

RULES AND REGULATIONS

PREPARED FOR

STONERIDGE AT MISSION VIEJO ASSOCIATION

Adopted by the Board of Directors

Date: December 1, 1997

Amended: November 12, 2001

Amended: January 14, 2002

Amended: October 7, 2002

Amended: November 4, 2002

Amended: June 15, 2009

Amended September 13, 2010

STONERIDGE AT MISSION VIEJO ASSOCIATION

RULES AND REGULATIONS

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STONERIDGE AT MISSION VIEJO ASSOCIATION

A PLANNED COMMUNITY

MEMBERSHIP INFORMATION

The Stoneridge at Mission Viejo Association offers many advantages to the homebuyer. In order to protect and preserve these benefits, however, certain limitations and restrictions are placed on members of the Association.

The Stoneridge at Mission Viejo Association is a California non-profit corporation consisting of those Owners of Units within the ultimate boundaries of Stoneridge.

The purpose of Stoneridge at Mission Viejo Association is to ensure that the Common Area and Common Facilities will be maintained in an attractive manner and will be available for the enjoyment of all Members. Your automatic membership in the Association provides a membership base to share in the future costs of maintaining the community.

The attached rules, regulations and policies have been developed with consideration given to providing each member with the greatest enjoyment of the facilities without infringing on other Members and their rights to quiet enjoyment of their homes and community.

Although these rules and regulations support the CC&Rs, they do not cover the entirety of the document. Please be sure to read the CC&Rs carefully.

STONERIDGE AT MISSION VIEJO ASSOCIATION

DELINQUENCY POLICY

1. Assessments are due and payable in full on the first day of each month. All other charges including but not limited to late fees, interest, collection costs and fines are due as incurred. All assessments, late fees, interest and collection costs are subject to the Delinquency Policy.
2. Payments received will be applied in the following order: Unpaid principal including assessments and special assessments levied in accordance with the Declaration and Civil Code, late fees, collection fees, interest and CC&Rs violation fines.
3. Any request for special consideration must be submitted to the Board prior to the assessment becoming more than fifty (50) days past due.
4. **NOTICE OF STATUTORY RIGHT OF ALTERNATIVE DISPUTE RESOLUTION (“ADR”).**
California Civil Code Section 1366.3 provides for the resolution of disputes regarding non-payment of assessments through ADR as set forth in California Civil Code Section 1354, provided that the owner within thirty (30) days of the recording of a Notice of Delinquent Assessment, does all of the following:
 - a) Pays in full to the Association the amount of the assessments in dispute, late charges, interest and all fees and costs associated with the preparation and filing of a Notice of Delinquent Assessment (lien), including all mailing costs, and including attorney’s fees not to exceed four hundred twenty-five dollars (\$425).
 - b) That during said thirty (30) days following the recording of the Notice of Delinquent Assessment (lien), the owner states to the Association in a written notice, mailed by certified mail, that the amount is paid under protest.

ACTION WILL BE TAKEN	# OF DAY <u>AFTER DUE DATE</u>	<u>CHARGE TO HO ACCOUNT</u>
5. Late fee assessed on past due assessments.	15	\$10.00
6. Management sends a past due statement for all outstanding charges on the account. (Assessments, late fees, interest, collection)	30	No Charge
7. An ‘Intent to Lien’ letter is sent to the owners by Certified mail. Charge incurred for this letter will be levied against the delinquent account.	45	\$25.00

**DELINQUENCY POLICY
CONTINUED**

ACTION WILL BE TAKEN	# OF DAY AFTER DUE DATE	CHARGE TO HO ACCOUNT
b. Documents and processing provided in accordance with Speier Bill (CC 1367) including account detail, Delinquency Policy, and Fine Policy.		\$15.00
8. a. A notice of Delinquent Assessment Lien will be filed Against the delinquent property and charges for its processing and recording will be levied against the delinquent account.	75	\$140.00
b. Copy of recorded document will be sent to owners of record by certified mail in accordance with Speier Bill (CC 2924b).		
9. Upon receipt of payment in full, a Release of Lien will be recorded. Copies will be sent to all owners of record.		\$25.00
10. Upon authorization of the Board of Directors, a Notice of Intent to Foreclose will be sent to the owner. Delinquent owner will be liable for payment of fees and costs. Copies will be sent to the owners of record.	105	\$25.00
11. Account will be referred to the Association attorney or collection agent. All legal fees and costs of collection will be charged to the delinquent owner.	135	Legal fees and costs
12. Interest will be charged on assessments, late fees, interest and collection fees.	30	12% annum
13. Copies of documents to multiple owners of record in accordance with Speier Bill:		
a) One copy only		No charge
b) Handling fee for additional copies		\$10.00 each
*All fees may be subject to change without notice.	Date:	

STONERIDGE AT MISSION VIEJO ASSOCIATION

COMMON AREA RULES AND REGULATIONS

1. Owners are prohibited from destroying, removing or altering the landscaping in the Common Area, regardless of the condition of the plantings.
2. Littering of the Common Area is not permitted.
3. No Owner may (a) permits or cause anything to be done or kept on the Properties or on any public street abutting the Properties which may (I) increase the rate of insurance in the Properties, (ii) result in the cancellation of such insurance, or (iii) obstruct or interfere with the rights of other Owners, or (b) commit or permit any nuisance thereon or violate any law.
4. Each Owner shall comply with all requirements of the local and state health authorities and with all other applicable governmental ordinances regarding occupancy and use of a Dwelling Unit.
5. Each Owner is accountable to the Association and other Owners for the conduct and behavior of persons residing in or visiting his/her Lot.
6. Any damage to the Association Common Area, personal property of the Association or property of another Owner caused by such persons shall be repaired at the sole expense of the Owner of the Lot where such persons are residing or visiting.
7. No trash may be kept or permitted upon the Properties or on any public street abutting or visible from the Properties, except in sanitary containers located in appropriate areas screened from view. Such containers may be exposed to the view of the neighboring Lots only when set out for a reasonable period of time (not to exceed twelve (12) hours before and after scheduled trash collection hours.
8. No clothing, household fabrics or unsightly articles shall be hung, dried or aired on or over any Lot.
9. Only residents and their guests are allowed entry onto fire trails within the Stone Ridge community. All personal motorized vehicles are prohibited from using the fire trails. Non-residents are prohibited from the use of the trails including pedestrians, bicycles, horses, etc.
10. Park, Greenbelts and Trails are open from Dawn until Dusk.
11. Stone Ridge at Mission Viejo Association will prosecute under PC 602 Trespassing if this is violated.
12. Littering of the Common Area is not permitted.
13. Smoking is prohibited in Stone Ridge Park and on the community trails.
14. All unlicensed motorized vehicles are prohibited from use within the Stone Ridge community including common areas, community streets, greenbelts, and or on the surrounding fire trails. This would include mopeds, electric bikes, unregistered golf carts, miniature electric motorcycles, electric or gas scooters, dirt bikes etc.. The use of battery operated motorized toy vehicles such as Mattel's Power Wheels is permitted on sidewalks and common areas within the community where the slope does not exceed 2%. (Streets that do not exceed the 2% grade are Skyline, Oakstone, Briarcliff, Huntercreek, Driftstone, Maiden Lane, Walnut, Sunrise, Poplar, and Mountain Pine.)

15. Skateboards, razor scooters, wagons and free wheeling vehicles are allowed within the community on sidewalks or common areas where the slope or grade does not exceed a 2%. Wheeled toys (i.e. skateboards, tricycles, big wheels, children's bicycles, etc.) are prohibited from Common Area Landscaping. They are also prohibited on all streets, sidewalks and common areas that exceed a 2% grade because of the potential loss of control. Riding a skateboard while holding on to any motorized vehicle is strictly prohibited within the Stone Ridge Community.
16. No individual shall install any improvement or alteration to the exterior of any appurtenant Dwelling, without prior approval by the Architectural Committee. Please see the Stoneridge at Mission Viejo Association Architectural Guidelines.
17. No portion of the Property may be used for the storage of building materials, refuse or any other materials.
18. Paintball guns, soft air guns, BB guns and any projectile dispensed from guns of any kind are prohibited on all common area properties including but not limited to the Stone Ridge Park and the open areas surrounding the Stone Ridge community.
19. No exterior fires are permitted, except in a homeowner's backyard barbecue or in enclosed fire pits in the homeowner's backyard They must be contained within properly designed and safe containment devices that do not present a fire hazard to the surrounding common areas,
20. No plants or seeds infected with noxious insects or plants diseases may be brought upon, grown or maintained upon the Properties.

STONERIDGE AT MISSION VIEJO ASSOCIATION

RULES REGARDING GUEST LISTS FOR PARTIES OR OTHER FUNCTIONS

1. The following guidelines for private party or other functions within the Stone Ridge community have been established in consideration of all other neighbors who use the common resources in a typical frequency and to efficiently plan the workload at our gatehouse. For all individual guests entering the community, the resident is required to authorize entry by way of communication with the gatehouse. All guests granted permission to enter Stone Ridge are the responsibility of the Owner/Resident that pre-authorized admittance.

Guest Lists for Parties or Functions with 5 to 11 Vehicles

For parties or functions with at least five vehicles but less than twelve vehicles, Stone Ridge residents must submit a typed list of invitees arranged alphabetically by last name. The list must be submitted by the resident to the Access Control Officer at the Stone Ridge Gate House no less than 6 hours in advance of the function and include the address, contact phone information and the time the event is to begin. This form may be faxed to the Gate House by the resident provided the resident is available for a follow up phone call to verify their password. The telephone number must be included for verbal confirmation. The Resident is responsible for confirming receipt and confirmation. Verification must occur six or more hours before the subject event. If the number of guest vehicles exceeds 11 (eleven), the guard will not allow vehicles in excess of 11 to enter the community. Violations caused by circumventing guest procedures will result in a fine of \$200.

Guest Lists for Parties/Functions with 12 to 24 Vehicles

For large parties or individual resident functions where they are expecting twelve vehicles or more but less than 24 vehicles, the resident must submit a typed list of invitees arranged alphabetically by last name. The list must be submitted by the resident to the Access Control Officer at the Stone Ridge Gate House no less than 24 hours in advance of the function and must include the address, contact phone information and the time the event is to begin. This form may be faxed to the Gate House by the resident provided the resident is available for a follow up phone call to verify their password. The telephone number must be included for verbal confirmation. The Resident is responsible for confirming receipt and confirmation. Verification must occur 24 (twenty four) or more hours before the subject event. If the number of guest vehicles exceeds 24 vehicles, the guard will not allow vehicles in excess of 24 to enter the community. Violations caused by circumventing guest procedures will result in a fine of \$200.

Guest Lists for Parties/Functions with 25 but Less than 50 Vehicles

For large parties or individual resident functions where they are expecting 25 vehicles or more but less than 50 vehicles, the resident must submit a typed list of invitees arranged alphabetically by last name. The list must be submitted by the resident to the Access Control Officer at the Stone Ridge Gate House and Action Property Management no less than 72 hours in advance of the function to request an additional Access Control Officer to expedite entry traffic. This form may be faxed to the Gate House by the resident provided the resident is available for a follow up phone call to verify their password. The telephone number must be included for verbal confirmation. The Resident is responsible for confirming receipt and confirmation. Verification must occur 72 (seventy two) or more hours before the subject event. Violations caused by circumventing guest procedures will result in a fine of \$200.

If there are more than 24 guests or vehicles listed, the homeowner will be expected to pay in advance for a minimum of 4 hours of patrol service as well as an extra guard at the entry post for

duration of the party (approx.\$120-\$240). Any additional fees or charges incurred as a result of a violation of the Party List Rules will be passed on to the violating owner/resident as noted herein.

Additionally, the owner/resident shall furnish guests instructions on parking rules of etiquette as published by the Stone Ridge Association, along with a map from the North gate, to their residence.

Guest Parking: Parallel street parking only, including cul-de-sac locations. No double parking allowed. No parking in red zones or in front of driveways. Overnight parking is prohibited without a pre-approved overnight pass. No unauthorized vehicles and no commercial vehicles.\

Maps to Home: Homeowner/resident will furnish maps to the subject residence along with guardhouse notification lists.

Responsibility For Guests: Homeowners/Residents are responsible for the actions of their guests. Loud or any obtrusive behavior, resulting in complaints forwarded to the guardhouse and/or the sheriff's office will be reviewed and investigated by the association and subject to additional fines.

Clean Up: In the event of material being distributed on other resident's property or common areas, the host shall be responsible for clean up within eight hours of the party's conclusion or 10 a.m. the following day, whichever occurs first. Failure to clear all debris will subject the party host to all costs associated with cleanup by the association or the residents affected.

Neighbor Notification: It is recommended that residents hosting a large event (12 vehicles or more) notify nearby neighbors in advance.

STONERIDGE AT MISSION VIEJO ASSOCIATION

TENANT RULES AND REGULATIONS

1. The owner shall have the responsibility to acquaint their tenants and guests with the Rules and Regulations of the Association.
2. For the purpose of these Rules and Regulations, a tenant shall be defined as anyone in possession of an Owner's residence in exchange for any sort of consideration, or at the sufferance of the Owners.
3. Any lease shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the CC&Rs and Bylaws and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease.
4. The Owner will, at all times, be responsible for his or her tenant's or lessee's compliance with all of the provisions of the Project Documents. Violations will be assessed against the Owner even though the infraction was committed by a tenant or guest.
5. No tenant will have voting rights in the Association.
6. An Owner may rent his/her Lot to a single family provided that the Lot is rented pursuant to a written lease or rental subject to all of the provisions of the CC&Rs.
7. No such lease or rental of a Lot may be for a term of less than seven (7) days.

STONERIDGE AT MISSION VIEJO ASSOCIATION

PET RULES

1. No animals, fowl, reptiles, poultry, fish or insects of any kind may be raised, bred or kept upon the Properties, except dogs, cats, fish and birds and other usual household pets may be kept on Lots, provided they are not kept, bred or maintained for commercial purposes, in unreasonable quantities or in violation of the Restrictions. "Unreasonable quantities" ordinarily means more than two (2) pets per Residence; provided, however, that the Board may determine that a reasonable number in any instance may be more or less.
2. The Board may limit the size of pets and may prohibit maintenance of any animal, which, in the Board's opinion, constitutes a nuisance to any other Owner.
3. Animals belonging to Owners, occupants or their licensees, tenants or invitees within the property must be either kept within an enclosure, an enclosed patio or balcony or on a leash held by a person capable of controlling the animal.
4. Any Owner shall be absolutely liable to each and all remaining Owners, their families, guests, tenants and invitees, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Project by such Owner or such Owner's family, tenants or guests.
5. Each Owner shall clean up after such Owner's animals which have used any portion of the Property or public street abutting or visible from the Property.
6. The Association, upon the approval of a majority of its Board of Directors, may prohibit maintenance of any animal within the Project, which, in the opinion of the Board of Directors of the Association, constitutes a private nuisance to any other person.
7. Excessive dog barking or other animal noise will be deemed a nuisance.

STONERIDGE AT MISSION VIEJO ASSOCIATION

Parking Rules Amendment/Revision

(Adopted 5/5/03, Effective 8/1/03)

Revision: Adopted 4/4/05, Effective 5/18/05

1. Any vehicle parked on the street must be moved, operated or driven every 24 hours. All authorized vehicles parked on the street must be in operating condition and comply with all other requirements of the California Vehicle Code and with the parking and other requirements of the City of Mission Viejo.
2. Extended overnight parking (longer than 24 hours) is permitted (resident on vacation, long term guest, etc.) on the street with the issuance of an extended parking pass. Passes will be issued for no longer than seven (7) days. It is the homeowners responsibility to designate to the security service the time frame for the pass. The parking pass must be displayed on the driver's side dashboard so that it is visible.
3. Any member of the Association may file a complaint regarding an authorized or unauthorized vehicle parked for over 24 hours with Management. Management will then contact the Parking Committee chairman who, along with Management, will investigate the complaint for resolution. If the authorized vehicle is moved, driven or operated within 24 hours then the Parking Committee and Management shall make a recommendation to the Board of Directors. If no such resolution is obtained then a Special Assessment of \$50.00 will be imposed after the third violation against the member of the Association.
4. The applicable Public Agency, or Private Patrol Service, shall be authorized to impose and enforce all provisions of the applicable California Vehicle Code sections or local ordinances on any private streets contained within the property. This includes:
 - a. No Parking within 15 feet of any fire hydrant
 - b. No Parking in front of driveways
 - c. No Perpendicular parking on the street or cul-de-sac
 - d. No Parking in designated red zones
5. Mopeds and motorbikes are subject to California Vehicle Code restrictions (i.e., both driver and motorbike must be licensed).
6. No off-road motor vehicles may be operated within the community.
7. The following are Authorized Vehicles: Standard passenger vehicles, including automobiles, passenger vans designated to accommodate ten (10) or fewer people, motorcycles, and pickup trucks having a manufacturers rating or payload capacity of one (1) ton or less.
8. The following vehicles are Prohibited Vehicles:
 - a. Recreational Vehicles (e.g., motor homes, travel trailers, camper vans, boats, etc.)
 - b. Commercial type vehicles (e.g., stake-bed trucks, tank trucks, dump trucks, step vans, concrete trucks, etc.)
 - c. Buses or vans designed to accommodate more than ten (10) people
 - d. Vehicles having more than 2 axels
 - e. Trailers, inoperable vehicles, or parts vehicles
 - f. Aircraft

PARKING RULES CONTINUED

g. Non-motorized vehicles, trailers, or motorized vehicles that exceed seven feet (7') in height, seven feet (7') in width, and nineteen feet (19') in length, or other vehicular equipment deemed a nuisance by the Board.

Prohibited vehicles may not be parked on the street or elsewhere on the homeowners property, except within the Owners fully enclosed garage with the door closed, so long as the vehicles presence on the property does not otherwise violate the provisions of the CC&R's or these rules. Prohibited vehicles may not be parked, stored, or kept on any street except for brief periods (not to exceed 24 hours) for loading, unloading, making deliveries, or emergency repair; provided such temporary parking is not repetitive in nature or otherwise determined by the Board to be inconsistent with the purposes of these parking rules. If the prohibited vehicle is to be parked overnight for loading or unloading, an overnight parking pass must be obtained from the guard service (this period is not to exceed 24 hours).

9. Homeowners must park at least one authorized vehicle in their garage. Please refer to #7 for definition of "authorized" vehicle.
10. No repair, maintenance, or restoration of any vehicle shall be conducted on the property; except within an enclosed garage when the garage door is closed. Such activity may be prohibited entirely by the Board if the Board determines that it constitutes a nuisance.
11. Garage doors must remain closed at all times, except as reasonably required for entry and exit from the garage.
12. Garages shall not be used as a residence, either temporarily or permanently.
13. Exception to street parking rules can be obtained from the Board for homeowners with disabilities that prevent them from parking in their garage or driveways.
14. On announced "street maintenance" days, there is to be no street parking. Any Owner responsible for a vehicle parked on the street during announced "street maintenance" shall be subject to a Special Assessment, and the vehicle may be towed.
15. Maximum vehicular speed limit within the community is 20 mph. Violations to the speed limit may result in the levy of a Special Assessment against the responsible Owner. Homeowners will be responsible for the violations of their guests.
16. Enforcement. For the first three violation(s) of the parking rules occurring during a calendar year by any Owner or the Owners family members, tenants, residents, guests, visitors, invitees, and agents, a warning notice will be issued, and a Special Assessment may be levied against the Owner for each violation, after providing the Owner an opportunity to attend a hearing before the Board. On the fourth violation, the vehicle may be towed from the community without prior warning to the vehicle owner at the owners expense, pursuant to section 22658.2 of California Vehicle Code. Please note that violations by an Owners family members, tenants, residents, guest, visitors, invitees or agents are all attributes to the Owner, such that after three aggregate violations attribute to an Owner occur during the calendar year, the next violation shall result in the vehicle being towed.

**PARKING RULES
CONTINUED**

17. Immediate Towing Without Warning. Notwithstanding the foregoing, the Association may tow a vehicle on first violation, without prior notice to the Owner, if the vehicle obstructs traffic, interferes with any entrance or exit from the community or a driveway, is parked in a parking space designated for the handicapped, presents a safety hazard, such as a vehicle parked in a fire lane, adjacent to a fire hydrant, or more than 18 inches from the curb.

18. Towing Procedure. When a vehicle is towed from the community, the following procedures shall be taken in accordance with Section 22658.2 of Vehicle Code:
 - a. The towing service shall be contacted by an authorized representative of the Association as designated in subparagraph "c" below
 - b. If the identity of the registered owner of the vehicle is known or readily ascertainable, the President of the Association, or his or her designee, shall, within a reasonable time after the vehicle has been towed, notify the owner of the removal by first class mail. If the identity of the owner of the vehicle is not known or ascertainable, the President of the Association, or his or her designee, shall comply with subdivision "c" of the Vehicle Code Section 22853. Specifically, the President of the Association or his or her designee shall give notice of the removal of the vehicle to the local traffic law enforcement agency immediately after the vehicle has been removed. The notice shall include a description of the vehicle, the license number, and the address from where the vehicle was removed.
 - c. The following representatives of the Association are designated, in the order listed below, to authorize towing of a vehicle from the Community:
 - i. The Association's Community Manager
 - ii. The Association's President, Vice President, or other designated members of the Association's Board of Directors; and
 - iii. The Association's Patrol Service

STONERIDGE AT MISSION VIEJO ASSOCIATION

RULES REGARDING OPERATION OF MOTORIZED SCOOTERS

Adopted on October 7, 2002

Owners and their tenants, guests, family members, and other residents are required to comply with all requirements of the California Vehicle Code respecting operation of motorized scooters on Association streets, including, without limitation, the requirements set forth in Section 21235 of the Vehicle Code. Section 21235 prohibits the operator of a motorized scooter from doing any of the following:

- (a) operating a motorized scooter without a brake that will enable the operator to make a braked wheel skid on dry, level, clean pavement;
- (b) operating a motorized scooter without wearing a properly fitted and fastened bicycle helmet that meets the standards of the Vehicle Code;
- (c) operating a motorized scooter with any passengers in addition to the operator;
- (e) operating a motorized scooter carrying any package, bundle or article that prevents the operator from keeping at least one (1) hand upon the handlebars.
- (f) operating a motorized scooter upon a sidewalk, except as may be necessary to enter or leave adjacent property;
- (g) operating a motorized scooter on the highway with the handlebars raised so that the operator must elevate his or her hands above the level of his or her shoulders in order to grasp the normal steering grip area;
- (h) leaving a motorized scooter lying on its side on any sidewalk or park a motorized scooter on a sidewalk in any other position, so that there is not an adequate path for pedestrian traffic;
- (i) attaching the motorized scooter or himself or herself while on the roadway, by any means, to any other vehicle on the roadway.

In addition to the foregoing, motorized scooters may be operated only on the streets, and not upon any sidewalks, landscaped, yard areas or any other non-street surfaces.

The Orange County Sherriff's Department has full authority to enforce the rules as stated above within the Stoneridge at Mission Viejo Association. (O.C. Sherriff's Dept. – 714/647-7000)

STONERIDGE AT MISSION VIEJO ASSOCIATION

SIGN RULES

1. No sign, poster, display, billboard or any other advertising device of any character shall be erected or maintained anywhere within the Properties except (i) such sign (regardless of size or configuration) as may be used by Declarant or Merchant Builder in connection with the development of the Properties and the sale, lease or other disposition of Lots, (ii) entry monuments and similar community identification signs maintained by the Association, (iii) subject to Architectural Review Committee authority governing the location, size, materials and other such criteria, one (1) nameplate or similar Owner name identification, and a reasonable number of signs advising of the existence of security services protecting a Lot; and (iv) one (1) sign which may be displayed on each Lot advertising the Lot for sale or lease.
2. For sale or lease signs (a) may not be larger than eighteen inches (18") by thirty inches (30") in size; (b) may not be attached to the ground by means other than a conventional single vertical stake which may not exceed two inches (2") by three inches (3") in diameter (i.e., posts, pillars, frames or similar arrangements are prohibited); and (c) may not extend more than three feet (3') above ground level.
3. All signs or billboards and the conditions promulgated for the regulation thereof must conform to the requirements of all applicable governmental ordinances.
4. Only one (1) "Open House" sign may be displayed at the entrance gate to the community and only one (1) at the property. No other advertising, such as flags, balloons, etc. is permitted.
5. No "Children at Play" signs or cones are allowed for use in the streets.

STONERIDGE AT MISSION VIEJO ASSOCIATION

“Open House” Sign Rules

1. Residents (or their guests) wishing to advertise an “Open House” for the purpose of selling their property must use a standard sign with restrictions on type, location and quantity.
2. Signs are to conform to the following:
 - a) No larger than 10” x 30”.
 - b) Generic green and white signs only.
 - c) The words “Open House” and an arrow only.
 - d) The signs shall be the type available to realtors at the South Orange County Association of Realtors office or to others at Sign Masters in Mission Viejo.
3. The owner of the sign shall identify the sign as his/hers in an area no larger than 2” by 3”.
4. Only one sign (in total) per corner, first-come first-served. At a four-way intersection there are four corners where only four signs may be placed.
5. Major streets only (a major street being defined as any street outside of the various developments).
6. Signs may not remain on Community Property overnight.
7. No riders or flags.
8. “Open House” signage may be posted on Thursdays, Saturdays, Sundays and Holidays only.
9. Signs not complying with policy may be removed.
10. The owner of the property for sale is solely responsible for adherence to this and all Policies and Guidelines.
11. Property owners not complying with this policy will be subject to the Enforcement Policies.

STONERIDGE AT MISSION VIEJO ASSOCIATION

MISCELLANEOUS RULES

1. **Garage Sales:** A community garage sale will be held once a year. The Board of Directors will designate the date and time. No other garage sales are permitted.
2. **Solicitation:** No door-to-door soliciting or marketing is allowed.
3. **Skateboard Ramps:** The use of skateboard ramps and/or similar structures, either temporarily or permanently, is prohibited anywhere in the Community.