

**LA CONTENTA HOMEOWNERS ASSOCIATION
C/O THE MANAGEMENT ALTERNATIVE
1120 13TH STREET, SUITE C
MODESTO, CA 95354
(209)544-3422, FAX (209)544-3421**

STANDING RULES

1. No illegal, noxious or offensive trade or activity shall be carried on upon a lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
2. No temporary structure, including RV's, may be used as a residence either temporarily or permanently without approval of the Board of Directors.
3. Loading and unloading of recreational vehicles is limited to two days per each departure and arrival. Using an RV for living accommodations for visitors is restricted to 72 hours each visit.
4. No fence, wall or permanent structure excluding flag poles and Secure Logic mailboxes shall be placed or erected in what is considered the front yard of lot (i.e. anything in front of the house).
5. No fence over six feet (6') in height may be installed in the back or on the side or sides of any lot. No fence within thirty inches (30") of the front yard setback (i.e. 30" back from the furthest front part of the house) shall be installed in any front yard area. All fence plans must be submitted to the Architectural Committee for approval.
6. Wire or chain-link fences are prohibited in the community.
7. Homeowners with fencing constructed of chain link or wire shall be held responsible for the removal of the fencing prior to offering their property for resale or no later than the close of escrow.
8. Within one (1) year after the close of escrow or the completion of construction of the main residence, whichever occurs first, landscaping plans shall be submitted and approved by the Architectural Committee and the installation of the front yard landscaping shall be completed within that time frame.
9. No landscaping should be planted or maintained in a location which interferes or potentially damages or impairs movement on any road, right-of-ways or adjoining property.
10. All plans for swimming pool installations must be submitted to the Architectural Committee for approval.
11. A reasonable number of household pets may be kept so long as they are not bred or maintained for commercial purposes. No other animals, livestock or poultry of any kind shall be kept on any lot. Dogs and cats shall only be allowed on the Common Areas when they are leashed and otherwise under the supervision and restraint of their Owners. Under no circumstances shall any household pet be left chained or otherwise tethered in the front of a lot. Pet owners are responsible for controlling the barking and/or behavior of dogs/pets so as not to be a nuisance to neighbors.

12. No exterior clotheslines shall be erected or maintained on any lot. There shall be no drying or laundering of clothes on any lot in a manner which is visible from any street or any neighboring lot.
13. No advertising signs (except one "for rent/or lease" sign per parcel of not more than two square feet or one "for sale" sign per parcel of not more than two feet by four feet), billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot. Political signs may not be displayed sooner than ninety (90) days prior to a scheduled election and must be removed within ten (10) days following that election. Political signs may be no larger than 3' X 3' and may not be placed in street easements.
14. No visible business activities shall be conducted in any building or any portion of any lot.
15. No rubbish, trash or garbage shall be allowed to accumulate on lots and any trash outside the interior walls of a residence shall be stored entirely within appropriate disposal containers screened and concealed from the view of neighboring lots and streets. The Association shall be entitled to impose reasonable fines and penalties for collection of garbage and refuse which is disposed of in any manner inconsistent with this rule.
16. Each Owner shall be accountable to the remaining Owners, their families, visitors, guests and invitees, for the conduct and behavior of their children and any visiting children temporarily residing in or visiting the Owner's residence.
17. No automobile, truck, mobile home, camper, boat, aircraft or any other similar vehicle shall be permitted to be stored or remain on any portion of any road within the properties or on the streets overnight, except as may be permitted in areas designated for that purpose by the Association and in accordance with such rules and regulations as the Association may adopt. A vehicle may be stored in a residential side yard only if a fence or an approved screen reasonably conceals such vehicle. No vehicle may be parked or stored in that portion of the front yard which is ordinarily considered for landscaping. All non-compliance will be subject to fines for each citation/occurrence.

Screening shall be such that all RV's, boats, trailers, and other vehicles other than standard automobiles, are reasonably concealed from the front or side streets of the owner's dwelling. As a minimum, the screening structure shall be as wide as the unit to be concealed and permanently attached to the ground. It is recommended that gates be attached to permanent posts set in concrete. Temporary and movable screens are not acceptable. Visually, the screen shall be aesthetically attractive.

Prior to erecting a screen, the owner shall submit plans or drawings of the proposed screen to the La Contenta Homeowners Association Architectural Committee for review and approval. When unique terrain problems exist on a lot, the Architectural Committee will take them into consideration when homeowners seek to install screening that does not meet standards as stated above.

Screening materials may include the following and must be spaced close enough to reasonably conceal the intended object:

Wood or Vinyl Fence 5' to 6' in height

Brick or Masonry Wall or Fence 5' to 6' in height
Framed Wood or Plastic Lattice 5' to 6' in height
Hedges or Trees a Minimum of 5' high

18. Adequate off-street parking shall be provided by proposed driveways, garages, carports, and the like, to accommodate all normal parking needs. It is the intent of these requirements to eliminate the need for street parking. Off-street parking shall be permitted under the following conditions:
 1. The access to off-street vehicular parking shall be via the driveway encroachment.
 2. The parking area may extend a maximum of ten (10) feet into the street easement and shall be constructed of the same material as the driveway.
 3. Permitted construction material shall include concrete, paving stones, asphalt, chipseal, rockcrete, brick, turf-stone, or compacted road base. The construction material must have a depth of 2 inches.
 4. The perimeter of the parking area shall contain a border capable of retaining the road base in place.
 5. Loose gravel, bark, wood chips and other unconsolidated materials shall not be used in the off-street parking area.
19. All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly or for control of fire and any other hazard. Maintenance shall mean the act of caring for property and preserving it from failure or deterioration. If the Owner of any lot fails to maintain the property and plants thereon, the Association shall have the authority to have all necessary work done and to collect the costs plus fines from the Owner. Weed cutting on vacant lots and improved lots must be completed by May 15 each year and thereafter, as necessary due to re-growth. After this date, the Architectural Committee will inspect lots. All lots not in compliance will automatically be fined \$250.00 plus the cost to have the lots cleared, plus administrative fees of the Association and/or its management company.
20. No Owner may construct, repair, service or maintain any motor vehicle on any portion of any road within the properties, except for minor emergency repairs.
21. At no time shall any activity that requires a permit be performed in the community without such a permit, and architectural review and approval.
22. Requests for a variance from the rules and regulations as set forth in the C.C. & R's may be granted only by The Board of Directors.
23. Garage sales are limited to two sales per home per year. Items for sale may be on display for a maximum of two days per sale.
24. The La Contenta Homeowners Association shall exercise its obligation to recognize and execute only county, state, or federal regulation concerning road and highways as pertaining to construction code and/or public safety.
25. Any building or structure, excluding swimming pools, may not be placed any closer than 20 feet from the front and back lot lines or 10 feet from the side lot line.
26. Approved roofing materials consist of the following:

masonry tile
slate

metal tile
rock

27. Composition roofing material may be used on detached sheds with the Architectural Committee's approval, but not on any other building or structure.
28. *The only allowable mailbox in the La Contenta community is the ETL Secure Logic mailbox which must be black in color and installed with the standard ETL black mailbox post.*

Updated 10/20/07