularly provided by applicable law, the amount of any delinquent Regular Assessment, Special Assessment, Special Individual Assessment (pursuant to Section 6.13 of this Article), or Emergency Assessment, together with any late charges, interest and costs (including reasonable attorneys' fees) shall become a lien upon the Lot of the Owner so assessed when the Association causes to be recorded, in the Office of the County Recorder, a Notice of Delinquent Assessment (or equivalent) executed by the Board or an representative of the Association authorized by the Board. The Association shall record the lien in accordance with and pursuant to applicable statutory law.

(2) Remedies Available to the Association to Collect Assessments. After the expiration of the statutory time period, prescribed by applicable law, following the recording of Notice of Delinquent Assessment, the Association may initiate legal action against the Owner personally obligated to pay the delinquent Assessment for a money judgment and/or foreclosure of said lien against the Owner's Lot, or accept a deed in lieu of foreclosure, in a manner consistent with applicable statutory law. Foreclosure by the Association of said lien may be by judicial or non-judicial foreclosure.

6.13 Limitation on Right to Lien Lots for Special Individual Assessments. A Special Individual Assessment imposed by the Association as a means of reimbursing the Association for costs incurred by the Association in the repair of damage to Common Areas and Common Facilities for which the Owner, or his or her Tenants, Residents, or Invitees were responsible may become a lien against the Lot enforceable by the sale of the Lot pursuant to applicable law. However, other Special Individual Assessments imposed by the Association pursuant to Section 6.10A(2), as a disciplinary measure for

failure to comply with the Governing Documents, such as for fines, levied pursuant to this Declaration and/or applicable law, except for late payment penalties for delinquent Assessments, may not be characterized nor treated as an Assessment that may become a lien against the Lot that is enforceable by sale pursuant to applicable law. Special Individual Assessments relating to delinquent Assessments shall be subject to imposition of a lien and enforceable through foreclosure or sale under a power of sale for failure of an Owner to pay such Assessment, all as more particularly provided in herein.

6.14 Waiver of Exemptions. Each Owner, to the extent permitted by law, waives, to the extent of any liens created pursuant to this Article, the benefit of any homestead or exemption law of California in effect at the time any Assessment or installment thereof becomes delinquent or any lien is imposed against the Owner's Lot.

6.15 Prohibition on Avoidance of Obligations. No Owner, by non-use of the Common Area or Common Facilities, abandonment of the Owner's Lot or otherwise may avoid the burdens and obligations imposed on such Owner by the Governing Documents, including, without limitation, the payment of Assessments levied against the Owner and his or her Lot pursuant to this Declaration.

6.16 No Offsets. All Assessments shall be payable in the amount specified by the Assessment and no offsets against such amount shall be permitted for any reason, including, without limitation, a claim that (i) the Association is not properly exercising its duties and powers as provided in this Declaration; (ii) a Member has made or elects to make no use of the Common Areas; or (iii) any construction or maintenance performed or not performed by the Association shall in any way postpone Assessments or entitle a Member to claim any such offset or reduction.

6.17 Assessment Certificate. A certificate executed under penalty of perjury by any two members of the Board and acknowledged shall be conclusive upon the Association and the Owners in favor of any and all persons who rely thereon in good faith as to the matters therein contained, and any Owner shall be entitled to such a certificate setting forth the amount of any due and unpaid assessment with respect to his Lot (or the fact that all assessments due are paid if that is the case) within ten days after the demand therefor and upon payment of a reasonable fee not to exceed ten dollars (\$10). No amendment to this Section 6.17 will be effective without the unanimous written consent of all the Owners and their respective Mortgagees or beneficiaries.

## **ARTICLE VII**

### **ARCHITECTURAL CONTROL**

7.1 Generally. No exterior or structural addition, change or alteration be made in or to any portion of the Common Area, any Residence or Lot without the prior written approval of the Association as provided herein.

7.2 Architectural Guidelines. The Board may adopt, amend and repeal, under the procedures set forth in Section 5.5 hereof, rules and regulations to be known as Architectural Guidelines. Said Guidelines shall interpret and implement the provisions of this Declaration by setting forth particular standards and procedures for review and approval of proposed Improvements; guidelines for architectural design; placement of any Improvement; color schemes; exterior finishes; materials; and similar features, which are approved for use within the Property. Said Guidelines shall not conflict with, nor be in derogation of, the standards required by this Declaration.

7.3 Review by Board or Committee. In accordance with the Bylaws, the Board may appoint an Architectural Review Committee ("ARC"), consisting of Members in Good Standing, to review proposed Improvements. Members of the ARC shall serve for a one (1) year term, unless removed earlier therefrom by resignation, disqualification, or the vote of a majority of the Board. The President of the Association shall not be a Member of the ARC during his or her term as President. If the Board does not appoint an ARC, the Board shall exercise the Association's review authority as described herein.

A. Compensation of ARC Members. Unless the members of the ARC are professional consultants hired to perform review services, the members of the ARC shall receive no compensation for services rendered, other than reimbursement for actual expenses incurred by them in the performance of their duties hereunder. In no event may a director or officer of the Association receive compensation for service on the ARC, notwithstanding any professional qualifications he or she may possess.

B. Meetings of the ARC. The ARC shall meet as necessary to perform its duties hereunder, in accordance with any provisions of the Governing Documents governing committee functions. The ARC may from time to time, in accordance with such provisions of the Governing Documents and subject to the Board's direction, designate an ARC member to perform any delegated actions or duties of the ARC, except the approval of requests or the granting of variances. In the absence of such delegations, the vote or written consent of a majority of the ARC shall constitute an act of the ARC.

7.4 Submission of Plans. A Member proposing an Improvement shall submit a written request in accordance with this Declaration and any Guidelines, together with plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same. The Board or ARC may require such detail in plans and specifications submitted for its review as it deems proper, including without limitation, floor plans, site plans, drainage plans, elevation drawings and description or samples of exterior material and colors. Said requests and plans may be submitted by personal delivery, or certified mail, to the Secretary or Manager. The term "plans and specifications" as used in this Article may include:

(1) A professionally prepared plot plan, which indicates: (a) the size of the Lot; (b) Lot contour lines; (c) the location of all existing and proposed Improvements; (d) setbacks from Lot lines of all existing and proposed Improvements; (e)

the proposed drainage plan for the Lot, as improved; (f) the location of all trees and vegetation which are to be removed as part of the construction plan; and (g) the location of all proposed utility installations.

(2) A professionally prepared (prepared by an architect or licensed building designer or licensed contractor) set of plans showing all: (a) elevations (including foundation); (b) floor plans; (c) location of all heating and/or cooling equipment; (d) decking; (e) screening devices; and (f) retaining walls.

(3) Description of exterior materials (if not included with above plans) and samples of roofing material and exterior colors, if appropriate.

(4) A complete and professionally prepared landscape plan which includes the names, location, and sizes of all proposed trees, shrubbery, and lawn area(s), identifies any trees scheduled for removal, and describes the Owner's plans for replanting trees and vegetation and for stabilizing slopes during and after construction.

(5) The Owner's proposed construction schedule. If the contemplated Improvement project is of a nature that does not merit extensive plans and specifications, the ARC may (but shall not be obligated to) waive or modify any of the above plan and specification requirements.

7.5 Review and Decision. The ARC shall fairly, reasonably and expeditiously render decisions regarding Members' requests for approval, after consideration of compliance with the Declaration and Guidelines, quality of workmanship and materials, aesthetic appearance, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation.

A. All decisions regarding proposed Improvements shall be in writing. In the event the ARC fails to approve or disapprove a request within thirty (30) days after said plans and specifications have been submitted, the request shall be deemed approved, unless the delay is a result of the Board or ARC request for additional information regarding the request or for additional plans and specifications.

B. The ARC may condition its approval of proposals or plans and specifications for any improvement: (1) on such changes to the request and/or plans and specifications as it deems appropriate; (2) upon the Member's agreement to grant appropriate rights of entry to the Association for the maintenance of Improvements; (3) upon the Member's agreement to reimburse the Association for any increase in Common Expenses as a result of such Improvement; (4) upon the Member's agreement to complete the proposed work within a stated period of time; or (5) upon any reasonable condition as deemed appropriate by the Board within its discretion.

C. The ARC shall approve a request if it deems: (i) that the installation, construction, alterations or additions contemplated thereby in the locations indicated are



of a quality of workmanship and materials as similar Improvements to the Properties, will not be detrimental to the appearance of the surrounding area of the Properties as a whole and will not interfere with the reasonable enjoyment of any other Owners or his or her property; (ii) that the appearance of any structure affected thereby will be in harmony with the external design of surrounding structures, including size, and with the natural topography and landscaping within the Properties, considering the location of the proposed Improvement with respect to topography and other structures and finished grade elevation, the nature of other Improvements in the area, other land uses in the area, the adequacy of site dimensions and all other criteria which, in the opinion of the ARC, should be evaluated in making such determination; and (iii) that the installation or construction thereof will not detract from the beauty, wholesomeness and attractiveness of the Common Area or the enjoyment thereof by the Members.

D. If a request is disapproved, the written decision reflecting same shall include both an explanation of why the proposed change is disapproved and a description of the procedure for reconsideration or appeal of the decision by the Board. Appeals from decisions of the ARC may be made to the Board, who must hear the appeal and either affirm, reverse or modify the decision at an open meeting. An appeal must be submitted in writing not more than thirty (30) days following the final decision of the ARC. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. This does not require reconsideration of a decision made by the Board or a body/committee that has the same membership as the Board. The Rules or Guidelines may include additional fair, reasonable and expeditious procedures to process appeals.

7.6 Inspection of Work. The ARC may at any time inspect any work for which approval is required under this Article, and may require any Owner to take such action as may be necessary to remedy any noncompliance with the approved plans or with the requirements of this Declaration.

7.7 Enforcement. In the event of an architectural violation, the Board shall have the right to suspend the Member's voting rights to the extent permitted by law, and levy fines against the Member (or Tenant, if applicable), after notice and the opportunity to be heard is provided. The Board may also pursue such legal remedies as the Board deems appropriate, including, but not limited to, an action for a temporary restraining order and/or injunction to compel the Member (or Tenant) to bring its Lot into compliance with the Governing Documents, including architectural decisions made by the ARC pursuant to this Section. The Association shall have no duty to identify architectural violations, and any failure of the Association, its Board, its officers, its Manager or any agent or employee to detect and identify an architectural violation shall not operate to waive the Association's rights or remedies with respect to any such violation, unless (1) the Board or Manager shall have been notified in writing of the violation and (2) no remedial or enforcement action shall have been taken by the Association within five (5) years following such notice, except as otherwise provided by law.

7.8 Variances. The Board, in its sole discretion, shall be entitled to allow reasonable variances from these requirements in order to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardships.

7.9 Limitation on Liability. Neither the Association, Board, ARC, if any, nor any member thereof, shall be liable to any Member (or Tenant) for any damage, loss or prejudice suffered or claimed on account of any mistakes in judgment, negligence or nonfeasance in connection with the approval or disapproval of any plans, drawings and specifications, whether or not defective, or the construction or performance of any Improvement, whether or not pursuant to approved plans, drawings or specifications.

7.10 Compliance With Governmental Regulations. Review and approval of any requests, proposals, plans or other submittals pertaining to Improvements shall in no way be deemed to constitute satisfaction of, or compliance with, any building permit process or any other governmental requirements, the responsibility for which shall lie solely with the Member who desires to construct, install or modify the Improvement.

7.11 No Waiver of Future Approvals. The approval of the ARC or Board in any matter described in this Article shall not be deemed to constitute a waiver of any right to withhold approval or consent to any similar matter subsequently submitted for approval.

7.12 Commencement and Completion of Work. Upon approval of the ARC or Board, the Owner shall diligently proceed with the commencement and completion of all work so approved by the Association in compliance with the approvals granted. The work must be commenced within 120 days from the date of approval and the work must be completed within six months of approval, unless otherwise permitted by the ARC or Board in writing. If the work is not commenced within 120 days after the approval date, or such later time as the ARC or Board has granted written approval, then the approval shall be deemed cancelled, and the Owner must reapply to the ARC or Board before undertaking any such work. Failure to complete the work as required herein will subject the Owner to monetary penalties and/or other enforcement action as set forth in Article XIV of this Declaration.

## **ARTICLE VIII**

### **RESTRICTIONS ON USE OF LOTS AND COMMON AREA**

In addition to the restrictions established by law and the Rules, which are not inconsistent with this Declaration, the following restrictions are hereby imposed upon the use of Lots and Common Areas within the Property.

8.1 Residential Use. The Lots and Residences are restricted to Residential Use except as provided herein.

8.2 Business Activities. No business or commercial activities of any kind whatsoever shall be conducted in any Lot, Residence or Common Areas. No restrictions contained herein shall be interpreted to prohibit any Owner or Tenant from maintaining a home office, nor from conducting any other activities within the Lot otherwise compatible with Residential Use and the provisions of this Declaration which are permitted under applicable zoning laws, and health ordinances, resolutions, Rules and Regulations of the City of Thousand Oaks and the County of Ventura without the necessity of a special use permit or governmental authorization, unless other Residents are disturbed by an unreasonable number of visitors to the Property, excessive noise, or additional traffic and provided further there shall be no signs advertising their home office.

8.3 Prohibition of Noxious Activities. No illegal, noxious or offensive activities shall be carried on or conducted within the Property, including within any Residence, nor shall anything be done within the Property which is or could become an unreasonable annoyance or nuisance to other Owners or Residents nor otherwise interfere with the quiet enjoyment of the Property by other Residents. Without limiting the foregoing, no Owner shall permit unreasonable noise, including, but not limited to, the operation of excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles or power tools, to emanate from Lot or from activities within the Common Area, which would unreasonably disturb any other Resident's enjoyment of his or her Residence.

8.4 Behavior of Persons on the Property. Each Owner and Tenant of a Lot shall be accountable for the conduct and behavior of all Residents and Invitees of such Owner or Tenant, and shall be liable to the Association and to other Owners, Residents, and Invitees, for any property damage or nuisance caused by such persons.

8.5 Damage to Common Area. No Owner, Tenant, Resident, Invitee, or contractor employed by anyone other than the Board may make any Improvement to the Common Area, nor remove or alter any furnishings, structures, improvements or landscaping materials therein. The Common Area shall not be obstructed by any person. Each Owner shall be liable to the remaining Owners for any damage to the Common Area that may be sustained by reason of the negligent or willful conduct of said Owner, or that Owner's family members, contract purchasers, Tenants, Residents, or Invitees. Each Owner, by acceptance of his or her deed, agrees personally and for family members, contract purchasers, Tenants, Residents, and Invitees, to indemnify each and every other Owner, and to hold every other Owner harmless from, and to defend him or her against any claim of any person for personal injury or property damage occurring within the Lot, except to the extent that the injury or damage occurred by reason of the willful or negligent act or omission of the Association or of an Owner, Tenant, Resident, or Invitee of another Lot.

8.6 Activities Affecting Insurance. Nothing shall be done or kept within any Lot or the Common Area which will increase the rate of insurance on any policy maintained by the Association without the prior written consent of the Association and no Owner shall

permit anything to be done or kept within his or her Lot, , or the Common Area which would cause any Improvements to be uninsurable against loss by fire or casualty or result in the cancellation of insurance on any Lot or any part of the Common Area.

8.7 Pets. No animals of any kind shall be raised, bred or kept in any Lot or Common Area, except that domesticated dogs, cats, birds in cages, aquatic animals in an aquarium, or other animal(s) as agreed to between the Association and the Owner, may be kept in a Lot, and provided they are not kept, bred or maintained for any commercial purpose or in unreasonable numbers. Notwithstanding the foregoing, no animals may be kept in the Development which result in an annoyance or nuisance, or which are threatening or obnoxious to Residents. The Board, in its sole discretion, shall have the right to determine what are reasonable numbers and what constitutes a threat or nuisance. Pet owners shall be responsible for the prompt disposal of wastes deposited by their pets in the Property. Every Owner shall be liable for any damage, nuisance, or unreasonable noise or odors, caused to any person or property by any animals brought or kept upon the Property by any other Owner, Resident, Tenant, or Invitee of his or her Lot.

A. Leash Required. No Owner, Tenant, Resident or Invitee who possesses a dog or other animal shall permit, allow, or cause the animal to run, stray, be uncontrolled or in any manner be in, upon, or at large upon any part of the Development and Common Area, unless it is restrained by a substantial leash and under the control of a person responsible for and capable of controlling the animal. The Owner's fenced in yard is an exception to this restriction.

B. Dangerous Animals.

(1) Notwithstanding the foregoing, no domestic dogs or other animals shall be within the Development or Common Area that are deemed by the Board to be vicious or potentially dangerous. An animal shall be deemed "vicious" for purposes of this Section if, when unprovoked: (i) it has bitten a person (however, an animal may be vicious even though it is not proven to have bitten any person); (ii) in an aggressive manner, it inflicts severe injury on or kills a human being; or (iii) it is previously determined to be and currently listed as a potentially dangerous animal (as determined by the Board or governmental authority) and, after its owner or keeper has been notified of this determination, it continues to engage in behavior deemed potentially dangerous. For purposes of determining if an animal is "vicious," "severe injury" means any physical injury to a human being that results in muscle tears, disfiguring lacerations, or requires multiple sutures or corrective or cosmetic surgery.

(2) An animal shall be deemed "potentially dangerous" if, when unprovoked: (i) on two separate occasions within the prior 36-month period, it engages in any behavior that requires a defensive action by any person to prevent bodily injury when the person and the animal are off the property of its owner or keeper; (ii) it bites a person causing a less "severe injury" than as defined above; or (iii) on two separate occasions

within the prior 36-month period, it has killed, seriously bitten, inflicted injury, or otherwise caused injury attacking a domestic animal off the property of its owner or keeper.

8.8 Garbage and Unsightly Items. No rubbish, trash, or garbage shall be allowed to accumulate within or outside of any Lot. No Owner or Tenant shall allow an accumulation of trash, debris, paper, or other items which would create a fire, safety, or health hazard, including any infestation of vermin, contamination by noxious substance or biohazard, obnoxious odors or related nuisance. Any extraordinary accumulation of rubbish, trash, garbage or debris (such as debris generated upon vacating of premises or during the construction of modifications and Improvements) shall be removed from the Property to a public dump or trash collection area by the Owner or Tenant at his or her expense. All refuse containers, wood piles, stored areas, machinery and equipment shall be prohibited upon any Residence and Lot unless obscured from view of adjoining Lots, streets or portions of the Property. Refuse containers may be set out for a reasonable period of time, herein defined as twenty-four (24) hours before and after scheduled trash pick-up times.

8.9 Temporary Structures. No structure of a temporary character, trailer, mobile home, camper, tent, shack, garage or other outbuilding shall be used on any Lot at any time as a Residence, either temporarily or permanently.

8.10 Storage. There shall be no storage of personal property within the Common Areas without the prior written permission of the Board. Storage of personal property shall be within a Lot, or within designated storage areas. The Board may regulate storage in designated storage areas, subject to conditions determined by the Board and included in the Rules. Absolutely no hazardous materials shall be stored within the Development, including without limitation any explosives, ammunition, accelerants, corrosives, or biohazard, which either by its nature or by unreasonable accumulation thereof may result in a threat to health or safety of persons or property in the Development.

8.11 Clotheslines. Except as authorized by law, no exterior clothesline shall be erected or maintained and there shall be no drying or laundering of clothes in a manner which is visible from any neighboring Lot, street, or Common Area. The Board may adopt reasonable Rules and Regulations to regulate the drying or laundering of clothes or the use of exterior clotheslines or drying racks.

8.12 Window Covers. Only curtains, drapes, blinds, shutters, and shades may be installed as interior window covers. No window shall be covered, on the interior or exterior, by tint, paint, foil, sheets or similar items. No sunshades, awnings, canvass, ornamental screens, or any other window covering shall be installed on the exterior of a Residence, including the exterior walls within the Patio or balcony areas, without the prior written permission of the ARC.

8.13 Commercial Signs. No advertising signs or billboards shall be displayed on any building containing Residences nor posted within or upon any portion of the Common

Area, except that Owners may display one sign which advertises their Lots "For Rent," "For Lease", "For Sale", or "For Exchange" or advertise directions to the Lot on a common sign post to be reasonably located in plain view of the public. The sign shall be of reasonable dimensions and design. The Board may adopt reasonable rules and regulations governing placement and display of signs consistent with the law and this Declaration.

#### 8.14 Noncommercial Signs.

A. Noncommercial signs, posters, flags, or banners may be posted or displayed on or in an Owner's Lot, except as required for the protection of public health or safety or if the posting or display would violate a local, state, or federal law.

B. For purposes of this section, a noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the window, door, balcony, or outside wall of the Residence, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.

C. Noncommercial signs and posters may not be more than nine (9) square feet in size and noncommercial flags or banners may not be more than fifteen (15) square feet in size.

D. The Board may adopt reasonable rules and regulations governing placement and display of signs consistent with the law and this Declaration.

8.15 Antennas and Similar Devices. In order to ensure adequate aesthetic controls and to maintain the general attractive appearance of the Property, no Owner or Tenant shall place or maintain any objects, such as masts, towers, poles, television and radio antennas, on or about the roof or exterior of any building or on any Common Area within the Property, except as authorized by law. The Board may establish guidelines on the placement of satellite dishes which are consistent with applicable law.

8.16 Machinery and Equipment. Unless otherwise approved by the Board in writing or by the adoption of Rules and Regulations, no machinery or equipment of any kind shall be placed, operated or maintained upon any Lot or the Common Area, except such machinery or equipment as is usual or customary in connection with the use, maintenance or repair of a Lot or appurtenant structures within the Property. No hobby or carpenter shops are permitted on the Property.

8.17 Parking and Vehicle Restrictions. No mobile home, boat, trailer of any kind, motor home, camper, bus, truck, or other commercial or recreational vehicle over one ton or one hundred and twenty-five inch (125") wheel base, boat or off-road recreational vehicle shall be parked, except temporarily, or stored in any open area, Common Area,

street, or driveway, except as permitted in writing by the Board. No motor vehicle shall be dismantled, repaired, painted or restored upon any portion of the Development which is visible from the streets or roadways surrounding the Development, except for emergency work needed to move the vehicle to an appropriate repair facility. Temporary parking shall mean parking of vehicles belonging to Invitees, delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of services and parking of vehicles belonging to or being used by Owners for loading or unloading purposes.

C. The parking of commercial, recreational, and oversized vehicles must conform at all times to local governmental laws and ordinances.

8.18 Garages. Garages shall be used only for the purpose of parking vehicles and equipment and storing an Owner's household goods, and shall not be converted for living or recreational activities without the prior written approval of the Board. The Board may adopt rules for the regulation of the opening of garage doors, including the imposition of disciplinary fines or other penalties on Owners Residents, Tenants, or Invitees who violate such rules.

8.19 Drainage. No Owner or Resident shall do or cause anything to be done that would alter or interfere with the established drainage patterns or block or alter the natural flow or engineered flow of surface water or interfere with drainage patterns within the Development.

8.20 Removal of Trees. In order that the natural beauty of Westlake may be preserved, no living tree having a height of six feet or more shall be destroyed or removed from any Lot without the express written consent of the Board or, if applicable, ARC. In the event of a violation of this section, the Board shall cause such tree to be replaced with another tree. The Owner of such Lot shall reimburse the Association for all expenses incurred by it in performing its obligations under this section; provided, however, that with respect to replacement of any tree the Owner shall not be obligated to pay an amount in excess of the expenses which would have been incurred by the Association had it elected to replace the destroyed or removed tree with a tree similar in type or size.

8.21 Maintenance of Indigenous Oaks. One of the most appealing natural features of Westlake is the profusion of oak trees indigenous to the area. The preservation of these trees presents certain problems when their natural environment is altered from open pasture land to a cultivated residential community. To provide for a uniform method of cultivation and maintenance, the Board may make provisions for maintenance service to be rendered to Owners whose Lots contain one or more indigenous oak trees (*Quercus lobate*) on such terms and in such manner as the Board in its judgment deems appropriate. All Owners shall share pro rata the expense of such maintenance Assessment levied pursuant to Article VI hereof.

8.22 Slope Area Maintenance. Because of the topography of Southshore Hills, certain Lots therein will have slope areas created by cutting or filling which must be

planted and perpetually maintained. Such slope areas are described in **Exhibit "A"** which is attached hereto and incorporated herein by reference. To insure adequate and uniform maintenance of said slope areas the Association is hereby given the right and charged with the duty of providing for such maintenance the expense of which shall be paid for by assessments levied equally on all Lots in Southshore Hills pursuant to Article VI of this Declaration. The Association, or its authorized representatives, shall have the right at any time to enter upon such slope areas and the Lots of which they are a part, for the purpose of carrying out its responsibilities under this section.

8.23 Sidewalk Encroachment. No tree, shrub or planting of any kind shall be allowed to overhang or otherwise to encroach upon any sidewalk or other pedestrian way from ground level to a height of ten feet without the prior written approval of the Board or ARC obtained pursuant to Article VII hereof.

8.24 Mineral Exploration. No Lot shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth or any earth substance or other mineral of any kind.

8.25 Obstruction of Views. No Lot is guaranteed the existence or unobstructed continuation of any particular view.

8.26 Accessory Dwelling Unit. No Accessory Dwelling Unit shall be constructed, installed, modified or altered without the prior written approval of the Association. For purposes of this Section, an "Accessory Dwelling Unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. Accessory Dwelling Units shall not be sold separate from the sale of the Residence on the Lot. An Owner must apply to the Board of Directors or, if applicable, the ARC for approval to install, construct or modify an Accessory Dwelling Unit. All applications for approval shall be processed and approved by the Board or ARC in the same manner as required by and outlined in Article VII. The Association may adopt additional reasonable regulations consistent with applicable law regarding the construction, installation or modification of Accessory Dwelling Units

8.27 Variances. Upon application by any Owner, the Board shall be authorized and empowered to grant reasonable variances from the property use restrictions set forth in this Article, if specific application of the restriction will, in the sole discretion of the Board, either deny a substantial right of the affected Owner or Tenant, or cause an undue hardship to the affected Owner or Tenant, or fail to further or preserve the common plan and scheme of development contemplated by this Declaration.



## ARTICLE IX MAINTENANCE RESPONSIBILITIES

9.1 Association's Responsibilities. The Association shall be solely responsible for all maintenance, repair, upkeep and replacement of the Common Area and Common Facilities, as required by applicable law, and to keep the same in good order and repair. No person other than the Association or its duly authorized representatives shall construct, reconstruct, refinish, alter or maintain any Improvement upon, or shall create any excavation or fill or change the natural or existing drainage of any portion of the Common Area. The Association's maintenance, repair and replacement obligations, which may differ from any applicable law are specifically set forth, in detail, in the Maintenance Responsibility Check List, attached hereto as **Exhibit "B"** and incorporated by this reference. In the event of any ambiguities or conflicts regarding maintenance, repair or upkeep obligations, the Maintenance Responsibility Check List shall control. However, notwithstanding anything stated in this Declaration or Exhibit "B", the Board may determine to transfer the burden of maintenance, repair and/or replacement of the Highgate Medians and/or the portion of the Common Area identified in Section 2.8(v) of this Declaration to a third party without Owner approval.

9.2 Owner Maintenance, Repair and Replacement Responsibilities.

A. Each Owner of a Lot shall be responsible for the maintenance, repair, and upkeep of his or her Lot and Residence, in a clean, sanitary and attractive condition and good state of repair. No Improvements (including but not limited to Residences, garages, walls and fences) shall be permitted to fall into disrepair and all Improvements shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In addition each Owner shall have the right, at his or her sole cost and expense, to paint, tile, finish, alter, substitute, add, or remove any fixtures within such Owner's Residence; however, no Owner may interfere with or damage any Common Area. Each Owner's maintenance, repair and replacement obligations, which may differ from any such applicable law are specifically set forth, in detail, in the Maintenance Responsibility Check List (**Exhibit "B"**). In the event of any ambiguities or conflicts in regards to maintenance, repair or upkeep obligations, the Maintenance Responsibility Check List shall control.

B. Each Owner of a Lot shall be responsible for the maintenance, repair, upkeep of plumbing, sewer, gas, water, electrical, telephone, internet, cable TV, and other utility installations within such Owner's Lot, and for all heating and air conditioning systems, including air conditioning compressors and equipment, servicing his or her Lot whether located within the Lot or otherwise.

(i) With respect to said systems located within the Common Area, the Association may maintain, repair and/or replace same and assess the costs to the Owner of the Lot that is so serviced by way of a Special Individual Assessment.

(ii) Each Owner shall also be responsible for maintaining in an open and unobstructed condition all sewer and drainage pipes and lines serving only his or her Lot.

C. Owners shall be responsible for the cost to repair any damage to any property, including property which is Common Area or which is part of or appurtenant to another Lot, which is caused by any component within and/or servicing his or her Lot, whether or not said damage was foreseeable to occur.

9.3 Cooperative Maintenance Obligations. To the extent necessary or desirable to accomplish the Association's maintenance and repair obligations hereunder, individual Owners shall cooperate with the Association and its agents and maintenance personnel in the prosecution of its work.

9.4 Non-Responsibility for Consequential Damages / Mold Remediation / Reconstruction. Except for damages for which the Association has insurance, neither the Association nor its Board of Directors, officers, manager or its employees or agents shall be liable to any Owner, or any other person, for injury, damage or loss to any Owner or any Owners' property, or any other persons or property, in the Properties resulting from any casualty, or from any water, rain, dust, sand, or any other element which may leak or flow from outside of any Lot or from any part of the building, or from any pipes, drains, conduits, appliances or equipment or from any other place or cause, provided the Association, such Board Members or other persons have, upon the basis of such information as may be possessed by them, acted in good faith, and without willful or intentional misconduct. The Association's Non-Responsibility for Consequential Damages, as herein stated, includes, but is not limited to, fixtures, cabinets, paint, wall coverings, window coverings and floor coverings, costs necessary to test for the presence of mold, abate the same, and reconstruct Lots damaged by said damages.

9.5 Party Walls. Each wall or fence placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

A. Use of Party Wall. Owners whose Lots are separated by a party wall shall equally have the right to use such party wall, except that each shall have the right to the exclusive use of the surface of the wall on his side. Neither such Owner shall use any portion of such party wall so as to interfere with the use and enjoyment of the other Owner.

B. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use. If a party wall is destroyed or damaged by fire or other casualty, then, to the extent such damage is not covered by insurance and repaired out of the proceeds of same, any Owner who has used the wall may restore it, and the other

adjoining Owner shall contribute to the cost of restoration thereof in equal proportion to such use without prejudice, however, subject to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions. Notwithstanding any other provision of this Article, to the extent that any such damage is not covered and paid by the insurance provided for herein, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

C. Party Wall Easements. In all cases where a wall or fence constituting a common wall or fence for two Residences is located upon the dividing line between adjacent Lots, the Owner of said adjoining Lot shall have reciprocal mutual nonexclusive easements for the maintenance of said wall or fence, the reconstruction of said wall or fence in the event of the partial or total destruction of same, and drainage associated with said wall, if any.

## **ARTICLE X EASEMENTS**

10.1 Encroachment Easements. If any portion of the Common Area encroaches on any Lot or if any portion of a Lot encroaches on the Common Area, regardless of the cause which may include but is not limited to settlement or shifting of the building, except to the extent any encroachment is due to the willful conduct of an Owner or other party, a valid easement exists for such encroachment and for the maintenance of it as long as it remains, and all Lots and the Common Area are made subject to such easements.

10.2 Other Easements. Each Lot and its Owner, and the Association as to the Common Area, are hereby declared to be subject to all the easements, dedications and rights-of-way granted or reserved in, on, over and under the Property and each Lot and Common Area.

10.3 Maintenance Easements. An easement is hereby granted to the Association, its officers, agents, employees, and to any Manager or contractor selected by the Board, to enter in or to cross over the Common Area and any Lot to perform the duties of maintenance and repair of the Common Area, Common Facilities, Maintenance Areas, or any other area required or permitted to be maintained by the Association, provided that any entry by the Association or its agents shall only be undertaken in strict compliance with this Declaration.

## **ARTICLE XI INSURANCE**

11.1 Fire and Casualty Insurance. The Association shall obtain and maintain a policy of fire and casualty insurance naming as parties insured the Association and any Mortgagee of the Common Area, and containing the standard extended coverage and replacement cost endorsements and, in the Board's discretion, such other or special endorsements as will afford protection and insure, for the full insurable, current replacement cost, all Common Area, Common Facilities, and Maintenance Areas that the Association is required to repair or restore in the event of partial or total destruction thereof and, also in the Board's discretion, all or portions of the Lots, and the personal property of the Association for or against the following:

- (a) Loss or damage by fire or other risks covered by the standard extended coverage endorsement;
- (b) Loss or damage from theft, vandalism or malicious mischief; and
- (c) Such other risks, perils or coverage as the Board may determine.

Such policy or the endorsement made a part thereof shall, to the extent available, provide that the insurer issuing the policy agrees to abide by the decision of the Association made in accordance with the provisions of this Declaration as to whether or not to repair, reconstruct or restore all or any damaged or destroyed portion of the Common Facilities. If available for a reasonable cost, the insurance policy shall include building code upgrade coverage.

The insurance shall be kept in full force and effect at all times and the full replacement value of the insured property shall be reevaluated on an annual basis.

11.2 General Liability and Property Damage Insurance. The Association shall obtain and maintain a policy of commercial general liability and property damage insurance naming as parties insured the Association, each member of the Association's Board of Directors, any manager, the Owners of all Lots, and such other persons as the Board may determine and agreed upon by the respective carrier. The policy shall insure each named party against liability incident to the ownership, maintenance, and repair of the Common Area and any other Association-owned or maintained real or personal property. The limits of such insurance shall not be less than three million dollars (\$3,000,000.00) covering all claims for death, personal injury, and property damage arising out of a single occurrence, or in such other minimum amount as required by applicable law to protect Owners from civil liability arising solely by reason of their ownership interest in the Common Area.

11.3 Directors and Officers Liability Insurance. The Association shall obtain and maintain Directors and Officers Liability Insurance covering prior acts in order to ensure that past Board Members are protected for decisions made during their term of service. The policy shall name as insureds not only the current Board Members but also volunteer committee members, if such insurance is available. The limits of such insurance shall not be less than one million dollars (\$1,000,000.00), or in such other minimum amount as required by applicable law to protect volunteer officers or directors from personal liability in excess of the insurance coverage. If commercially available for a reasonable price, such Directors of Officers Liability coverage shall include an endorsement extending coverage for the acts, errors, and omissions committed by the Association's Manager.

11.4 Fidelity Bond and Other Insurance.

A. The Board shall obtain and maintain fidelity bonds or insurance, in an amount equal to at least three (3) months operating expenses plus Reserves. Any such policies or bonds must include coverage for computer fraud and fund transfers fraud, pursuant to *Civil Code* Section 5806, and contain an endorsement that includes as covered individuals under said policies or bonds any non-compensated Board members and also the Association's Manager.

B. To the extent such insurance is reasonably obtainable or required by any institutional first Mortgagee, the Association may also purchase with Common Funds such additional insurance and bonds as it may, from time to time, determine to be necessary or desirable, including, without limitation, demolition insurance, flood insurance, worker's compensation, commercial umbrella coverage, and boiler and machinery coverage.

11.5 Coverage Not Available. If any insurance policy or endorsement required herein is for any reason not available, then the Association shall obtain such other or substitute policy or endorsement as may be available which provides, as nearly as possible, the coverage described above.

11.6 Copies of Policies. Copies of all insurance policies shall be retained by the Association and shall be available for inspection by any Owner in accordance with applicable law.

11.7 Individual Fire, Casualty and Earthquake Insurance Limited. The Association's blanket insurance policy maintained pursuant to Section 11.1 above shall be the primary coverage in the event of a loss covered by the Association's insurance. If any Lot Owner maintains insurance coverage which results in a reduction in insurance proceeds otherwise payable to the Association pursuant to policies obtained by the Association, the Association shall specially assess the Owner to the extent of any reduction.

11.8 Individual Assessment Loss Coverage and Other Individual Coverage.

A. Each Owner should obtain and maintain loss assessment coverage for fire, earthquake, and other casualties with a minimum limit of \$50,000.00. In the event of fire, earthquake, or other casualty which results in each Owner becoming responsible for the payment of a special or emergency assessment, each Owner shall instruct the insurance carrier to pay the proceeds directly to the Association to pay for services, labor and materials provided to the Association for repair and/or reconstruction or to replenish reserve funds.

B. Each Owner should also carry the following insurance (any premises liability and property damage insurance policy shall include a waiver of subrogation clause as to the Association, other Owners, and any institutional first Mortgagee of such Lot, and shall cover damages caused by Owner's Tenant, if any):

(1) Premises liability insurance in an amount not less than one million dollars (\$1,000,000) against physical injury, death and property damage arising out of a single occurrence within the Lot.

(2) Coverage on portions of the structure not covered by the Master Policy of the Association.

(3) Loss of use coverage for living expenses.

(4) Personal property coverage.

C. The Association shall have no responsibility for the adequacy or extent of any such insurance coverage outlined herein.

11.9 Renters Insurance. If an Owner does not reside in his/her Lot and the Lot is leased to a Tenant, then the Owner must carry a rental dwelling policy as well as require the Tenant to carry a renter's policy both of which, shall provide, at a minimum, the coverage outlined in Section 11.8 (a) and (b) above.

11.10 Trustee. All insurance proceeds payable pursuant to policies maintained by the Association may, in the discretion of the Board of Directors, be paid to a trustee to be held and expended for the benefit of the Owners, Mortgagees and others, as their respective interests appear. Said trustee shall be a commercial bank, escrow company, title company, or other person or institution with trust powers within the County that agrees in writing to accept such trust.

11.11 Adjustment of Losses. The Board is appointed attorney-in-fact by each Owner to negotiate and agree on the value and extent of any loss under any policy carried by the Association. The Board is granted full right and authority to compromise and settle any claims or enforce any claim by legal action or otherwise and to execute releases in favor of any insured.

11.12 Board's Discretion to Submit Insured Losses. The Board shall have the discretion as to whether or not it is in the best interests of the Association to submit an insurance claim to its insurer.

11.13 Losses Solely Attributable to a Lot; Deductibles. Each Owner shall be responsible to pay the deductible for any claims made under the Association's policies of insurance for losses solely attributable to the respective Owner's Lot.

## ARTICLE XII DAMAGE OR DESTRUCTION

12.1 Destruction of Common Area. If there is a destruction of some or all of the Common Area, resulting from any casualty loss, including without limitation fire, earthquake, wind, rain, subsidence, flood, or any other cause, the procedures in this Article shall be followed. For purposes of this Article, "destruction" applies to any Improvements that are rendered unsafe for any human habitation by being razed, destroyed, or annihilated, but not merely unsatisfactory for habitation by a particular individual, regardless of sensitivity to particular conditions.

A. If the proceeds of insurance maintained by the Association is at least eighty-five percent (85%) of the projected costs of the repair, the Common Area shall be repaired to its former condition as promptly as is practical and in a lawful and workmanlike manner. Available insurance proceeds shall be used for such purpose and the Board shall levy a uniform Special Assessment at such time and in such amount as is necessary to cover any costs in excess of insurance proceeds.

B. If such proceeds of insurance is less than eighty-five percent (85%) of the projected costs of the repair, the Common Area shall nevertheless be repaired unless, within ninety (90) days from the date of destruction, Members holding at least seventy-five percent (75%) of the total voting power of the Association object in writing to such repair. In such event, the Common Area shall be cleared and landscaped; provided, however, that there shall exist in such Common Area adequate vehicular and pedestrian rights of way to ensure lawful access to the Lots. The costs of such clearing and landscaping shall be paid for with available insurance proceeds, and any deficiency shall be raised by the levy of Special Assessments in an amount determined by the Board. In the event any excess insurance proceeds remain, the Board may, in its discretion, retain such funds in the Common Funds or distribute pro rata all or a portion of such sums to the Owners, subject to any prior rights of Mortgagees whose interests may be protected by the insurance policies.

12.2 Minor Restoration and Repair Work. The Association shall order restoration or repair work without complying with the other provisions of this Article whenever the estimated cost of the work does not exceed \$50,000.00. If insurance proceeds are

unavailable or insufficient, the Association shall levy a Special Assessment for the cost of the work.

### 12.3 Destruction of Residences Are Not Covered by Association Insurance.

A. Obligation to Rebuild. If all or any portion of any Residence is damaged or destroyed by fire or other casualty, it shall be the duty of the Lot Owner to rebuild, repair or reconstruct said Residence in a manner which will restore it substantially to its appearance and condition immediately prior to the casualty, or to remove any damaged structures from the Lot without unreasonable delay.

B. Association Approval. Any Owner who has suffered damage shall apply to the ARC for approval of plans for the reconstruction, rebuilding, or repair of his or her Residence pursuant to Article VII hereof. Such application shall be made in writing together with full and complete plans, specifications, working drawings and elevations showing the proposed reconstruction and the end result thereof. The ARC shall grant such approval only if the design proposed by the Owner would result in a finished Residence in harmony with the exterior design of other Residences within the Properties.

C. Time Limitation. The Owner(s) of any damaged Residence(s) and the ARC shall be obligated to proceed expeditiously to discharge their respective obligations. Unless otherwise waived, the Owner(s) shall commence reconstruction or removal of the damaged or destroyed structure within ninety (90) days after the casualty occurs, and complete the same within six (6) months after the casualty occurs.

## ARTICLE XIII CONDEMNATION

13.1 Sale by Unanimous Consent or Taking. If an action to condemn all or any portion of the Common Area is proposed or threatened by any governmental agency having the right of eminent domain, then, on unanimous written consent of all of the Owners and all institutional Mortgagees, the Property, or a portion thereof may be sold and conveyed to the condemning authority by the Board or its designees acting as the attorney-in-fact of all Owners pursuant to Section 3.4 hereof, for a price deemed fair and equitable by the Board. However, if the Owners or Mortgagees do not consent to such a sale, and the condemning authority institutes condemnation proceedings, the court shall fix and determine the condemnation award.

### 13.2 Distribution and Sale; Proceeds of Condemnation Award.

A. Total Sale or Taking. A total sale or taking of the Property is a sale or taking that: (i) renders more than fifty percent (50%) of the Lots uninhabitable (such determination to be made by the Board in the case of a sale and by the court in the case of a taking); or (ii) renders the Property as a whole uneconomical as determined by the



vote or written consent of sixty-six and two-thirds percent (66-2/3%) of those Owners and their respective institutional Mortgagees whose Lots will remain habitable after the taking. However, any determination that a sale or taking is total must be made before the proceeds from any sale or award are distributed. The proceeds of any such total sale or taking of the Property, after payment of all expenses relating to the sale or taking, shall be paid to all Owners and to their respective Mortgagees in the proportion that the fair market value of each Lot bears to the fair market value of all Lots on the Property. The fair market value of Lots shall be determined in the condemnation action, if such be instituted, or by an appraiser.

B. Partial Sale or Taking. In the event of a partial sale or taking of the Properties, meaning a sale or taking that is not a total taking, as determined in section 13.2, paragraph A, above, the proceeds from the sale or taking shall be paid or applied in the following order of priority and any judgments of condemnation shall include the following provisions as part of its terms:

(1) To the payment of expenses of the Association in effecting the sale or to any prevailing party in any condemnation action to whom such expenses are awarded by the Court to be paid from the amount awarded; then

(2) To Owners and to their respective Mortgagees, as their interests may appear, of Lots on the Property whose Lots have been sold or taken, an amount up to the fair market value of such Lots as determined by the court in the condemnation proceeding or by an appraiser, less such Owners' share of expenses paid pursuant to section 13.2, subparagraph B(1) (which share shall be in proportion to the ratio that the fair market value of each Owner's Lot bears to the fair market value of all Lots.

(3) To any remaining Owner(s) and to his or her Mortgagees, as their interests may appear, whose Lot has been diminished in value as a result of the sale or taking disproportionate to any diminution in value of all Lots, as determined by the Court in the condemnation proceeding or by an appraiser, an amount up to the total diminution in value; then

(4) To all remaining Owners and to their respective Mortgagees, as their interests may appear, the balance of the sale proceeds or award in proportion to the ratio that the fair market value of each remaining Owner's Lot bears to the fair market value of all remaining Owners' Lots as of a date immediately prior to commencement of condemnation proceedings, as determined by the Court in the condemnation proceeding or by an appraiser.

13.3 Appraiser. Wherever in this Article reference is made to a determination of the value or fair market value of one or more Lots by an appraiser, this shall mean an appraisal by an independent appraiser selected by the Board, who shall be a member of the Appraisal Institute (AI) or other nationally recognized appraiser organization and who

shall apply the AI or other national appraisal organization's standards in determining the value or fair market value of each Lot. The costs of such appraisals shall be paid from the condemnation proceeds as an expense of the Association.

#### **ARTICLE XIV ENFORCEMENT**

14.1 Remedy at Law Inadequate. Except for nonpayment of any Assessment, the remedy at law to recover damages for the breach, default or violation of any of the Governing Documents are hereby declared and agreed to be inadequate. Any such breach, default, or violation may be enjoined by appropriate legal proceedings instituted by any Owner, the Association, its officers or Board of Directors, or by their respective successors in interest.

14.2 Nuisance. Without limiting the generality of the foregoing section, the result of every act or omission whereby any provision of this Declaration is violated is hereby declared to be a nuisance. Violation of any law, ordinance or regulation by any Owner, Tenant, resident, guest, invitee, agent or contractor which affects the health, safety, or property rights of other Members is hereby declared to be a nuisance and a violation of this Declaration. Every remedy against nuisance, either public or private, shall be applicable against every such violation of law or the Declaration.

14.3 Costs and Attorneys' Fees. In any action brought because of any alleged breach or default of any Owner or Tenant of any Lot, the court may award to the prevailing party in any such action such attorneys' fees and other costs as the court deems just and reasonable. An Owner shall be responsible for attorneys' fees and costs incurred by the Association to cure the defaults respecting his or her Lot, including those of his or her Tenant(s) or of any guest, invitee, agent, or contractor thereof.

14.4 Cumulative Remedies. The respective rights and remedies provided by this Declaration or by law shall be cumulative, and the exercise of any one or more of such rights or remedies shall not preclude or affect the exercise, at the same or at different times, of any other such rights or remedies for the same or any different default or breach or for the same or any different failure of any Owner or Tenant or others to perform or observe any provision of this Declaration.

14.5 Failure Not a Waiver. The failure of any Owner, the Association, or its Board, officers, or agents to enforce any of the provisions of this Declaration shall not constitute a waiver of the right to enforce the same thereafter, nor shall such failure result in or impose any liability upon the Association or the Board, or any of its officers or agents.

14.6 Rights and Remedies of the Association.

A. Rights Generally. In the event of a breach or violation of any Rule or of any of the restrictions contained in any Governing Document by an Owner, his or her family, or the Owner's Tenants, guests, employees, invitees, or contractors, the Board, for and on behalf of all other Owners, may enforce the obligations of each Owner to obey such Rules, covenants, or restrictions through the use of such remedies as are deemed appropriate by the Board and available in law or in equity, including but not limited to, the hiring of legal counsel, the imposition of fines and monetary penalties, the pursuit of legal action, or the suspension of the Owner's right to use recreational Common Facilities or suspension of the Owner's voting rights as a Member of the Association.

B. Schedule of Fines: Due Process. The Board may implement a schedule of reasonable fines and penalties for particular offenses that are common or recurring in nature and for which a uniform fine schedule is appropriate (such as fines for illegally parked vehicles). The Board shall distribute to each Owner, by personal delivery, first-class mail, or electronic means if the Owner has so consented in writing or by e-mail, a schedule of the monetary penalties that may be assessed for those violations, or any changes thereto. Such fines may not be levied unless the Board first provides written notice to the Owner, by either personal delivery, first-class mail, or electronic means (if the Owner has consented to such electronic delivery in writing or by e-mail), at least ten (10) days prior to the meeting to consider or impose discipline upon an Owner, and provides the Owner an opportunity for a hearing before the Board. The notice shall contain the date, time, and place of the meeting, the nature of the alleged violation for which the Owner is subject to discipline, and a statement that the Owner has a right to attend and may address the Board at the meeting. The Board shall meet in executive session if requested by the Owner being disciplined. No penalty or temporary suspension of rights shall be imposed pursuant to this Section unless the Owner alleged to be in violation is given, by either personal delivery, first-class mail, or by facsimile, e-mail or other electronic means (if the Owner has consented to such electronic delivery in writing or by e-mail), at least fifteen (15) days prior written notice of the penalty imposed or temporary suspension.

C. Notwithstanding the foregoing, under circumstances involving conduct that constitutes: (1) an immediate and unreasonable infringement of, or threat to, the safety or quiet enjoyment of neighboring Owners; (2) a traffic, life safety, or fire hazard; (3) a threat of material damage to, or destruction of, the Common Area or Common Facilities; or (4) a violation of the Governing Documents that is of such a nature that there is no material question regarding the identity of the violator or whether a violation has occurred (such as parking violations), the Board of Directors or its duly authorized agents may undertake immediate corrective or disciplinary action and, upon request of the offending Owner, or on its own initiative, conduct a hearing as soon thereafter as reasonably practicable.

D. Rules Regarding Disciplinary Proceedings. The Board shall be entitled to adopt rules that further elaborate and refine the procedures for conducting disciplinary proceedings. Such rules, when approved and adopted by the Board, shall

become a part of the Association Rules and shall provide for notices and procedures satisfying the alternative dispute resolution requirements of applicable law.

E. Court Actions. Before initiating any court action seeking solely declaratory or injunctive relief to interpret or enforce the Governing Documents or declaratory or injunctive relief in conjunction with a claim for monetary damages not in excess of the jurisdictional limits for small claims court, the Association or Owner shall first comply with the provisions of applicable law relating to alternative dispute resolution, except in the case of an emergency in which immediate injunctive relief is necessary.

## **ARTICLE XV**

### **AMENDMENT OF DECLARATION**

15.1 Amendment in General. This Declaration may be amended or revoked by the vote or assent of fifty-one percent (51%) of all Owners, using voting procedures prescribed in the Bylaws or by law. The percentage of Owners necessary to amend a specific provision of this Declaration shall not be less than the percentage of affirmative votes prescribed for action to be taken under that provision.

15.2 Effective Date of Amendment. An amendment will be effective upon the Recording of a Certificate of Amendment, and the distribution of a copy of the Recorded amendment to each Owner. The Certificate of Amendment shall be executed by the President and Secretary of the Association, setting forth the amendment in full, and certifying that the approval requirements herein have been duly met. Notwithstanding anything to the contrary herein, no amendment shall affect the rights of the holder of any deed of trust or Mortgage recorded prior to such amendment.

15.3 Amendment by Board. Where permitted by the *Davis-Stirling Common Interest Development Act* or other applicable law, the Board may amend this Declaration to conform to current law, to remove restrictive covenants in violation of law, or otherwise. Any such amendment shall be approved by the Board in a duly held open meeting, and shall be conducted in strict accordance with applicable law.

## **ARTICLE XVI**

### **GENERAL PROVISIONS**

16.1 No Public Rights. Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any portion of the Development to the general public or for any public use or purpose whatsoever.

16.2 Survival of Association. In the event the Association as a corporate entity is dissolved, then a nonprofit, unincorporated association shall automatically be deemed

formed to succeed to all the rights and duties of the Association, all of which shall continue to be governed by the Governing Documents and applicable law.


16.3 Notices. Communications or notices of any kind required, permitted, or described herein shall be in writing, and may be served and delivered (unless otherwise provided by applicable law), as an alternative to personal service, by mailing same as provided in the Bylaws. Notwithstanding, to the extent any document must be delivered by the Association by individual delivery or notice, whether required by law or as stated herein, effective delivery includes e-mail, facsimile, or other electronic means, if the recipient has consented to such delivery, in writing or by e-mail. Consent to electronic delivery may be revoked in writing, or by e-mail, by the recipient. (*Civil Code* § 4040(a)(2).)

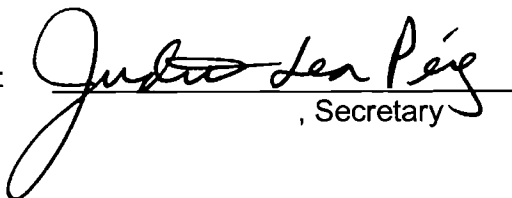
16.4. Failure of Mortgagee to Respond. Any Mortgagee and/or governmental agency who receives a written request from the Board to respond or consent to any action shall be deemed to have approved such action, unless the Association receives a written response from the Mortgagee within thirty (30) days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, return receipt requested.

[Signatures to follow]

IN WITNESS WHEREOF, this Amended and Restated Declaration of Covenants, Conditions and Restrictions has been adopted as provided above effective this 20 day of May, 2024.

**SOUTHSHORE HILLS  
PROPERTY OWNERS' ASSOCIATION**

By:   
, President

By:   
, Secretary

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

On May 17, 2024 before me, Karla Lizbeth Barcenas, Notary Public  
(insert name and title of the officer)

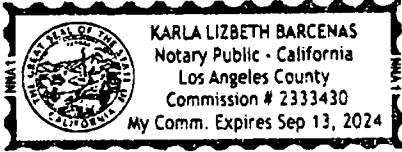
personally appeared Richard Alan Hosten  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

(Seal)



### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

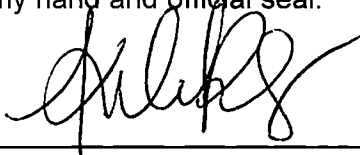
State of California Ventura  
County of \_\_\_\_\_ )

On MAY 20, 2024 before me, Karla Lizbeth Barenas, Notary public  
(insert name and title of the officer)

personally appeared Judith Lea Perez  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



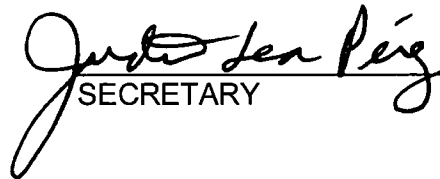
(Seal)



**CERTIFICATE**

I, the undersigned, the duly elected and acting Secretary of Southshore Hills Property Owners' Association, a California non-profit corporation, do hereby certify that the foregoing AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS were duly approved and adopted by secret ballot vote of the membership pursuant to the requirements of the Davis-Stirling Common Interest Development Act (*Civil Code* §§ 4000-6150) and upon a petition by the Association pursuant to Civil Code Section 4275 and Corporations Code Section 7515 were approved by the Superior Court of Ventura County, and that the same do now constitute the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS of the Association.

This Certificate is executed under penalty of perjury on 5/20, 2024,  
in Westlake, California.

  
SECRETARY

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura )

On May 20, 2024 before me, Karla Lizbeth Barcenas, Notary Public  
(insert name and title of the officer)

personally appeared Judith Lea Perez,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

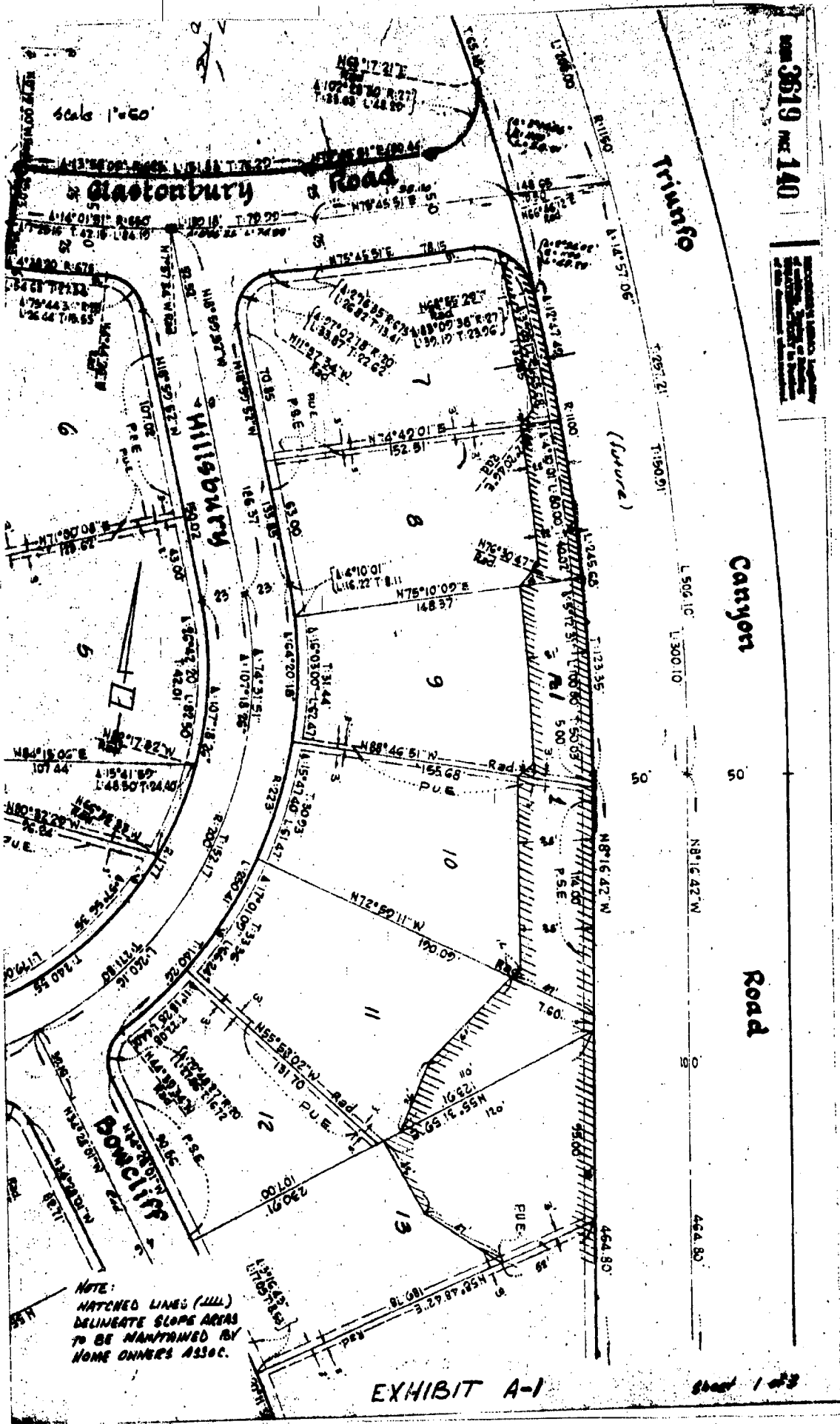
WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

**EXHIBIT “A”**



Scale 1"=50'

SHE

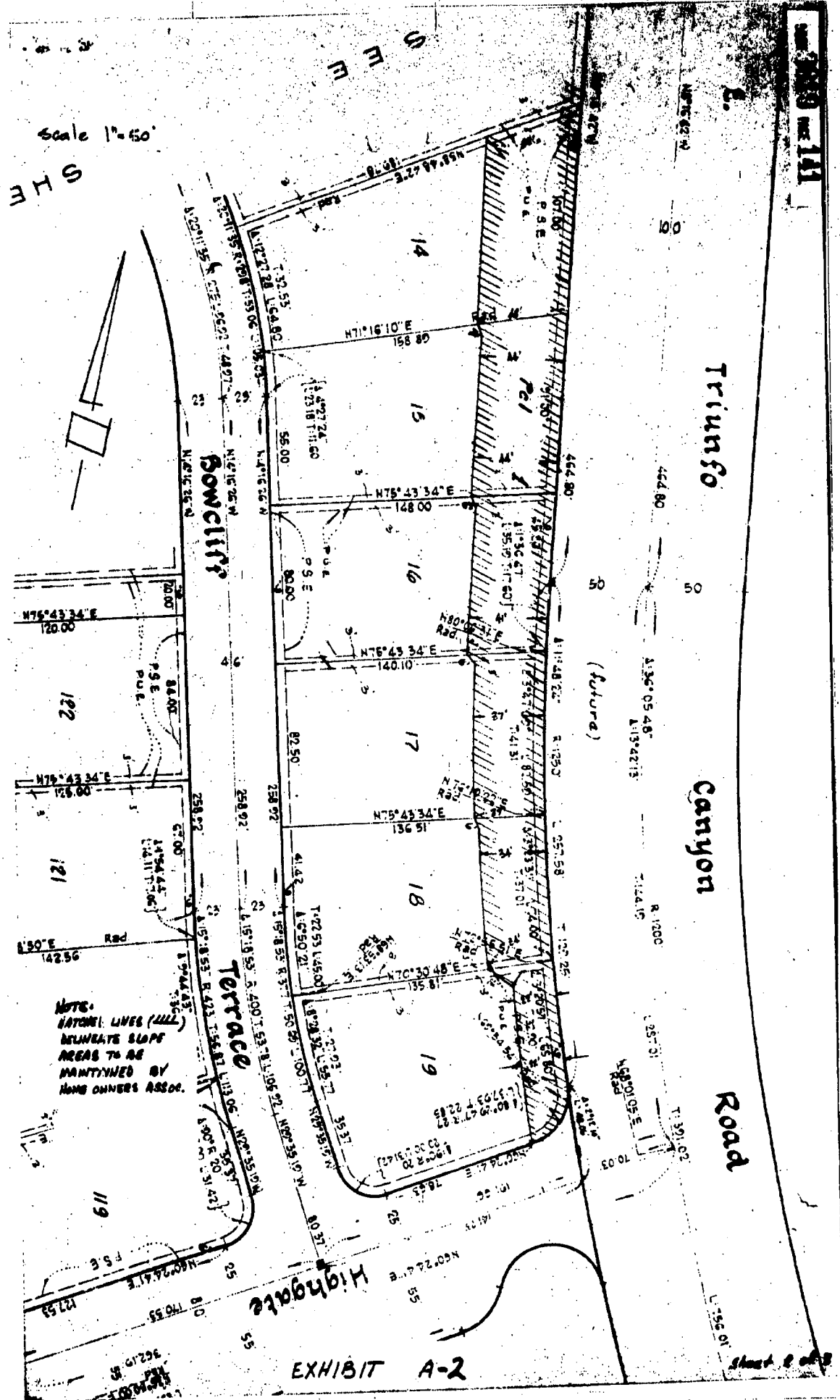


EXHIBIT A-2

L.

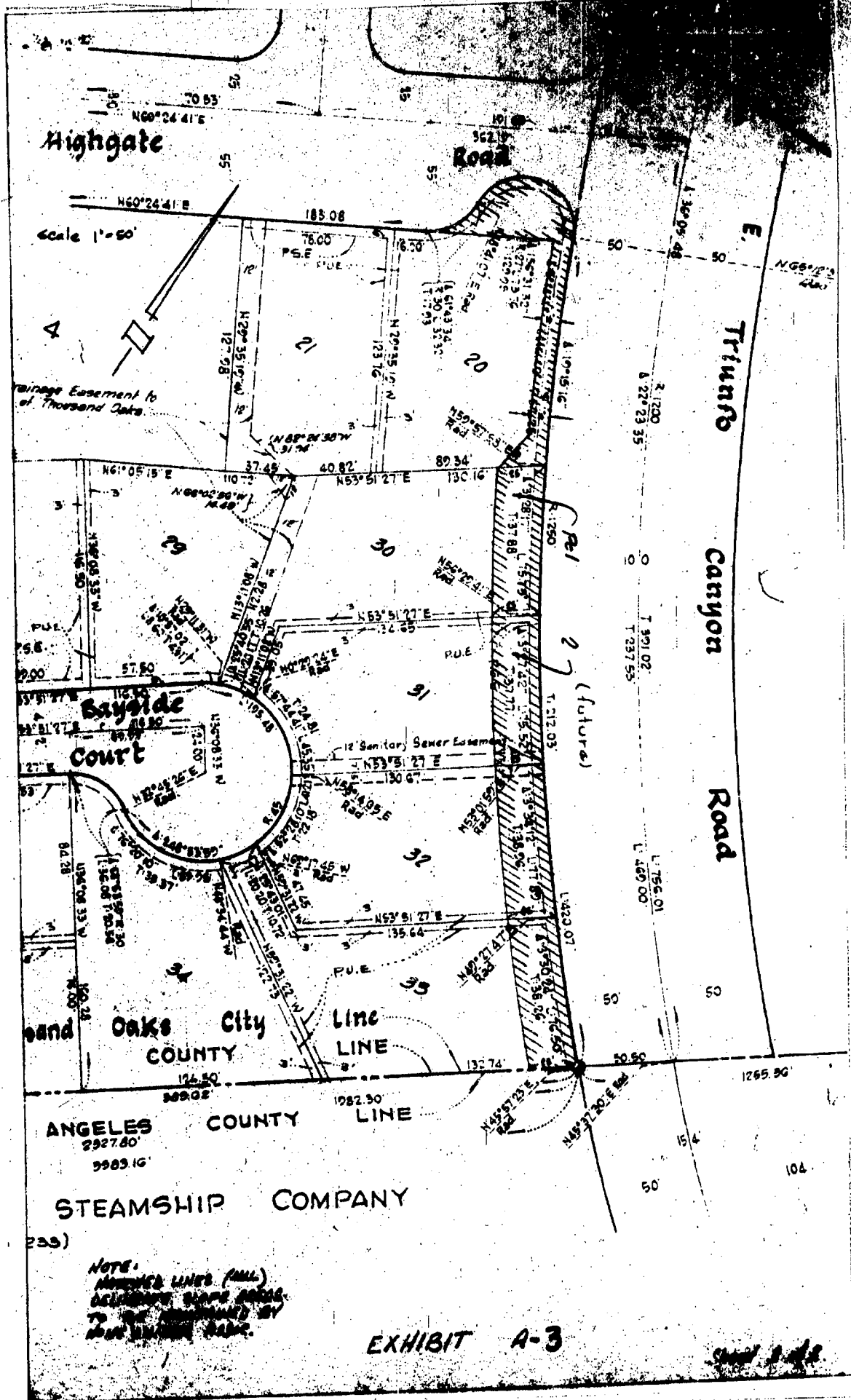
Triunfo Canyon

Road

Road

111

Sheet 2 of 3



Highgate

Road

E. Triunfo Canyon Road

Scale 1"=50'

Drainage Easement to  
of Thousand Oaks

Bay Side  
Court

and Oaks City  
COUNTY  
ANGELES COUNTY  
STEAMSHIP COMPANY

EXHIBIT A-3

NOTE:  
MOUNTED LINES (FULL)  
DISTANCES SHOWN ARE TO  
BE MEASURED BY THE SURVEYOR.

BOOK 3619 PAGE 143

LEGAL DESCRIPTION  
(Slope Area Along Triunfo Canyon Road in Tract No. 1998-1)

Parcel 1:

Those portions of Lots 7 through 11 and Lots 13 through 19 of Tract No. 1998-1, in the City of Thousand Oaks, County of Ventura, State of California, as shown on map recorded in Book 50, pages 67 through 75 of Miscellaneous Records, in the office of the County Recorder of said county, described as a whole as follows:

Beginning at a point in the northwesterly line of said Lot 14, said point being distant thereon South 58°48'42" West 52.00 feet from the northerly corner of said lot; thence southerly parallel with the easterly line of said lot to the southerly line of said lot; thence southeasterly 7.00 feet to a line that is parallel with and distant 44.00 feet westerly, measured at right angles, from the easterly line of said Lot 15; thence southerly along said last mentioned parallel line to the southerly line of said Lot 15; thence southeasterly 6.00 feet to a line that is parallel with and distant 41.00 feet westerly, measured at right angles, from the easterly line of said Lot 16; thence southerly along said last mentioned parallel line to the southerly line of said Lot 16; thence southeasterly 6.00 feet to a curve that is concentric with and distant 37.00 feet southwesterly measured radially from the curved northeasterly line of said Lot 17; thence southeasterly along said concentric curve to the southeasterly line of said Lot 17; thence southeasterly 6.00 feet to a curve that is concentric with and distant 34.00 feet southwesterly measured radially from the curved northeasterly line of said Lot 18; thence southeasterly along said last mentioned concentric curve to the southeasterly line of said Lot 18; thence southeasterly 16.00 feet to a curve that is concentric with and distant 22.00 feet southwesterly, measured radially from the curved northeasterly line of said Lot 19; thence southeasterly along said last mentioned concentric curve to the southeasterly line of said Lot 19; thence in a general northerly direction along the easterly and northeasterly lines of all of said lots to a curve that is concentric with and distant 13.00 feet southwesterly, measured radially, from that certain curve having a radius of 1100.00 feet in the northeasterly line of said Lot 7; thence southeasterly along said last mentioned concentric curve to a point thereon that is distant northeasterly 10.00 feet from the point of intersection of the northerly line of said Lot 8 with a curve that is concentric with and distant 22.00 feet westerly, measured radially, from the northeasterly line of said Lot 8; thence southwesterly 10.00 feet to said point of intersection; thence southerly along said last mentioned concentric

EXHIBIT A-4

*JMB*

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LEGAL DESCRIPTION  
 (Slope Area Along Triunfo Canyon Road in Tract No. 1998-1)

curve to a point thereon that is distant northeasterly 15.00 feet from the point of intersection of the northerly line of said Lot 9 with a curve that is concentric with and distant 31.00 feet westerly, measured radially from the curved easterly line of said Lot 9; thence southwesterly 15.00 feet to said last mentioned point of intersection; thence southerly along said last mentioned concentric curve to a point thereon that is distant northeasterly 10.00 feet from the point of intersection of the northerly line of said Lot 10 with a line that is parallel with and distant 38.00 feet westerly, measured at right angles, from the easterly line of said Lot 10; thence southwesterly 10.00 feet to said last mentioned point of intersection; thence southerly along said last mentioned parallel line to a point thereon that is distant northeasterly 7.00 feet from a point in the southerly line of said Lot 10 that is distant North 72°59'11" West 47.00 feet from the easterly corner of said Lot 10; thence South 37°39'37" West 61.00 feet; thence South 11°50'10" West 36.00 feet to the southeasterly line of said Lot 11; thence along said southeasterly line South 55°31'59" West 10.00 feet; thence South 34°55'28" East 43.00 feet; thence South 67°46'55" East 47.00 feet to the point of beginning.

## Parcel 2:

Those portions of Lots 20, 30, 31, 32 and 33 of Tract No. 1998-1, in the City of Thousand Oaks, County of Ventura, State of California, as shown on map recorded in Book 50, pages 67 through 75 of Miscellaneous Records, in the office of the County Recorder of said county, described as a whole as follows:

Beginning at the most easterly corner of said Lot 33; thence southwesterly along the southeasterly line of said Lot to a curve that is concentric with and distant 25.00 feet southwesterly measured radially from the northeasterly line of said Lot 33; thence northwesterly along said concentric curve to the northwesterly line of said Lot 30; thence northerly 22.00 feet to a curve that is concentric with and distant 10.00 feet southwesterly, measured radially from the curved northeasterly line of said Lot 20; thence northwesterly along said last mentioned concentric curve to the northeasterly prolongation of that certain course having a bearing of North 60°24'41" East in the northwesterly boundary of said Lot 20; thence South 60°24'41" West to

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JMB



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LEGAL DESCRIPTION

(Slope Area Along Triunfo Canyon Road in Tract No. 1998-1)

said course; thence northeasterly and easterly along the north-  
westerly and northerly lines of said lot to the northeasterly  
line of said Lot 20; thence southeasterly along the north-  
easterly lines of all of said lots to the point of beginning.

GSL:yw

2/2/70

EXHIBIT A-6

*JMB*

**EXHIBIT “B”**

## SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

### Summary of Association/Owner Responsibility\*

COMPONENT	OWNER <i>Duty to Maintain</i>	OWNER <i>Duty to Repair</i>	OWNER <i>Duty to Replace</i>	HOA <i>Duty to Maintain</i>	HOA <i>Duty to Repair</i>	HOA <i>Duty to Replace</i>
<b>LOTS<sup>1</sup></b>						
Driveways	✓	✓	✓			
Front Yard Landscaping	✓	✓	✓			
Garage	✓	✓	✓			
Garage Doors and Hardware	✓	✓	✓			
Lighting	✓	✓	✓			
Party Walls <sup>2</sup>	✓	✓	✓			
Rear and Side Yards	✓	✓	✓			
Residence	✓	✓	✓			
Irrigation Systems	✓	✓	✓			
Walkways	✓	✓	✓			
Yard Fence/Gate and Hardware	✓	✓	✓			
<b>RESIDENCE</b>						
Address Numbers	✓	✓	✓			
Balconies	✓	✓	✓			
Ceilings	✓	✓	✓			
Doors	✓	✓	✓			
Door Frames	✓	✓	✓			
Downspouts, gutters	✓	✓	✓			
Electrical wiring, outlets, meters	✓	✓	✓			
Exterior Surfaces of Building	✓	✓	✓			
Fireplace/Firebox/Chimney	✓	✓	✓			

<sup>1</sup> "Lot" shall mean any plot of land or parcel in the Development owned by an Owner, as shown on any recorded Subdivision Map for the Development.

<sup>2</sup> The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

<b>COMPONENT</b>	<b>OWNER Duty to Maintain</b>	<b>OWNER Duty to Repair</b>	<b>OWNER Duty to Replace</b>	<b>HOA Duty to Maintain</b>	<b>HOA Duty to Repair</b>	<b>HOA Duty to Replace</b>
Floors and Floor Covering	✓	✓	✓			
Foundations	✓	✓	✓			
Heating, Ventilation and Air Conditioning	✓	✓	✓			
Interior Doors	✓	✓	✓			
Interior Walls	✓	✓	✓			
Lighting	✓	✓	✓			
Mailboxes	✓	✓	✓			
Patios	✓	✓	✓			
Pest Control: Eradication and Prevention of Pests (including, but not limited to termites) within the Lot	✓	✓	✓			
Pest Control: Repair of Damage caused by Pests (including, but not limited to termites) within the Lot	✓	✓	✓			
Porches	✓	✓	✓			
Plumbing (lines and fixtures within Lot boundaries)	✓	✓	✓			
Rodents: eradication and prevention	✓	✓	✓			
Screen Door	✓	✓	✓			
Screens	✓	✓	✓			
Slabs	✓	✓	✓			
Sliding Glass Door	✓	✓	✓			
Structural Components	✓	✓	✓			
Telephone Wires - internal and external serving single Lot	✓	✓	✓			
Utility Outlets/Lines	✓	✓	✓			
Walls	✓	✓	✓			
Window Frames	✓	✓	✓			
Windows	✓	✓	✓			

<b>COMPONENT</b>	<b>OWNER Duty to Maintain</b>	<b>OWNER Duty to Repair</b>	<b>OWNER Duty to Replace</b>	<b>HOA Duty to Maintain</b>	<b>HOA Duty to Repair</b>	<b>HOA Duty to Replace</b>
Landscaping				✓	✓	✓
Pest Control: Eradication and Prevention of Pests (including, but not limited to termites) within Common Area				✓	✓	✓
Pest Control: Repair of Damage caused by Pests (including, but not limited to termites) within Common Area				✓	✓	✓

\*If any damage to, or destruction of, any portion of the Development, including any of the above listed components for which the Association is responsible to maintain, repair or replace, is caused by the willful misconduct or negligent act or omission of any Owner, any member of his or her family, or any of his or her Tenants, guests, servants, employees, or invitees, which causes the Association to incur any costs and expenses to repair, all such costs and expenses incurred in connection therewith shall be assessed and charged solely to and against such Owner as a Special Individual Assessment.

**MAINTAIN, REPAIR, AND REPLACE:** "Maintain" (or "maintenance") means general upkeep: painting, periodic cleaning, trimming, irrigation (of plants), lubrication, replacement of filters or similar components when necessary, and ensuring that the item is generally free from trash, debris, dirt, grit, contamination, mold, mildew, excess water accumulation, insect or other infestations, and any other action that does not amount to "repair" or "replacement" as defined here. "Repair" means refurbishment of items that have sustained damage or severe deterioration, such as rusted, rotted, or broken components, as well as any services necessary to return an item from a non-operating condition to an operable and safe condition, short of complete "replacement." "Replacement" means removal of an existing item which, because of its age, deterioration, or disrepair, cannot be (or for whatever reason simply will not be) repaired to its former condition, and installation of another (generally new) item with the identical or substantially similar purpose in its place.

**EXHIBIT “C”**

**RECEIVED**

VENTURA SUPERIOR COURT

04/19/24

VENTURA SUPERIOR COURT

**FILED**

04/25/2024

Brenda L. McCormick  
Executive Officer and Clerk

  
Elizabeth Muller

**BEAUMONT TASHJIAN**  
Tara Radley, Bar No. 273350  
Brittany A. Ketchum, Bar No. 287123  
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BKetchum@hoaattorneys.com

Attorneys for Petitioner, Southshore Hills Property Owners' Association

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**

**FOR THE COUNTY OF VENTURA**

IN RE THE MATTER OF:

CASE NO.: 2024CUPT020453

Southshore Hills Property Owners' Association, a California non-profit corporation,

**AMENDED ~~PROPOSED~~ ORDER AFTER HEARING ON PETITION TO AMEND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

Petitioner,

[PURSUANT TO CIVIL CODE § 4275]

vs.

THE MEMBERS OF Southshore Hills Property Owners' Association,

[PURSUANT TO CORPORATIONS CODE § 7515]

Respondents.

TO THE INTERESTED PARTIES:

The Petition to Amend the CC&Rs of Southshore Hills Property Owners' Association ("Association" or "Petitioner") came for hearing on April 15, 2024 at 8:20 a.m. in Department "42" of the above-entitled Court, located at 800 South Victoria Avenue, Ventura, CA 93009 before the Honorable Henry J. Walsh, Judge Presiding. Brittany A. Ketchum, Esq. of Beaumont Tashjian appeared for the Petitioner and no appearance was made on behalf of Respondents, The Members of Southshore Hills Property Owners' Association.

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After considering the Petition and the Court's file, the Court GRANTED the Association's Petition.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** that Petitioner complied with the requirements under Civil Code Section 4275 and Corporations Code Section 7515. The CC&Rs and Bylaws are hereby deemed approved by the Court and shall be effective upon: 1) this Court's order; 2) recordation of the CC&Rs, attaching this Order, with the Ventura County Recorder's Office; and 3) distribution of the recorded CC&Rs, Bylaws and this Order to all Members.

DATED: 04/24/2024

  
\_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT  
Henry J. Walsh