

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 separate Violation Policy.

Here are the other general rules for Sancerre at Newport Ridge

Pets:

- Clean up after your pet. Carry some ways to dispose of waste. Do not place bagged pet waste in common areas, return it your garbage or dispose of in Newport Ridge receptables.
- Pets are not permitted inside the Pool area.
- Incessant barking or other offensive and persistent animal noise is prohibited.
- They must be leashed when in the Common areas.
- You may keep pets in reasonable numbers.
- You are liable for your pet, 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 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, if 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 must be approved by the Board of Directors. Requests for approval must be submitted to the Architectural Committee in the usual manner. Installations must be accordance with published board policy.

Homeowners Maintenance Areas:

- Painting of your backyard gate, home, doors and trim, lighting fixtures and bulbs for address lights and exterior lights, including the photocell.
- You are responsible for maintaining the landscaping in your rear yard.
- You may not destroy, remove, or alter the landscaping, nor may you plant any plant in the front yard or other areas maintained by the Association. The Association's landscape contractor will remove unauthorized plants materials without notice.
- You must keep your window screens in good repair or remove them.

Association Maintenance Areas:

- The maintenance areas of the Association are those areas, such as your front yard, the pool, front entrance gates, etc, that the Association maintains.

- 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.

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.
- You have a right to "Quiet Enjoyment" of your 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, may result in fees.

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) can easily be recycled at: Ramsey Rexall Drugs, 2248 Newport Blvd., Costa Mesa, CA 92627
- Newport Beach Police Department 949.644.3717 Non-Emergency Number