

RULES & REGULATIONS

Welcome
to Heritage
Village

HERITAGE VILLAGE
A TRINITY COMMUNITY

April 15, 2010

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10.00 Background

Heritage Village is a Planned Unit Development (PUD) operated as a private community comprised of three separate and distinct incorporated condominium associations: Heritage Village Master Community Association (HVMCA), Heritage Village Montefino Townhomes Association (HVMTA), and Heritage Fountains Townhomes Association (HFTA). Heritage Village Master Community Association governs and manages the HVMCA facilities of parks, recreation building/clubhouse, swimming pool and spa, RV and designated parking areas, tennis and basketball courts, and private streets. The social success and formation of a compatible friendly community-living experience and environment in Heritage Village and alleviation of confusion and disorder depend to a large extent on the homeowners' and residents' understanding of, adherence to, and enforcement of the governing declarations. All owners and residents are subject to the general terms of the HVMCA Declaration of Covenants, Conditions, and Restrictions (CC&Rs), the By-Laws, and the Rules and Regulations (R&Rs) which provide more specific policy statements, explanations, and procedural guidelines.



10.10 Purpose


The R&Rs contained herein are designed to enhance the security, safety, enjoyment, and peace of mind of Heritage Village residents and guests. These R&Rs are adopted in accordance with the powers vested in the HVMCA Board of Directors under Article VI, Section 6 of the CC&Rs, pages 31 and 32. Any questions regarding the R&Rs should be directed to the HVMCA Office.

10.20 Authority

These R&Rs are supplemental procedures authorized by the governing documents and promulgated by the Board of Directors. This publication was compiled under the direction of the HVMCA Board of Directors for the ready reference of all Heritage Village homeowners and residents. They are not intended to supersede, change, or conflict with the CC&Rs and By-Laws, but have the status of enforceable law in keeping with the authority described in the By-Laws under Article III, Section 6, pages 4 and 5.

10.30 Applicability

The use of "owner" in this R&R document applies to both owner-occupants and absentee owners. OWNERS SHALL BE HELD RESPONSIBLE FOR THEIR OWN AND THEIR TENANT'S ACTIONS, CONDUCT, AND ADHERENCE TO SUBJECT RULES AND REGULATIONS. Each owner shall provide tenants or succeeding owners with current copies of HVMCA CC&Rs, By-Laws, and R&Rs.



2 20.00 Retention of CC&Rs, By-Laws & R&Rs

Each Heritage Village owner is required to retain a current copy of the HVMCA CC&Rs, By-Laws, and R&Rs in their residence.

20.10 Understanding CC&Rs, By-Laws & R&Rs

Each Heritage Village owner and resident is expected to read, understand, and comply with the HVMCA CC&Rs, By-Laws, and R&Rs.

20.15 Assessments for Violation of CC&Rs, By-Laws & R&Rs

Violations of HVMCA CC&Rs, By-Laws, and R&Rs are subject to a maximum assessment fine of \$45.00 for each violation with exception of violations listed below, which are subject to a maximum assessment of \$150.00 for each violation:

- a. Any intentional destruction of HVMCA property (in addition to repair or replacement cost).
- b. Any third violation of a rule or regulation within one year.
- c. Maintaining an animal which has exhibited vicious behavior toward humans or toward other animals (after receipt of written notification for removal of such animal).
- d. Any berating or abusive action directed at management, employees, pool attendants, or security personnel, while engaged in fulfillment of assigned duties.

20.20 Changes to Common Areas

Changes shall not be made to the common areas without the written permission of the HVMCA Board of Directors.

20.25 Loan of Equipment, Furniture or Recreational Facilities Key

HVMCA equipment, furniture, or recreational facilities keys shall not be loaned to anyone.

20.30 Business Activities

Business activities shall not be conducted in a building or on any part of the HVMCA common areas without the approval of the HVMCA Board of Directors.

20.35 Articles Hung in Public View

No household fabrics (sheets, blankets, etc.) or other clothing may be hung, dried, or aired within public view on property outside the confines of an individual dwelling unit.

20.40 Submission of Complaints & Recommendations

Complaints regarding HVMCA management, security, gardening, painting, etc., or constructive criticism and suggestions for improvements shall be submitted in writing to the HVMCA Manager or HVMCA Board of Directors.



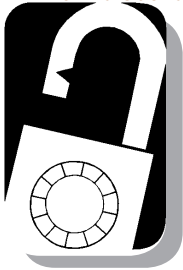


30.00 Security

The security of Heritage Village is the shared responsibility of each resident. Incidents of vandalism in progress should be reported to the local police. A program of voluntary nighttime patrolling by residents is in effect and all residents are encouraged to join this program if possible. Newspaper deliveries should be stopped when a resident plans to be away for a number of days and arrangements made with a neighbor or a friend to pick up parcels and papers left on the premises. Professional security services are periodically obtained and residents are encouraged to cooperate with the security personnel in the fulfillment of their official duties.

30.10 Recreational Facilities Key

Entry to three recreational facilities is by key. Currently, one key permits access to both the swimming pool and spa area, the tennis courts and the weight room. This key is registered and issued upon request to the adult residents by the HVMCA Office. Residents requesting a recreational key must provide the Manager with proof of residency. When an owner sells, leases, or rents a residential unit, the recreational facilities key must be turned in to the HVMCA Manager. New owners, lessees, or renters shall obtain the key from the HVMCA Manager.



- a. The cost for replacement of a lost key shall be \$25.00.
- b. A key must be used to gain entrance to the swimming pool and spa area, the tennis courts, and the weight room.
- c. Residents utilizing the recreational facilities are required to have their key in their possession and, upon request, be prepared to show it for identification.
- d. Each key is for resident use only. The key shall not be loaned to another person or duplicated for any reason.
- e. When a key is found in the possession of an unauthorized user, the key shall be confiscated and the user requested to leave the area. An HVMCA "NOTICE" shall be issued to the legitimate key holder. A copy of the notice, the confiscated key, and a completed report shall be provided to the HVMCA Board of Directors for appropriate action. Board action may include disciplinary action as defined in paragraph 100.30 and 20.15.

30.20 Authorized Entry to Heritage Village

Entry to Heritage Village is restricted to residents, employees, authorized visitors and guests, authorized delivery vehicles, domestic workers, city, county, and state law enforcement officials, and bonafide emergency vehicles.

40.00 Traffic & Parking

Traffic and parking rules are established in the interest of safety, welfare, and enjoyment of all Heritage Village residents and their guests. The rules are additionally intended to prevent obstructions, facilitate passage of emergency and firefighting vehicles and apparatus, and preclude interference with the rights of access and egress of other residents.



4 40.10 Speed Limits

The maximum speed limit in Heritage Village is 25 miles per hour. Some areas may include speed limits of 15 miles per hour.



40.20 Temporary Parking

Temporary, off-street parking is provided throughout Heritage Village for the use of residence and their guests. This parking is not assigned and can be used by any resident or guest. Only motor vehicles with current license and registration are permitted to use the temporary parking. These temporary parking spaces are not to be used by anyone for vehicle storage. Vehicle storage is defined as parking in any temporary parking site for more than 30 days without moving the vehicle at least once. Parking shall be within designated spaces only and vehicles shall not extend beyond the parking area into the street. Absolutely no repair of vehicles shall be made while parked in temporary parking. Recreational vehicles (motorhomes, campers, trailers, boats) or commercial vehicles are not permitted to use any temporary parking spaces.

40.30 Vehicle Repairs, Washing or Maintenance

Repairs may not be made to a motor vehicle, motor home, camper, or recreational vehicle while the vehicle is parked on any HVMCA street, temporary parking space, or residential driveway except in the case of an emergency. Maintenance work such as washing of vehicles shall not be permitted in any HVMCA designated parking area.

40.40 Recreational Vehicle Parking Restrictions



A MOTOR HOME, CAMPER, RECREATIONAL VEHICLE OR ANY OTHER VEHICLE that cannot be parked in a residential carport or garage shall not be parked on any HVMCA street, residential driveway, or designated temporary parking space for a continuous period in excess of 24 hours. Exceptions for out-of-town guests must be requested from the HVMCA Board of Directors on a case-by-case basis. The moving of one of the vehicles cited above from one space in the common area to another space in the common area shall not break the continuity of the 24 hour limitation.

40.45 Recreational Vehicle Parking Spaces

MOTOR HOMES, CAMPERS, OR ANY OTHER RECREATIONAL VEHICLES shall be registered with the HVMCA Office. Upon proof of vehicle registration and ownership by the Heritage Village resident, an allocated parking space number for the RV vehicle will be assigned to the owner in one of three designated RV parking areas (Mt. Whitney, Roosevelt, or Montefino), depending on each particular vehicle's size and range of mobility and space available. A one time \$5.00 user's fee is charged for each RV vehicle registered.

40.50 Street Parking

AN OWNER OR OTHER PERSON SHALL NOT PARK A VEHICLE ON ANY PRIVATE STREET WITHIN HVMCA. The Manager, a member of the Judiciary Committee, or a member of the HVMCA Board of Directors must be notified before any Heritage Village resident causes the removal of an illegally parked vehicle. This prior notification is necessary because there are California Vehicle Code statutes that must be followed. Upon consideration of the Judiciary Committee recommendations, the Board of Directors will deal with each parking problem on a case-by-case basis.

50.00 Use of HVMCA Common Recreational Facilities & Areas

Visitors and guests of Heritage Village residents are restricted from using the HVMCA common recreational park areas, clubhouse, weight room, swimming pool and spa enclosure, tennis courts, and basketball court area except as defined in these HVMCA R&Rs.

50.10 General Rules Governing Use of all HVMCA Recreational Facilities & Areas

The HVMCA recreational facilities and areas rules are intended to promote safety, harmony, and consideration for all residents and guests. Since each adult resident will be held responsible for the conduct of personal guests during their use of HVMCA facilities and areas, these rules should be read, discussed, and understood by each resident family member. Guests should be made aware of key points in the rules prior to use of any HVMCA facility or area.

The posted safety rules must be followed to the letter to prevent injury to oneself or others and to prevent damage to the HVMCA facilities and areas. These types of incidents result in additional costs to

the HVMCA. The facilities and areas belong to the united membership of the Association and any liabilities resulting from accidents, repairs to the facilities and areas and associated equipment, and replacement of lost or stolen equipment impact each individual owner financially through the HVMCA monthly assessments.

Inappropriate behavior; such as rowdiness, drunkenness, use of profanity, or indecent exposure and lewd conduct will not be allowed or tolerated.

50.20 Common & Recreational Park Areas

- a. Use of the common and recreational park areas after 10:00 p.m. daily should be minimized. As the sound generated in these areas travels, it becomes an annoyance or nuisance to the surrounding residents. (Refer to Article III, Section 3, page 9 of the HVMCA CC&Rs.)
- b. Ball games involving the use of bats are restricted to the recreational park area located south of Stone Bridge.
- c. All persons using the common and recreational park areas do so at their own risk.
- d. The use of the common and recreational park areas is limited to Heritage Village residents and their guests. (No more than two guests per unit.)
- e. Attendants (such as Guard Service personnel and lifeguards), when present, will maintain surveillance of the common and recreational park areas



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and spot check identification on a random schedule. Unauthorized persons shall be escorted from the area.

- f. Heritage Village residents are allowed to sponsor two (2) guests for each residential unit per day.
- g. Guests must depart a common or recreational park area in favor of residents when the area is overly crowded.
- h. Heritage Village owners shall relinquish their right to use the common and recreational park areas when they lease or rent their residence.
- i. Glass and breakable articles are not allowed in the common or recreational park areas.
- j. Bicycles, rollerblades, skateboards, or other wheeled devices and equipment are not allowed on the basketball or tennis courts and common or recreational park grass areas.
- k. Residents and guests using the common and recreational park areas shall keep the areas clean and free of rubbish, trash, garbage, or other waste materials by using the trash cans provided and located in these areas.



50.30 Clubhouse



The Clubhouse is Designated a Clean Air Facility.

- a. Use of the clubhouse for approved events is restricted to Heritage Village adult residents, their guests, and select groups.
- b. Heritage Village residents shall pay a rental fee of \$75.00 plus a security and cleaning deposit of \$200.00.
- c. Not applicable at this time.
- d. Refund of security and cleaning deposit will be made within 7 days following completion of the final checkout/walk through if a damage or cleaning assessment is not required against the renter.
- e. The clubhouse renter must complete an HVMCA Clubhouse Rental Application, read, sign, and agree to comply with the Clubhouse Renter's Rules and Liability Agreement. Application and agreement forms may be obtained from the HVMCA Office and submitted to the HVMCA Manager with a check for the rental fee and security and cleaning deposit at least 7 calendar days prior to the desired date of

- use. Arrangements will be made between the renter and the HVMCA Manager for renter access to the clubhouse.
- f. Heritage Village residents must have approval of the HVMCA Board of Directors prior to using the clubhouse for a private party. All attendants at a private party, including residents, are required to stay in the clubhouse area.
 - g. The person renting the clubhouse must be present on the premises while the facility is being used.
 - h. Use of the clubhouse is restricted to the meeting room(s) on the first-floor level, the kitchen, and the restrooms. The number of guests is limited to 49 people based on Fire Department regulations.
 - i. The clubhouse doors shall remain closed and locked when not in use for an approved function.
 - j. Residents are not permitted use of the clubhouse or other common facilities when they are delinquent in payment of HVMCA assessments.



- k. The clubhouse shall not be used as a means of entrance to the swimming pool and spa area.
- l. Parking violations which occur by attendees of clubhouse activities who do not belong to the Association

shall be the responsibility of the person renting the clubhouse.

- m. Rental of the clubhouse does not include use of the pool or the grounds.

50.40 Weight Room

- a. Weight room keys are assigned by the HVMCA Manager.
- b. Weight room users under 14 years of age must be accompanied by an adult Heritage Village resident. Weight room users 14 through 17 years of age must have signed parental or guardian consent. Consent forms are available through the HVMCA Manager.
- c. Smoking, food, and alcoholic beverages are prohibited in the weight room.
- d. Horse play is not allowed in the weight room.
- e. Athletic type shoes and socks are required for wear in the weight room. Sandals or flip flop type footwear are not authorized for wear in the weight room.
- f. For sanitary reasons and to ensure that bare skin contact is minimized, a shirt must be worn when using weight room equipment, or a towel must be placed between a weight room user and any bench being used.



- g. A weight room user shall read and understand the operating instructions posted on the weight room walls prior to using the weight room equipment.
- h. Loud music is not permitted in the weight room. Music of any kind is not permitted in the weight room if other users object.

50.50 Swimming Pool & Spa

The swimming pool/spa areas are NO SMOKING areas.

- a. The HVMCA swimming pool hours of operation are from 8:00 a.m. to 11:00 p.m. daily. Spa hours are from 3:00 p.m. to 11:00 p.m. daily. Use of the swimming pool and spa



after 10:00 p.m. should be minimized. Sound generated in these areas travels, and can become an annoyance or nuisance to the surrounding residents. (Refer to Article III, Section 3, page 9 of the HVMCA CC&Rs).

- b. All persons entering the swimming pool and spa area shall sign in on the clip board provided near the bulletin board.
- c. All persons using the swimming pool or spa do so at their own risk.
- d. The use of the swimming pool and spa facilities is limited to Heritage Village residents and their guests.
- e. Heritage Village resident and guest entry to the swimming pool and spa area is through locked gates accessible with a key assigned by the HVMCA Manager. Access to the swimming pool and spa area must not be gained via clubhouse entry nor by climbing or jumping over the fence or walls. The gate shall not be opened for persons who lost their key or who left their key at home.
- f. Attendants and/or lifeguards, when present, will maintain surveillance of the swimming pool and spa areas and spot check identification and key on a random schedule. A key in the possession of a person other





than the registered key holder shall be confiscated and the person shall be escorted from the area.

g. Heritage Village residents are allowed to sponsor 2 guests per day for each residential unit.

h. Non-house

guests must depart the swimming pool and spa area in favor of residents when the area is overly crowded.

- i. Heritage Village owners shall relinquish their right to use the swimming pool and spa facilities when they lease or rent their residence.
- j. Glass, breakable articles, and hairpins are not allowed within the fenced and gated pool and spa area.
- k. Oil or lotions cannot be used prior to entering the swimming pool or spa. A person must wash down prior to entering the swimming pool or spa if oil or lotion has been applied to their body or hair.
- l. Consumption of food and drinks is prohibited in the swimming pool and spa. Alcoholic beverages are not permitted within the fenced and gated pool and spa area.
- m. Children under the age of 14 shall not be allowed in or around the swimming pool and spa area unless under the direct supervision of an adult resident. Children 5 years of age and under are not allowed in the spa. This rule is in accordance with California State Law. The spa is for adult relaxation and is not to be used as a wading or playing pool by children.
- n. Animal pets are not allowed in or around the swimming pool and spa areas nor in the clubhouse.
- o. Battery-operated radios or recorders are permitted in the swimming pool and spa area only when used with earphones.
- p. Rafts, floats, etc., shall not be permitted in the swimming pool when more than 10 people are using the pool. Pool toys are not allowed in the spa.
- q. The swimming pool and spa shall not be used in lieu of the restrooms for "calls of nature." This is a critical health item, as well as one which can seriously affect the chemical balance of the swimming pool and the spa. Small children who are not potty trained are not allowed in the pool unless they are wearing cloth diapers covered with vinyl panties. **DO NOT PUT A CHILD IN THE SWIMMING POOL WEARING A DIAPER SUCH AS PAMPERS, LUVs, HUGGIES, or other.** The cotton in disposable diapers disintegrates and clogs up the swimming pool filter system. Parents of small children are requested to remind their children



to use the restrooms periodically. Parents are responsible for the cost and/or clean up resulting from any accidents caused by their child if the child is not wearing the required cloth diapers and vinyl panties.

- r. Diving, splashing, ball playing, rowdy behavior, and tampering with the swimming pool and spa controls is not permitted.
- s. Furniture located in the swimming pool and spa area is intended for the use of Heritage Village residents utilizing the facilities. The furniture shall not be removed from the vicinity or premises.
- t. Only swimming attire shall be worn in the swimming pool and spa.
- u. The gates to the swimming pool and spa area and the door to the restrooms shall be kept closed and locked at all times.
- v. Residents and guests using the swimming pool and spa facilities shall keep the areas clean and free of rubbish, trash, garbage, or other waste materials by using the trash cans provided and located in the vicinity.
- w. Bicycles, rollerblades, skateboards, or other wheeled devices and equipment are not allowed in the swimming pool and spa areas.

50.60 Tennis Court Area

- a. Hours of operation for the tennis courts are from 8:00 a.m. to 11:00 p.m. daily. Use of the tennis courts after 10:00 p.m. daily should be minimized. Sound generated in these areas travels, and can become an annoyance or nuisance to the surrounding residents. (Refer to Article III, Section 3, page 9 of the HVMCA CC&Rs).
- b. Tennis is the only activity authorized within the tennis courts.
- c. Children under the age of 14 shall not be allowed in or around the tennis courts unless under the direct supervision of an adult resident.
- d. All persons using the tennis courts do so at their own risk.
- e. The use of the tennis court facilities is limited to Heritage Village residents and their guests.
- f. Heritage Village resident and guest entry to the tennis courts is through locked gates accessible with a key assigned to them by the HVMCA Manager. Access to the tennis courts must not be gained by climbing over the fence. The gate shall not be opened to persons who lost their key or who left their key at home.
- g. Attendants or security personnel, when present, will maintain surveillance of the tennis courts and spot check identification and key on a random schedule. A key in the possession of a person other than the registered key holder shall be confiscated and



- the person shall be escorted from the area.
- h. Heritage Village residents are allowed to sponsor 2 guests for each residential unit per day.
- i. Non-house guests must depart the tennis courts in favor of residents when the area is overly crowded.
- j. Heritage Village owners shall relinquish their right to use the tennis courts and other recreational facilities when they lease or rent their residence.
- k. Glass and breakable articles are not allowed in the tennis court areas.
- l. Animals are not allowed on the tennis courts.
- m. Tampering with the tennis court equipment is prohibited.

- n. Court shoes must be worn on the tennis courts. Other types of shoes, such as street shoes or jogging shoes, shall not be allowed on the tennis courts.



- o. Bicycles, rollerblades, skateboards, or other wheeled devices and equipment are not allowed in the tennis court area.
- p. The gates to the tennis courts shall be kept closed and locked at all times.
- q. Residents and guests using the tennis courts shall keep the area clean and free of rubbish, trash, garbage, or other waste materials by using the trash can provided and located in the area.

50.70 Basketball Court Area

- a. The HVMCA basketball court area hours of operation are from 8:00 a.m. to dusk daily.
- b. All persons using the basketball court area do so at their own risk.
- c. The use of the basketball court facilities is limited to Heritage Village residents and their guests.
- d. Attendants or security personnel, when present, will maintain surveillance of the basketball court area and spot check identification on a random schedule. Unauthorized persons shall be escorted from the area.
- e. Heritage Village residents are allowed to sponsor 2 guests for each residential unit per day.
- f. Non-house guests must depart the basketball court area in favor of residents when the area is overly crowded.
- g. Heritage Village owners shall relinquish their right to use the basketball court and other recreational facilities when they lease or rent their residence.
- h. Glass and breakable articles are not allowed in the basketball court area.
- i. Animal pets are not allowed on the basketball court area.
- j. Tampering with the basketball court equipment is prohibited.
- k. Court type shoes must be worn on the basketball court area.

- i. Bicycles, rollerblades, skateboards, or other wheeled devices and equipment are not allowed on the basketball court area.
- m. Residents and guests using the basketball court area should keep the area clean and free of rubbish, trash, garbage, or other waste materials by using the trash cans provided and located in the area.



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Maintaining Pets

- a. Heritage Village residents are restricted to maintaining 2 pets for each residential unit. Pets are defined as cats, dogs, or smaller domestic animals. (Refer to Article III, Section 6 of the HVMCA CC&Rs, pages 10 and 11).
- b. Animals are not permitted to run loose in the Heritage Village community area. A pet must be on a leash with the leash in the resident's hand when outside of an individual residence.
- c. A pet shall not be fenced, housed, or tied to any area outside of a residential dwelling unit.
- d. Each pet is the responsibility of its owner. If a pet becomes a nuisance, restrictive action will be taken by the HVMCA Board of Directors.
- e. Heritage Village pet owners are responsible for cleaning up pet defecation immediately and are responsible for any damage caused by their pet to shrubbery, plants, greenery, or trees.



70.00 Solicitation & Advertising

- a. Door-to-door solicitation such as, personal, business, professional, charitable, political, entertainment, or other in Heritage Village by a resident or non-resident is prohibited.
- b. The prohibition against solicitation includes, for example, the unrequested distribution of handbills, notices, or newspapers in or near the entrance to individual residences, carports, garages, or in any common area.
 - c. Club, charitable, political, entertainment, or other activities existing totally within and sponsored by Heritage Village residents are exempt from these solicitation restrictions. Solicitors are to be registered with the HVMCA Manager and must show identification at registration.
 - d. No advertising signs, posters, or billboards shall be displayed or remain on any residential unit or common areas, except for a single "For Sale" or "For Rent" sign. Residential and common area premises shall not be used in such a way or for purposes which may endanger the health of or unreasonably disturb a Heritage Village resident owner.
 - e. Signs for political candidates and causes are allowed no earlier than 30 days prior to the public vote and will be removed within 2 days following the election.



80.00 Landscape & Grounds

- a. HVMCA owners or residents shall not alter the common areas in any way without written approval from the HVMCA Board of Directors.
- b. HVMCA owners wishing to maintain the common area planter beds adjacent to their residential units must obtain written approval from the HVMCA Board of Directors.
- c. HVMCA residents are responsible for the removal of debris washed into common area lanes and street gutters while hosing down their carports, walks, or driveways. Debris and trimmings from residential unit area plants and trees must be bagged, tied, and put out for normal trash pick up.
- d. Rubbish and debris shall not be permitted to accumulate or be placed on any part of the property outside of a Heritage Village residence.
- e. HVMCA residents must not put trash containers out more than 24 hours prior to scheduled pickup. Only authorized Ridgecrest Sanitation trash and recycle containers may be used for pickup. All trash and recycle material must fit within the containers with the lids closed. All containers must be removed from curbside within 18 hours of pickup and placed out of view from the street.
- f. HVMCA residents are permitted to alter their front landscaping to use low water use vegetation. Residents must submit plans to the Architectural Committee that are in compliance with the HVMCA Landscaping Policy prior to starting any modifications to their front yards. The Architectural Committee shall use the review process defined in section 90.30 of these Rules & Regulations.



90.00 Architectural Control

Mechanisms to ensure architectural control of exterior alterations, repairs, or additions to HVMCA residences and other structures are provided in the following paragraphs. (Refer to Article X, pages 40-46 of the HVMCA CC&Rs for a complete description of the Architectural Controls).

90.10 Architectural Committee

The HVMCA Architectural Committee is comprised of individuals appointed by the HVMCA Board of Directors for the purpose of reviewing and approving or disapproving exterior alterations, repairs, or additions to HVMCA residences or other structures to ensure that the architectural aesthetics and integrity of the community will not be impaired.

90.20 Submission of Construction Change Request



HVMCA owners are required to submit a Construction Change Request, including architectural plans and specifications, for any exterior alteration or addition (including antennae) to their residence to the HVMCA Architectural Committee for written approval. No construction, alteration, addition, modification, decoration, redecoration or reconstruction of an improvement shall be commenced or maintained without approval from the HVMCA Architectural Committee.

90.30 Architectural Committee Review

The HVMCA Owner's Construction Change Request will be reviewed by the HVMCA Architectural Committee and a written ruling will be provided to the owner with 30 days after receipt of the request. In the case of a request to install solar panels, the Architectural Committee will issue a written ruling within 60 days of receipt of the request. Possible ruling actions are provided below:

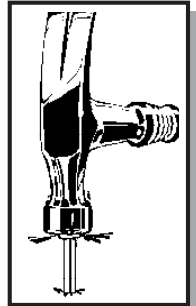
- a. If the construction change is approved by the Architectural Committee, the HVMCA owner may commence the requested change.
- b. If the construction change is disapproved, the HVMCA owner may appeal the decision by requesting a hearing by the HVMCA Board of Directors. (See Article X, Section 10 of CC&Rs).

90.40 Unauthorized Construction Change

When an HVMCA owner fails to submit a Construction Change Request prior to initiating the construction change or acts to initiate a construction change following HVMCA Architectural Committee disapproval of the construction change, the HVMCA Board of Directors will request that the HVMCA owner appear before the Board to explain the action.

Should the HVMCA owner fail to appear before the Board to explain the unauthorized construction change action, the Board will make a decision based on information currently held by the Board. Possible ruling actions are provided below:

- a. If the Board approves the construction change, the HVMCA owner may continue with the construction change.
- b. If the Board disapproves the construction change, it will attempt to persuade the resident owner to accede to the Board's final decision.
- c. If the Board fails to receive the HVMCA owner's cooperation to adhere to the Board's disapproval decision, legal or other action by the Board for noncompliance may be instigated and may prove costly to the owner. (Refer to Article X, pages 40-46 of the HVMCA CC&Rs).



100.00 Compliance

All HVMCA owners are required to comply with existing HVMCA CC&Rs, By-Laws, and R&Rs. Additional information concerning compliance procedures are covered in the HVMCA Judiciary Committee Procedures. Methodologies for the review of reported instances of noncompliance with existing HVMCA CC&Rs, By-Laws, or R&Rs, notification of violation, imposition of penalties, levying of monetary fines, and HVMCA owners rights of appeal are provided in the following paragraphs.



100.10 HVMCA Board of Directors Review

After due consideration of the Judiciary Committee recommendations, the HVMCA Board of Directors shall review and impose appropriate disciplinary action against any HVMCA owner of record for failure to comply with existing HVMCA CC&Rs, By-Laws, or R&Rs.

100.20 Notification of Violation

The HVMCA Board of Directors, upon recommendation of the HVMCA Judiciary Committee, shall provide an accused HVMCA owner of record with a written notice of violation at least 30 days prior to a scheduled hearing on the alleged violation.

100.30 Penalties

Penalties for breach of the HVMCA CC&Rs, By-Laws, and R&Rs may be imposed by the HVMCA Board of Directors upon consideration of the Judiciary Committee recommendations. Penalties are not limited to monetary fines, but may include confiscation of recreational activity keys and/or suspension of the right to use recreational facilities for a period not in excess of 180 days. Heritage Village owners shall be liable to the HVMCA for violations attributed to the owner, owner's family, owner's guests, or owner's tenants.



100.40 Monetary Fines

The HVMCA Board of Directors, on consideration of the HVMCA Judiciary Committee recommendations, has the authority to assess a maximum monetary penalty of either \$45.00 or \$150.00 for each violation occurrence as specified in paragraph 20.15 of these R&Rs. In accordance with the procedures detailed in the HVMCA CC&Rs and By-Laws, the HVMCA Board of Directors is empowered to take appropriate action to collect assessments when the fine is not paid on the due date.

100.50 Right to Appeal

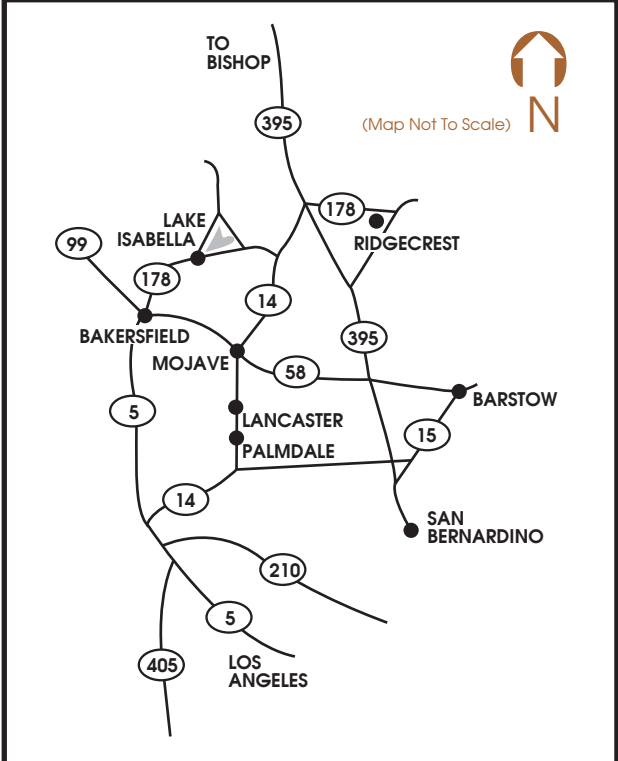
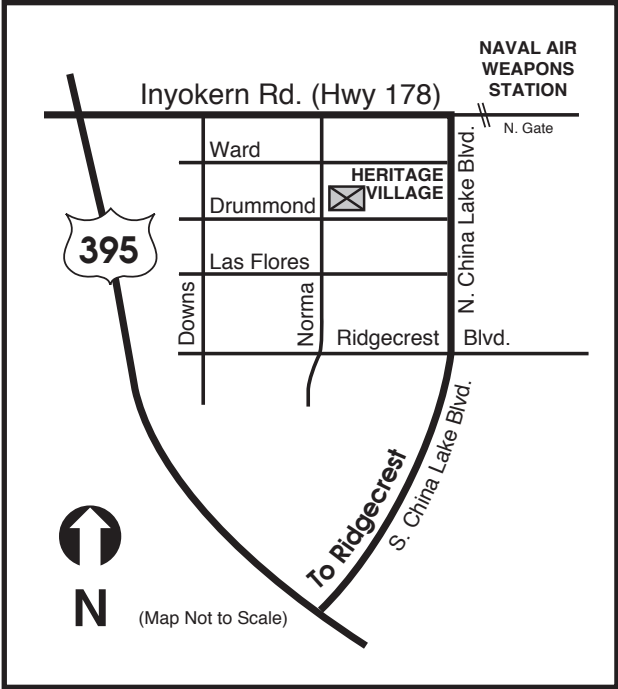
An HVMCA owner may appeal any penalty by written notice of appeal to the HVMCA Board of Directors, except a penalty for delinquency of assessments.

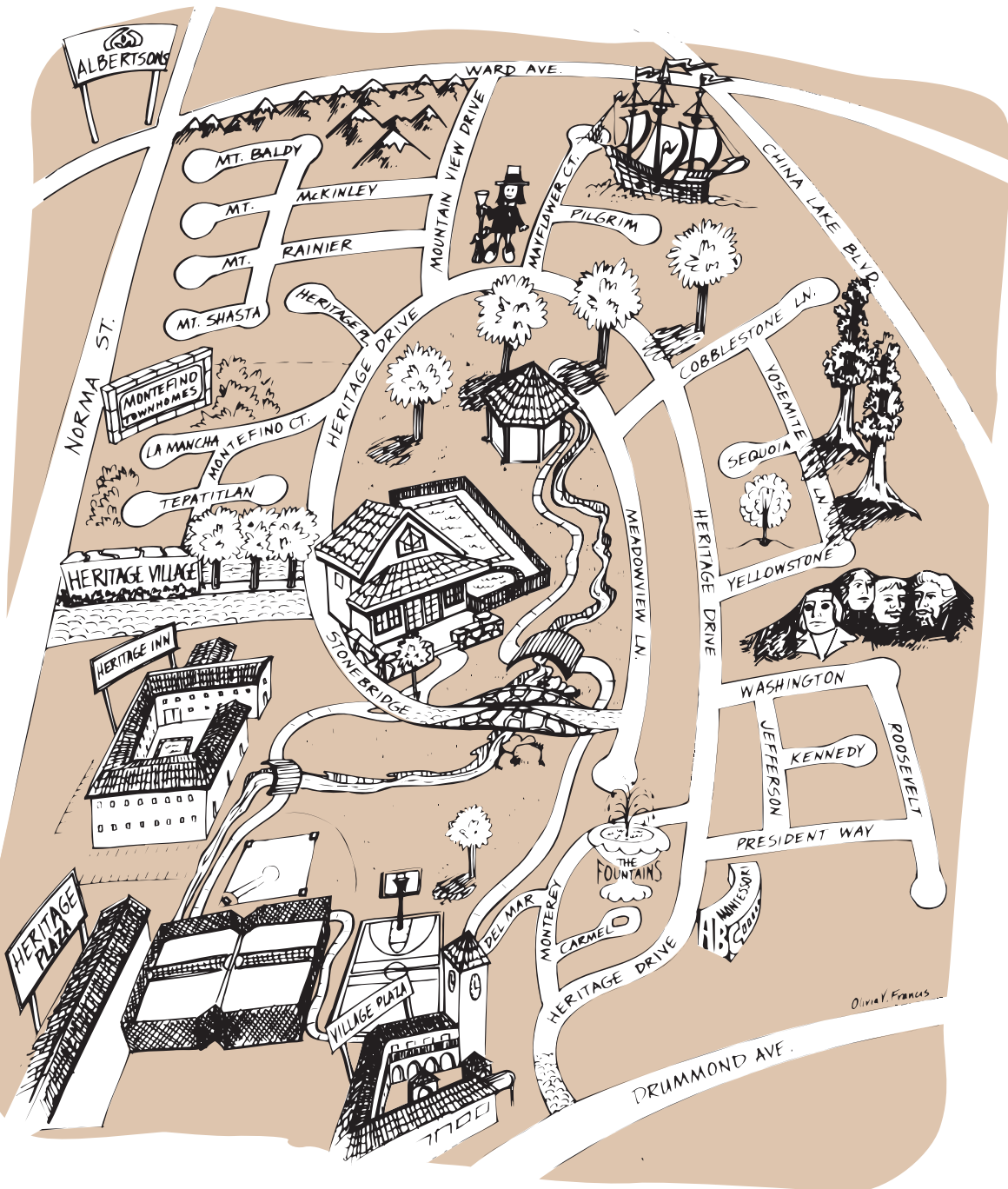
EASY REFERENCE

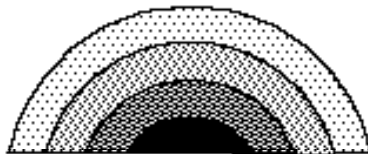
All local calls must be preceded by 1-760-
Heritage Village Office..... 446-6237

- Cerro Coso Community College 384-6100
- Chamber of Commerce 375-8331
- City Hall 499-5000
- DMV 800-777-0133
- Employment Development 446-2593
- Fire Department 375-8466
- IWV Water District 375-5086
- Inyokern Airport 377-5844
- Kerr-McGee Center 499-5151
- Liberty Ambulance 375-6565
- Maturango Museum 375-6900
- NAWC/NAWS Information 939-9011
- Pacific Gas & Electric 800-743-5000
- Police Department 499-5100
- Post Office 800-275-8777
- Public Library 384-5870
- Ridgecrest Area Transit 499-5040
- Ridgecrest Regional Hospital 446-3551
- Senior Citizen Center 375-5438
- Sheriff's Office 384-5800
- Sierra Sands School District 375-4340
- Social Security 800-772-1213
- Southern California Edison 800-655-4553
- Verizon 800-483-4000

OTHER NUMBERS







HERITAGE VILLAGE

Master Community Association

425 West Heritage Drive, Ridgecrest, CA 93555

(760) 446-6237