



Sancerre at Newport Ridge Maintenance Association

August 28, 2023

RE: Sancerre at Newport Ridge Maintenance Association – Notice of Proposed Operating Rules Changes

Dear Homeowner:

In accordance with California *Civil Code* Section 4360(a), the Board of Directors hereby provides you with a minimum of twenty-eight (28) days notice of proposed changes to the Sancerre at Newport Ridge Maintenance Association Signage Rules and Updated Rules and Regulations. The purpose of this notice is to offer members an opportunity to provide comments and opinions on the proposed changes.

The following are the Proposed Operating Rules Changes:

1. **Proposed Signage Rules** – The proposed changes to the Signage Rules are to update existing signage standards to current signage standards.
2. **Proposed Updated Rules and Regulations** – The proposed changes to the Rules and Regulations are to incorporate Civil Code updates and revisions to the Rules and Regulations Summary.

The Board will consider adoption of the proposed rule changes, after consideration of any comments from Association Members, at the regular Board meeting scheduled for September 25, 2023 at 6:30 p.m. at the Newport Coast Community Center, located at 6401 San Joaquin Hills Road, Newport Beach, CA 92657.

If you have any comments, submit your written comments to Rosmen Paguio, the Community Association Manager, at rpaguio@keystonepacific.com. You may also contact the community manager at (949) 430-5811 if you have any questions.

Sincerely,

Board of Directors
Sancerre at Newport Ridge Maintenance Association



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Signage Rules in Sancerre Community

The Declaration of Covenants, Conditions and Restrictions, and Reservation of easements for Sancerre at Newport Ridge, Article IX, Section 6, Signs states the use of signs. Subject to the California Civil Code, Sections 712 and 713, as same may be amended from time to time no sign of any kind shall be displayed to the public view on or from any condominium (dwelling) unit or the Common Property without approval of the Association.

The Association hereby establishes the following Rules governing usage of signage within the association. These rules are based on the Newport Ridge Master Association and the Newport Coast Community Association.

The following types of signs, banners, billboards are covered under this rule.

- Real estate signs including Open House, For Sale and For Lease signs.
- Celebration Signs including Graduation, Birthday, Academic Achievement, etc.
- Signs Promoting a business, supporting Political parties or candidates.
- Signs for Alarm monitoring and flags

Real Estate Signage

Owners (or their agents) wishing to advertise “For Sale/For Lease” or “Open House” for purposes of selling their property must use the approved Newport Coast sign with the specific colors, sizes and quantity below.

1. For Sale/For Lease – one (1) sign is permitted per property that confirms to the below Standard and remain for the duration of the sales/lease transaction.
 - a. The Owner of the sign shall identify the sign as his/hers in an area no larger than 2" x 3".
 - b. The total sign area shall be contained within a 14-1/2" x 14-1/2" square area.
 - c. The top of the sign shall not exceed 2' 9" above ground level.
 - d. Text Color: Ameritone 2H14P Egret
Background Color: Sinclair Paint Newport Ridge No. 33 48001225ILS (A)
Pole Color: Ameritone 1UM20A Basalt
2. Open House – One (1) sign is permitted per intersection that confirms to the above standard and can be posted only Thursdays, Saturdays, and Sundays, during the Open House hours.
 - a. Open House directional signs must fit within an 18"x30" rectangular area and have not rider signs.
 - b. No riders or flags are permitted on the Open House signs.
3. Signs, placards, or post-it notes shall not be placed on the Entry Kiosk monument.
4. Gate codes shall not be listed in any real estate directory or listing and should be provided directly by real estate agent to interested buyers.
5. Signs not complying with policy will be removed by the Sancerre Association and stored for pick up by the real estate agent or owner within a reasonable amount of time.
6. The Owner of the property is solely responsible for adherence to this and all Sancerre rules and regulations.
7. Property Owners not complying with this rule will be subject to Sancerre’s violation policies.



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Examples of Open House, For Sale/ Lease signs

Celebration Signs including Graduation, Birthday, Academic Achievement, etc.

1. Residents wishing to post these signs are permitted to do so for a maximum of (30) thirty days when placed on Association's maintained front yard of condominium/home units.
2. Signs must be no more than 9 sq. ft. and be made of paper, cardboard, plastic, or cloth.
3. Signs not complying with policy will be removed by the Sancerre Association and stored at a for pick up by the resident within a reasonable amount of time.
4. The Owner/Resident of the property for is solely responsible for adherence to this and all Sancerre rules and regulations.
5. Property Owners not complying with this rule will be subject to Sancerre's violation policies.

Signs promoting a business, political party, and political candidates.

1. No signs are permitted for promoting a business, nor any political signs supporting a party or candidate are allowed at any time on the community area landscape that the Association maintains, which includes front yards of the condominium/home unit.
2. Signs not complying with policy will be removed by the Sancerre Association and stored at a for pick up by the resident within a reasonable amount of time.
3. The Owner/Resident of the property is solely responsible for adherence to this and all Sancerre rules and regulations.
4. Property Owners not complying with this rule will be subject to Sancerre's violation policies.

Signs for alarm monitoring and Flags

1. One (1) small sign per dwelling unit is allowed for those who have an alarm system.
2. One (1) American Flag or other non-commercial flag, or decorative flag are permitted within reason and must be under fifteen (15) square feet.



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Sancerre General Rules and Regulations

Parking Rules are specified in the specified Parking Rules

Pool Rules are Specified in the separate Pool Rules

Signage Rules are specified in the separate Signage Rules

Delinquency and Violation Policy is in the sperate Violation Policy

Here are the other general rules for Sancerre at Newport Ridge

Pets:

- Clean up after your pet. Carry dog waste bags to retrieve and dispose of waste. Do not place bagged pet waste in common areas; dispose of the bag in your garbage or in a Newport Ridge receptable.
- Pets are not permitted inside the Pool area.
- Excessive barking or other offensive and persistent animal noise is prohibited.
- Pets must be leashed when in the Common areas.
- You may keep pets in reasonable numbers.
- You are liable for your pet under the CC&Rs and in accordance with state and local laws.
- Coyotes are abundant in the area - many roaming cats have been lost to coyotes.

Changes or modifications to your dwelling unit's exterior windows, doors, fixtures, paint, shutters, awnings, etc.:

- No exterior modification or improvement shall be installed, constructed, altered, modified, or moved without the prior written approval of the Architectural Committee or Sancerre Board of Directors.
- Permanent basketball hoops and backboards are not permitted in your front yard, driveway, or common area. Portable backboards may be used in a driveway and must be stored out of sight when not in use. Overnight storage in your driveway is not permitted.
- Holiday lighting may be displayed from December through the second weekend of January.
- No temporary structures are permitted. Woodpiles, clotheslines, etc., must be screened from view.
- Exterior radio, television or satellite antennas/dishes greater than one (1) meter must be approved by the Board of Directors. Requests for approval must be submitted to the Architectural Committee in the usual manner. Installations of any size must be accordance with published board policy, including securing and hiding of any wiring and all antennas and dished shall be placed behind chimney's or roof ridge lines so they are visible to the front street whenever possible.

Homeowners Maintenance Areas:

- Backyard gate, home, doors, and trim (and painting of all of same), light fixtures and bulbs for address lights and exterior lights, including the photocell.
- You are responsible for maintaining the landscaping in your rear yard.
- Front yard landscaping may not be destroyed, removed, or altered, and no owner or resident may install any plants in the front yard or other areas maintained by the Association. The Association's landscape contractor will remove any unauthorized plant materials installed in the front yard without prior notice.



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- You must keep your window screens in good repair or remove them.

Association Maintenance Areas:

- The Association's maintenance areas are prescribed in the CC&Rs and generally include areas such as your front yard, the pool, front entrance gates, etc.
- You may request changes to your front yard area landscaping through the Association's Managing Agent.
- Commercial Car Washing/Detailing: CC&R's Article IX, Section 11 Commercial Activities does not allow car wash services in the neighborhood. The stormwater is reclaimed for irrigation and/or flows to Little Corona Del Mar creek and the ocean. Also, the Regional Water Quality Control Board has adopted regulations prohibiting discharges into the storm drain system, including prohibiting wash water from commercial washing of vehicles. Violations may result in imposition of substantial fines and arrest pursuant to Penal Code section 836.5.

Other General Use Rules:

- Hazardous materials must be stored, used, and disposed of safely and in compliance with applicable laws.
- Sancerre is a no-Fly Zone for Drones
- No Garage/Yard Sales allowed in the neighborhood.
- No conduct that unreasonably interferes with other residents' right to "Quiet Enjoyment" of their property.
- The speed limit for all vehicles within the community is 15 miles per hour.
- You must keep your garage door closed unless you are entering or exiting the garage.
- You may not conduct major vehicle repairs within the community. You may make emergency repairs if needed to be able to move your vehicle to an appropriate repair facility.
- Garbage, trash, etc., shall be kept in appropriate closed containers, and stored out of sight from the common property. Containers may be placed out for collection from 12 hours before to 12 hours after pick-up. Trash pickup is normally on Friday. When a holiday falls on a weekday, pickup is on Saturday of that week.
- Any non-compliance with the Association's rules may be reported to the Board of directors and may result in levy of fines or other enforcement action.

General Information Contacts:

- Sancerre Management Company: Keystone Pacific – see Newsletter for current contacts.
- Patrol One Phone: 949.367.8055 www.patrol-one.com (Parking Permits)
- CR&R Environmental Service 1.800.826.9677 www.crrwasteservice.com. (Trash)
- Household Hazardous Waste 6411 Oak Canyon, Irvine CA 92618 or, 17121 Nicholas St., Huntington Beach, CA 92647
- Medical Sharps (i.e. needles & lancets) should be recycled by contacting your local pharmacy.
- Newport Beach Police Department 949.644.3717 Non-Emergency Number