

neighboring Units only when set out for a reasonable period of time (not to exceed twenty-four (24) hours before and after scheduled trash collection hours). If trash bins are located in the trash areas on the Common Area, all Owners shall utilize such trash bins for the disposal of their trash. There shall be no exterior fires whatsoever except barbecue fires contained within receptacles therefor designed in such a manner that they do not create a fire hazard. No clothing or household fabrics shall be hung, dried or aired in such a way in the Project as to be visible to other property, and no lumber, grass, shrub or tree clippings or plant waste metals, bulk material or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Project. In addition, the Association shall have the authority to acquire and install additional or larger communal trash receptacles when it determines that existing receptacles are inadequate.

Section 4.10. Parking and Vehicular Restrictions. (a)

No Owner shall park, store or keep any vehicle, except wholly within the parking area designed therefor, and any inoperable vehicle shall be stored only in enclosed garages. No Owner shall park, store or keep on any property, street (public or private), unenclosed parking space or driveway within the Property any large commercial-type vehicle (including, but not limited to, any dump truck, cement mixer truck, oil or gas truck or delivery truck), any recreational vehicle (including, but not limited to, any camper unit or motor home), any bus, trailer, trailer coach, camper trailer, limousine, boat, aircraft, mobile home, inoperable vehicle or any other similar vehicle or any vehicular equipment, mobile or otherwise, or any other non-automotive vehicles and non-automotive storage or other items visible from anywhere in the Property determined to be a nuisance by the Board. The above excludes camper trucks and similar vehicles up to and including three-quarter (3/4) ton when used for everyday-type transportation

and subject to approval by the Board. No Owner of a Unit shall conduct repairs or restorations of any motor vehicle, boat, trailer, aircraft or other vehicle upon any portion of the Property or upon the Common Area, except wholly within the Owner's garage, and then only when the garage door is closed; provided, however, that such activity shall at no time be permitted if it is determined by the Board or its agent to be a nuisance. Garage doors shall remain closed except for reasonable periods while the garage spaces are being used. Every Owner shall park all motor vehicles owned by such Owner which are located within the Project, inside such Owner's garage. Garages shall be maintained at all times so as to allow the parking of two (2) subcompact automobile(s).

(b) All Owners, their families, guests, licensees, lessees or invitees of whatsoever nature, shall at all times when operating motor vehicles within the Project do so in compliance with all applicable traffic regulations, including, without limitation, the City's ordinances and the California Vehicle Code. The Association shall have the authority to take any appropriate action to adopt and enforce such traffic regulations within the areas subject to its jurisdiction, including, without limitation, construction of speed bumps, adopting and posting signs relating to speed and parking (both for Owners and guests).

Section 4.11. Rules of Association. Each Owner, tenant or occupant of a Condominium shall comply with the provisions of this Declaration, the By-Laws, decisions and rules and regulations of the Association or its duly authorized representatives which may from time to time be promulgated, all as lawfully amended from time to time, and failure to comply with any such provisions, decisions, or resolutions, shall be grounds for an action to recover sums due, for damages, or for injunctive relief, or for any other remedy permitted by law or permitted by the terms of this Declaration.