



March 22, 2018

SUNDANCE HOMEOWNERS ASSOCIATION
PROPOSED REVISED COMMUNITY RULES
TO BE ADOPTED BY THE BOARD ON MAY 15, 2018

Pursuant to Civil Code 4345, this letter serves as notice of the recent decision by the Board of Directors to consider the adoption of changes to the current community rules. The Board believes it necessary to make changes to the rules for the following reasons:

- To help better clarify existing rules, and
- As conditions are always changing, it is important to review current guidelines on a continual basis and make changes according to the needs.

The proposed newly written rules are enclosed for your review. A redline copy has been posted to the Sundance website (sundancehomeowners.com) so that you may see these changes. The redline key to understand the changes are red with strike-through = deleted text; blue and underlined = added text; and green text = text removed from the document and relocated to another area in the document.

Please carefully consider these changes. Homeowners have **30 days** to comment. You may address your comments in writing below and mail them to the Board of Directors in care of The Management Trust. Comments will be delivered to the Board for consideration. Alternatively, you may appear at the **May 15, 2018**, board meeting to voice your comments.

Please return this form to Attention Valerie Cuonzo, 12607 Hiddencreek Way, Suite R, Cerritos, CA 90703. Please date, identify your address, print your name, and sign this form. Anonymous/unsigned comments will not be considered.

I comment on the proposed Rules and Regulations as follows: _____

(Please attach additional pages as needed)

Date

Print Property Owner's Name

Sundance Property Address

Property Owner's Signature

Sundance Homeowners Association

FORWARD

Sundance ~~Homeowners~~[Homeowner's](#) Association's (Sundance) Board of Directors has developed and approved these rules and regulations (Rules) to provide for a more pleasant living environment and to enhance property values. The Rules were prepared in accord with Sundance's [Declaration of](#) Covenants, Conditions & Restrictions (CC&Rs) and the Davis-Stirling Common Interest Development Act (Act).

The Rules apply to all persons using the common areas including residents (whether homeowners or their tenants), their guests, and their invitees such as ~~contrators~~[contractors](#), plumbers, etc. Residents are responsible for the behavior of their guests and invitees.

Sundance residents are responsible for reading, ~~understanding~~, and abiding by the Rules (as well as the CC&Rs).

The Rules and Regulations may be updated by the Board of Directors from time to time.

**Sundance Homeowners
Association**

Sundance Homeowners Association

Contents

FORWARD	1
I. GENERAL MATTERS	1
II. VIOLATION PROCEDURES	1
III. CORRECTION DEADLINES	1
IV. VANDALISM	2
V. NUISANCE	2
VI. QUIET HOURS	3
VII. RENTING THE CLUBHOUSE	3
VIII. CLUBHOUSE USE	4
IX. COMMON AREA	6
X. MOTOR VEHICLES AND PARKING, ETC	9
XI. MAINTENANCE RESPONSIBILITY	12

Sundance Homeowner’s Association
Rules & Regulations

FORWARD

I. GENERAL MATTERS

II. VIOLATION PROCEDURES

III. CORRECTION DEADLINES

IV. VANDALISM

V. NUISANCE

VI. QUIET HOURS

VII. RENTING THE CLUBHOUSE

VIII. POOL USE

IX. COMMON AREA

X. MOTOR VEHICLES AND PARKING, ETC.

XI. MAINTENANCE RESPONSIBILITY

Sundance Homeowner's Association

Rules & Regulations

I. GENERAL MATTERS

~~1.1~~ 1.1 On transfer of one's property, the transferring owner must deliver copies of the CC&Rs, By-Laws, Articles of Incorporation, and Rules (collectively, Governing Documents) ~~and~~, as well as pool keys to the new owner.

~~1.2~~ 1.2 If the new homeowner does not receive the Governing Documents or the pool keys, these items are available from the Management Company, but a fee will be charged for the replacement documents or pool keys.

~~1.3~~ 1.3 In the event that a homeowner leases his/her home, he/she is responsible for informing the tenant of his/her duty to abide by the Rules and the CC&Rs and providing the tenant with a copy of ~~both documents~~. all documents. By leasing his or her home, each owner shall be deemed to have delegated his or her right of enjoyment of the Common Area and facilities to the tenants and the owner may not use the common area or facilities during the tenancy.

1.4 The homeowners association contracts with many vendors, like painters, landscapers, pest control, etc. Occasionally, a resident will have concerns regarding a vendor's performance or may wish to assist with the vendor's efforts by providing direction or criticism to the vendor. Please do not do so. Please direct any concerns to the management company, preferably in writing. It is important that the Board is aware of any of these concerns so that they may be addressed directly with the vendor and so that the Board can meaningfully monitor the vendor's progress in correcting any issues. Further, verbal abuse of a vendor's employees is not acceptable.

II. VIOLATION PROCEDURES

~~2.1~~ 2.1 Violations ~~shall~~should be reported to the management company (Management).

~~2.2~~ 2.2 If the violation is substantiated, Management shall issue a written warning to the resident advising of the deadline for correcting the violation, (if applicable), and if the resident is a tenant, also to the homeowner.

~~2.3~~ 2.3 If the violation continues beyond the deadline to correct the violation, (or occurs again, if applicable), Management shall issue a second written warning and, if the resident is a tenant, also to the homeowner, advising that the Board may levy a fine.

2.4 The Board may opt, at its discretion, to forego the warning letters described in Section 2.2 and 2.3 and proceed directly to notify the owner of a scheduled disciplinary hearing. The Board may make this determination based upon the seriousness of the violation, the need for immediate resolution, the number of previous offenses by the member, etc.

~~2.4~~ 2.5 A second written warning shall request that the ~~homeowners~~homeowner(s) attend a private meeting with the Board which shall establish the necessary corrective action.

~~2.5~~ 2.6 Should the Board of Directors elect to levy a fine, it may levy daily fines if the violation is a continuing one.

Sundance Homeowner's Association Rules & Regulations

~~2.6~~ 2.7 Fines are due and payable when levied and will be added to the homeowner's assessment account.

~~2.7~~ 2.8 Fines will be levied against the homeowner of record regardless of ~~who is~~ whether it was the owner, tenant or guest who was responsible for the violation.

~~III.~~ III. CORRECTION DEADLINES

~~3.1~~ 3.1 The following are violations which must be corrected immediately:

- Visible trash, including discarded appliances ~~or~~ furniture or other items;
- Visible trash cans, except when left out for pick-up after 6:00 PM the night before scheduled trash ~~pickup~~ pick-up and the day of trash pick-up;
- Unapproved display of posters, signs or decorations in the common areas except as allowed by law;
- Major repairs of vehicles in common areas;

Sundance Homeowner's Association Rules & Regulations

- Commercial vehicles parked in common areas more than 24 hours;
- Motor homes or recreational vehicles which are improperly parked or stored;
- Christmas lights or decorations which are displayed and are visible from the common area after January 15th which is a violation of the Cerritos Municipal Code;
- Installation of window or roof-mounted air conditioning units which is a violation of the Cerritos Municipal Code;
- ~~• Clotheslines in patios which are visible from the common area or by neighbors;~~
- Containers used to dispose of smoking materials left in the ~~Common Area~~common area;

- Dumping of hazardous materials and other waste.

~~3.2~~ 3.2 The following are violations which must be corrected within ~~three (3) weeks of the~~timeframe set forth in the violation notice:

- ⊖ Unacceptable window coverings;
- ⊖ Unapproved outside wiring;
- ⊖ Storage of construction materials or supplies visible from the common area;
- ⊖ Exterior damage caused by resident; and
- ⊖ Unapproved/unauthorized structural or architectural changes.

~~IV.~~ IV. VANDALISM

~~4.1~~ 4.1 Any person who trespasses ~~into~~onto Sundance common area, causes a nuisance, or who vandalizes any common area shall be prosecuted to the full extent of the law. Sundance is a Neighborhood Watch community. All suspicious persons or activities should be immediately reported to the Cerritos Sheriff's Station at (562-860-0044).

~~4.2~~ 4.2 The Board will – under appropriate circumstances – fine any homeowner whose family, tenants, guests, or licensees vandalize common area.

~~4.3~~ 4.3 Any resident, or his or her guest or invitee, who vandalizes the common areas, the owner will be held responsible for any costs to restore or repair the vandalized property.

~~V.~~ V. NUISANCE

~~5.1~~ 5.1 All residents have a right of quiet enjoyment of their homes, that is to say, a right to ~~peaceably~~peacefully enjoy their homes.

~~5.2~~ 5.2 Any homeowner, or his or her tenants, guests or invitees, who unreasonably disturbs another's quiet enjoyment within Sundance is in violation of these Rules.

Sundance Homeowner's Association Rules & Regulations

~~5.3~~ 5.3 A nuisance includes excessively loud music or parties, disruptive activity at the pool or in the common area, persistently barking dog, etc.

Sundance Homeowner's Association Rules & Regulations

~~5.4~~ 5.4 Homeowners will be responsible for their own violations and those of their tenants, guests, or invitees. Homeowners will be subject to disciplinary action and a possible fine following a hearing before the Board of Directors.

~~5.5~~ ~~Any person who trespasses on Sundance property and causes a nuisance will be reported to the police for prosecution to the full extent of the law.~~

~~VI.~~ VI. QUIET HOURS

~~6.1~~ 6.1 Quiet hours shall be observed throughout the Sundance community beginning at 10:00 PM and end at ~~6:00 AM~~ 7:00 AM from Sunday through Thursday, and beginning at 12:00 AM and ending at ~~6~~ 8:00 AM on Friday and Saturday. Note, Association's vendors may mobilize earlier in the morning and on days when extreme weather conditions are anticipated (e.g., rain, wind, excessive heat) the vendors may be requested to initiate their work earlier and during quiet hours.

~~6.2~~ 6.2 Excessive noise at other times of the day may also be a violation, if it would be prohibited by the Cerritos Municipal Code.

~~6.3~~ 6.3 Violation of quiet hours is a nuisance and shall be treated the same as a nuisance.

~~VII.~~ VII. RENTING THE CLUBHOUSE

~~7.1~~ 7.1 The clubhouse is available for rental to Sundance resident homeowners or tenants only.

~~7.2~~ 7.2 The clubhouse is rented on a "first come, first served" basis but Sundance association business takes precedence over resident use.

~~7.3~~ 7.3 Residents must reserve the clubhouse at least seventy-two (72-) hours in advance with the clubhouse monitor.

~~7.4~~ 7.4 The Board will establish rental fees which it may change from time to time.

~~7.5~~ 7.5 The rental fee is non-refundable.

~~7.6~~ 7.6 Deposits are fully refundable if there is no damage to the clubhouse and it has been cleaned, including removing all trash from pool/clubhouse area, decorations, etc., and left in the same condition as when you took possession. Trash must be taken away from the pool/clubhouse area and not disposed of in the trash containers in and around the pool area.

~~7.7~~ 7.7 If the renting resident chooses not to clean the clubhouse, ~~your~~ the deposit will be used to defray the costs of having the clubhouse cleaned, ~~;~~ trash removed, etc.

~~7.8~~ 7.8 If the clubhouse is damaged during the rental, the renting resident will be responsible for the cost of repairs and the deposit will be retained to defray the costs of repairs or replacements, with any unused funds returned to the renting resident. The renting resident will be billed for any damage repair or replacement cost that exceeds the amount of the deposit.

Sundance Homeowner's Association

Rules & Regulations

~~7.9~~ 7.9 Renting of the clubhouse does not include the right to monopolize the use of the swimming pool. ~~Sundance residents and their guests will have the right to use the pool.~~

~~7.10~~ 7.10 If another reservation is immediately following yours, you must make arrangements to have the clubhouse ~~available~~ cleaned and in rentable condition by 10:00 AM ~~of the~~ day following ~~day, or~~ at some other time mutually agreed your event.

Sundance Homeowner's Association Rules & Regulations

~~to between the renters.~~

~~7.11~~ 7.11 Clubhouse rules:

- The fireplace in the clubhouse is gas fired ~~and wood~~. Wood burning in the fireplace is prohibited.
- If you use the fireplace, turn off the gas when done using it.
- Maximum capacity is ~~sixty~~ (60) persons.
- No alcoholic beverages allowed.
- The renting resident agrees to return the clubhouse to the condition in which it was received.
- The renting resident must be on the premises of the clubhouse at all times during its use.
- The renting resident assumes all risk of loss for damage to the clubhouse from any cause while the clubhouse is in the resident's possession.
- All noise and nuisance rules apply to clubhouse use.
- Tacks, nails, staples, etc., are prohibited when decorating the clubhouse. Use only removable tape for this purpose.
- Remove all decorations, tape, etc. when finished using the clubhouse and any signs directing people to the clubhouse.
- Items left in the ~~Clubhouse~~clubhouse are the renting resident's responsibility.
- Due to local fire codes, the clubhouse doors cannot be padlocked or secured in any way other than the current door locks.
- The renting resident is responsible for his or her guests if they use the pool and must monitor their guests, their children, etc. and for advising them of the pool rules.

- CLUBHOUSENo portion of the activities taking place may be for commercial purposes or advertised or reported as being a fundraising or benefit activity, unless specifically approved by the Board of Directors, and approved in writing. Admission shall not be charged.
- All portions of sidewalks, entries, doors, passages, vestibules, halls, corridors, stairways, passageways, and all ways of access to public utilities of the premises shall be kept unobstructed and shall not be used for any purpose other than ingress to or egress from the premises.
- Smoking of any kind is not allowed in the clubhouse.
- Pets or animals of any kind are not allowed in the clubhouse. Service animals are permitted per applicable law.
- No material, substances, equipment, or object which is likely to endanger the life of, or to cause bodily injury to, any person on the premises or which is likely to constitute a hazard to

Sundance Homeowner's Association Rules & Regulations

property thereon may be brought onto the common area facilities without the prior approval of the Board of Directors.

~~VIII.~~ VIII. POOL USE

~~8.1~~ 8.1 The pools and spa in the Sundance community are for the exclusive use of residents and their guests. Residents must ensure that the pool gates are locked when entering and leaving the pool areas to prevent use of the pools and spa by non-residents.

~~8.2~~ 8.2 Residents are limited to six (6) guests per household. A larger number of guests may be authorized by written request to the Board for special occasions.

~~8.2~~ 8.3 Pool keys are numbered to match the lot number. This is your identification as a Sundance resident and must be shown on demand when using the pool.

~~8.3~~ 8.4 Climbing over the fences to gain access to the pool areas is strictly prohibited. Trespassers will be prosecuted and if a resident, owner or guest of either, the owner will be subject to immediate fine.

~~8.4~~ 8.5 Pool use is at one's own risk; there is no lifeguard.

Sundance Homeowner's Association Rules & Regulations

~~8.5~~ 8.6 Residents and their guests are responsible for ~~cleaning~~removing oversized food containers and other debris not suitable for the trash containers when exiting the pool area and clearing their trash before leaving the pool area.

~~8.6~~ 8.7 The Board has appointed a person to monitor the pool areas (Monitor) from time to time. When on duty The Monitor is acting with the full authority of the Board. The Monitor is authorized to verify pool users' eligibility to use the pool. The Monitor, Board members and the parking enforcement officers have the authority to take your pool key and to ask you to leave the pool area until the matter is resolved. The Monitor is not a lifeguard.

8.8 Violation of any rules may subject the resident or his or guest to immediate ejection. Should the violator refuse to leave when asked by a board member or Monitor (who has identified himself or herself as such), he or she shall be considered a trespasser and local law enforcement may be asked to intervene.

~~8.7~~ 8.9 It is expected that all users of the pool area facilities will show courtesy and consideration for neighboring residents. Inappropriate conduct or disruptive behavior should be reported to Management or in the case of behavior threatening the safety of residents, local police. Such behavior will be considered a nuisance and shall be treated as other nuisances are addressed in these rules.

~~8.8~~ 9.0 General Rules:

- The pool is closed during Quiet Hours, as defined in Rule VI.
- Clubhouse furniture is not to be brought out into the pool area under any circumstances. Absolutely NO GLASSWARE of any type will be permitted in the pool areas.
- Food and soft drinks are permitted in unbreakable containers only. Glassware or other glass containers of any kind are prohibited in the pool area. Gum and alcohol are not permitted.
- Children under fourteen (14) years of age must be accompanied by ~~an~~ a resident adult at all times.
- The wading pool is for children under seven (7) years of age only.
- ~~Pets~~ • Pets are not permitted in the pool area.
- For the safety of all residents, the pool gate must remain closed at all time.
- Residents are responsible for ensuring that their guests abide by these rules.
- Using the pool and its restrooms and showers for personal bathing, laundry, washing hair, washing pets, washing dishes, etc. is prohibited.
- Soap and shampoo are prohibited in the pool and jacuzzi area.
- Pool games, toys, inflatable or Styrofoam floats are allowed only if they do not interfere with others using the pool. ~~In~~ heavy use periods, these are not permitted.
- Diving for pennies, keys, or other hard objects is not permitted. Diving from the second story landing or the stairs of the clubhouse is not permitted. VIOLATORS WILL BE EJECTED FROM THE POOL AREA.

Sundance Homeowner's Association

Rules & Regulations

- No running, dunking, water fighting or pushing of people into the pool is allowed. No rough or disorderly conduct, loud music, disruptive or unsociable behavior, foul language, inappropriate use of rest rooms or littering will be tolerated
- No bicycles, skateboards, roller skates (roller blades) or wheeled toys are permitted -in

Sundance Homeowner's Association Rules & Regulations

the pool areas.

- Pool chairs and lounges must be kept away from the edge of the pool so there is access to the pool in case of an emergency. Pool chairs and lounges are not permitted surrounding the wading pool for safety reasons. Please replace all chairs and lounges before leaving the pool areas.
- Appropriate swimwear must be worn in the pools and in the spa at all times. Cut-offs and other street wear are not considered appropriate. Infants and young children are not permitted in the pool or the wading pool unless wearing swimwear with tight-fitting leg openings. Disposable diapers [that are not designed for swimming](#) are not permitted ~~in the pool!~~ [Owners/residents are encouraged to use a conventional swim diaper \(Huggies, Pampers, etc.\) with a reusable fabric swim diaper \(worn over the disposal swim diaper\) which is designed to reduce leakage.](#)
- Persons with long hair are expected to wear an appropriate bathing cap, or to tie their hair in braids or rubber bands.
- [Smoking is not permitted in the pool area.](#)
- [Radios and similar equipment must be used with earphones to avoid disturbing others.](#)
- [Washing hair or body with soap or shampoo is not permitted. Pool users are encouraged to shower before entering the pool.](#)

~~IX.~~ IX. COMMON AREA

~~9.1~~ 9.1 "Common Area(s)" is that area outside of and bordering on the individual lots within the Sundance community. This includes landscaping, the exterior of buildings, recreational facilities, parking areas, and vehicle storage areas.

~~9.2~~ 9.2 Common Area Damage and Alteration:

- ☒ Residents are not permitted to alter the Common Area and may not arbitrarily make changes to [the](#) Common Area without the express approval from of the Board of Directors.
- ☒ Homeowners are responsible for any damage they or their family members, tenants, guests and invitees damage to the Common Area.
- ☒ Any person who damages the Common Area is responsible for repairing or restoring property to its original condition and the homeowner will be billed for cost to restore the Common Area.
- "For sale" or "for rent" signs are not permitted in the Common Area except as permitted by law or the Board.
- ☒ All Common Areas are to be kept clean and free of litter.

~~9.3~~ 9.3 Traffic, Pedestrian and General Safety:

Sundance Homeowner's Association

Rules & Regulations

- ☒ • _____ The speed limit on Common Areas streets is ten (10) miles per hour. Lower speeds should be used when pedestrians are present.
- ☒ • _____ Pedestrians always have the right of way on all sidewalks and streets within Sundance.
- ☒ • _____ For safety reasons, bicycles, skateboards, roller skates, wheeled toys, and motor vehicles of any kind are prohibited on the sidewalks, lawns and landscaped areas in the Common Areas.
- ☒ • _____ Personal use items such as toys, basketball hoops, pool flotation items, etc., should not be left in the Common Area.

Sundance Homeowner's Association

Rules & Regulations

- Climbing on fences, walls, roofs or trees in the Common Area is prohibited! Residents will be held responsible for any damage caused by such climbing by residents or their guests. The Association will not be liable for any injuries sustained by anyone climbing on fences, walls, roofs or trees.

9.4 Pets:

- ☒ • Dogs must be on a leash, no longer than six feet (6'), when outside your home. The leash shall be controlled by a person who is physically capable of controlling the dog and has the maturity to do so.
- Animal owners are responsible for their pets and are responsible for removing their pet's waste from the Common Area.

9.5 Oversized Items:

- Should oversized items be discarded in the Common Area by a resident, the owner of the unit shall be subject to discipline including fines or suspension of privileges. Further, the Board may determine to levy a reimbursement assessment against the owner equal to the Association's cost to have the discarded item(s) removed from the Common Area and legally disposed.

9.5 9.6 Trash:

- ☒ • Trash containers are to be placed outside your garage for trash pick-up no earlier than 6:00 PM of the evening before scheduled trash ~~pickup~~pick-up and are to be removed from public view ~~by on the end of the evening of that~~ same day as trash pick-up.
- ☒ • Residents must arrange with Cal Met Services for ~~pickup~~pick-up of discarded appliances, construction materials, furniture, water heaters, or other oversized trash. Such oversized items must not be left in the Common Area before arrangements have been made and may be put out in the Common Area only on the evening before the scheduled pick-up.

9.6 9.7 Exterior Residence Changes:

- ☒ • Any exterior change or modification to a residence (patio covers, patio awnings, screen doors, air conditioners, and security lights) MUST HAVE PRIOR APPROVAL FROM THE ARCHITECTURAL COMMITTEE ~~AND, OR IF ONE HAS NOT BEEN APPOINTED, BY~~ THE BOARD OF DIRECTORS. As stated in the CC&Rs, plans must be submitted to the Architectural Committee along with sketches of the proposed change. ~~Approval by the City of Cerritos may also be required.~~ Failure to comply may result in removal of modification or change at owner's expense.
- Garage Door Replacement:
 - The original wood garage door (or similar wood garage door), if still in use, must be replaced permanently with the Association's currently-approved replacement garage door as a condition of the property's sale.

☒ 9.8 Planters and ~~plantings~~Plantings:

Sundance Homeowner's Association

Rules & Regulations

- ⊖• Pots and planters may be set on exterior pot shelves or on perimeter walls if appropriately maintained by the resident. Water collection dishes are to be placed under all pots placed on wooden pot shelves or on perimeter walls. Pot shelves, fences and gates should be free of all clutter (items such as mats, rugs, etc.). Plants should be maintained in a neat appearance. Clippings should be disposed of properly and not left in the common area. Dead plants should be promptly removed.
- ⊖• Should a resident wish to add new plantings to the common area adjacent to their home, a request must be submitted to the Landscape Committee and the Board of Directors for approval. If approval is given and the resident proceeds with planting, the plantings become the property of the Association, but must be maintained by the resident. If a resident doesn't receive Landscape Committee and Board approval prior to planting or if approved plantings are not kept up to the standard of the community, ~~they~~ the plant materials are subject to being removed and any damage caused to the pre-existing landscaping may be remedied at the cost of the owner.
 - Tree height, etc.:
- For single-story units, the maximum height for all patio trees and shrubs should

Sundance Homeowner's Association

Rules & Regulations

- _____ be ~~12~~ twelve feet. (12').
- _____ For two-story units, the limit is to the middle of the second floor windows.
- _____ Trees, bushes and shrubs should not be allowed to grow against the walls of buildings.
- _____ Vines should not be allowed to attach ~~themselves~~ to the walls or fences. These limitations are meant to maintain the condition of the paint, walls and fences.
- ☐ • _____ Signs, etc.
 - No commercial signs, notices, or other advertising devices are to be posted anywhere within Sundance (including signs placed on mailboxes) without prior approval, with the exception of the following:
 - “For Sale” or “For Rent” signs of reasonable size are permitted per CC&Rs.
 - One sign may be posted in the front and one in the back of the unit. “Sold” signs may be posted in lieu of the “For Sale” sign, but must be removed within one week of the close of escrow. Large wooden posts shall not be used for posting.
 - ~~○ Before an election, residents may put up signs endorsing a candidate or endorsing or opposing a ballot proposition, but only in a window or between the resident's unit and the sidewalk. Such signs must be removed within three days after the election.~~
 - Security company signs may be discreetly posted inside windows ~~but~~. Additionally, one small sign may not be posted in the front and one in the back of the home (with a maximum of two posted signs) but may not otherwise be displayed in Common Areas or on the exterior of the structure.
 - ~~○ Real estate signs which require large wooden posts may NOT be posted on Sundance property.~~
 - Residents should promptly remove advertisements, phone books, etc., from their front door steps, door knobs, walkways or driveways.
 - Noncommercial signs may displayed from the yard, window, door, or balcony if made of paper, cardboard, cloth, plastic, or fabric, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component. Noncommercial signs may not be more than 9 square feet in size and noncommercial flags or banners may not be more than 15 square feet in size. Obscenity and hate speech are not permitted.
- • _____ Screen doors may be installed only following submittal of a request to the Architectural Committee and approved, in writing, by the Board of Directors.
- • _____ FIOS Connection Boxes

Sundance Homeowner's Association

Rules & Regulations

- ~~Verizon fiber~~Fiber optic technology (FiOS) is an acceptable alternative to either cable or satellite television technology. When a homeowner chooses to use FiOS, a connection box must be installed as well. Each homeowner specifies where the FiOS connection box is to be located.
- The FiOS connection box needs to be wired to an A.C. outlet and contains a battery backup. The first choice of a location for placement of the box should be on an interior wall of the garage, close to where the FiOS wiring enters the building. Failing placement of the box on an interior wall, installation may be on the exterior wall adjacent to where the FiOS wiring enters the building. In the case of an exterior installation, the FiOS box shall not be placed more than thirty (30") inches above ground.

Sundance Homeowner's Association Rules & Regulations

~~installation, the FiOS box shall not be placed more than 30 inches above ground.~~

- Any exterior changes must be pre-approved in writing by the ARC. The following exterior attachments are NOT permitted:
 - Air conditioning units on the roof, or in walls, windows, or doors because they violate a ~~city~~City ordinance;
 - Cyclone-type attic vents on the roof because they violate a ~~city~~City ordinance);
 - Antennas or wiring of any kind on the roof or visible wiring on the exterior of the building except as necessary to mount satellite dishes;
- ~~Window awnings;~~
 - Exterior window shutters;
 - Exterior window sun shades;
- ~~“Security” screen doors;~~
 - Plant hangers or brackets attached to exterior structure;
 - Security company signs permanently attached to structure or displayed in Common Area; except in windows as described in the section entitled “signs.”
 - Garden hoses left attached to outside spigots (not in patios);
 - Clotheslines in patios ~~which are~~ should be situated so as not to be visible from the Common Area or by neighbors;
 - Signs attached to the garage doors.

~~X.~~ X. MOTOR VEHICLES AND PARKING, ETC.

~~10.1~~ 10.1 Parking:

- Parking space is a limited asset and the cooperation of everyone is necessary to assure there is adequate parking available for residents and their guests; and access for emergency vehicles to get in and out of the Sundance community.
- Each homeowner has been allotted two (2) parking spaces within individual garages and some homeowners have additional parking space on extended driveways.
- Transverse parking in garage access aprons is prohibited.
- All streets in Sundance are fire lanes. Parking by residents or commercial vehicles in Sundance fire lanes is prohibited unless the vehicle is attended and such parking is short-term (loading or unloading of vehicle) or, for commercial vehicles only, while performing a service or trade. Residents or guests, who park their vehicles in Sundance fire lanes unattended, are subject to immediate towing at owner's expense.

Sundance Homeowner's Association Rules & Regulations

- Visiting ~~RV's~~RVs, boats, etc. may be parked on ~~city~~City streets if in compliance with Cerritos'

Sundance Homeowner's Association

Rules & Regulations

ordinances as evidenced by a temporary parking sticker issued by the ~~city~~City.

- • _____ No major vehicle repairs of any kind are to be undertaken in the Sundance streets or Common Areas.
- • _____ Any vehicle which appears to be uncared for, inoperable or abandoned may be subject to towing at the owner's expense after two citations.
- Vehicles, boats, etc., may not be washed in the common area.
- • _____ "Guest Parking" Qualification and Use Rules
 - Garage Use:
 - _____ Garages must be fully utilized before consideration will be given for parking in "guest parking" spaces.
 - ❖ _____ Garages are intended for storage of two (2) resident vehicles and personal belongings only.
 - ❖ _____ Garages may not be partitioned, sectioned or otherwise rearranged so as to prevent the parking of two (2) normally sized vehicles in the garage.
 - ❖ _____ Garages may ~~NOT~~not be used as living quarters.
 - ❖ _____ Garages may not be used for commercial warehousing ~~purposes if they inhibit the parking of two (2) vehicles.~~
 - ❖ _____ Garages may NOT be used to operate or conduct a business of any kind, or to conduct "garage sales."
 - ❖ _____ Storage of hazardous materials of any kind is prohibited.
 - ❖ _____ All vehicles which are parked or stored within a garage must be parked so that the garage door can be completely closed.
 - Permanent Parking Permits:
 - _____ All permanent parking permits must be approved by the Board of Directors.
 - _____ The number of permanent parking permits may be limited at the discretion of the Board of Directors.
 - _____ To obtain a permanent parking sticker for additional vehicles, ~~both of the garaged~~all vehicles must be registered to the resident's address.
 - _____ If a homeowner has an extended driveway, the extended driveway, as well as the garage, must be fully utilized for vehicle parking before a permit for common area parking will be issued.
 - _____ Permanent parking permits must be renewed annually and may be obtained from the Management Company. Permits expire each January 1st, with a grace period ending January 15th, of the same year.

Sundance Homeowner's Association

Rules & Regulations

- Permit(s) must be returned to the Management Company annually in order to receive a new permit.
- Parking permits are not transferrable and are only valid for the vehicles registered to that permit at the Management Company.

Sundance Homeowner's Association

Rules & Regulations

- RV's and commercial vehicles are not eligible for permanent parking permits.
- Commercial vehicles are not eligible for a permanent parking permit. Commercial vehicles are described as those which display company logos, phone numbers, lettering or advertisements, exterior racks, ladders or tools, etc.).
- Any vehicle which is parked overnight in a guest parking space without either a permanent parking sticker affixed to their windshield or the vehicle being safe listed will receive a citation from the Sundance parking patrol. At the third citation in ninety (90) days for unauthorized parking, the cited vehicle is subject to towing at the owner's expense.
- A monthly fee will be charged for each permanent parking permit.
- Temporary Parking Passes
 - Residents or their guests who need to park a vehicle in parking areas designated for guest parking on a temporary basis may do so by safe listing the vehicle online or with the security patrol company ~~or the Management Company~~.
 - This privilege is limited to ten (10) days within a ninety (90-) day period unless more time is approved by a member of the Board of Directors or the Management Company.
 - All parking must be done within designated spaces which are clearly marked for such purpose.
 - Under no circumstances are temporary or permanent parking passes deemed as authority to park any vehicle on Sundance streets in any fire lane.
- Any resident or guest, who requires safe listing for a period of ~~more than four~~
 - (4) weeks, must obtain a permanent parking permit.
- Safe Listing.
 - A vehicle may be "safe listed" online or by calling the Association's security company as listed ~~in the monthly newsletter~~ on the Sundance website at www.sundancehomeowners.com.
 - Safe listing is not to be used repetitively, in lieu of a permanent parking permit. If a vehicle is not moved every 72 hours, the vehicle is subject to citation or towing.
 - A vehicle can be safe listed if the resident is out of town beyond the 72-hour limit by contacting management.
- Recreational and Commercial Vehicle Lot
 - RV's and commercial vehicles are eligible to park in the RV lot.

Sundance Homeowner's Association

Rules & Regulations

- Owners must park commercial vehicles within their garage or obtain a permit for parking within the RV area.

⊖ Residents may apply for a parking space(s) for RV-type vehicles according to the

Sundance Homeowner's Association

Rules & Regulations

- guidelines established by the Board of Directors.
- RV parking must be renewed annually through the Management Company.
- Space rental expires each January 1st with a grace period ending January ~~15~~ 15th of the
 - same year.
 - A monthly fee and a key deposit, to be established by the Board of Directors, will be charged for each RV.

~~10.2~~ 10.2 Extraordinary situations not covered above, should be brought to the attention of the Management Company or a member of the Board of Directors for resolution.

~~XI.~~ XI. MAINTENANCE RESPONSIBILITY

The Board of Directors is constantly faced with questions regarding responsibility for maintenance of areas within Sundance. Therefore, in an effort to clarify this subject, the Board of Directors has ~~approved and issued the following policy statement that outlines the maintenance responsibilities of the homeowner and of the Association. This policy is based on the CC&Rs of the Sundance Homeowners' Association and California Civil Code, Sections 1351 and 1364;~~ with the assistance of legal counsel, drafted a repair and maintenance matrix. It is available from the Management Company upon request.

~~11.1~~ Association Responsibility

- ~~●~~ ~~Roofs and roof vents;~~
- ~~●~~ ~~Gutters;~~
- ~~●~~ ~~Downspouts;~~
- ~~●~~ ~~Chimney spark arresters;~~
- ~~●~~ ~~Exterior building surfaces (painting, stucco, siding, trim);~~
- ~~●~~ ~~Exterior termites (eaves, fascia, etc.);~~
- ~~●~~ ~~Fences;~~
- ~~●~~ ~~Fence caps (except when resident chooses to place potted plants on caps; then maintenance responsibility becomes homeowner's.)~~

~~11.1~~ Homeowner Responsibility

- ~~●~~ ~~Patios (including drainage) and patio covers;~~
- ~~●~~ ~~Patio gates;~~
- ~~●~~ ~~All exterior doors, (front, garage, utility, screen) including door frames and hardware in a manner reflective of their original condition or in accordance with the current, approved specifications;~~

Sundance Homeowner's Association Rules & Regulations

- ~~Windows (including frames and hardware);~~

Sundance Homeowner's Association Rules & Regulations

- ~~Balconies;~~
- ~~Pot shelves (window boxes);~~
- ~~Chimneys (interior);~~
- ~~Exterior and interior light fixtures;~~
- ~~Exterior and interior faucets;~~
- ~~Interior termites and those found on exterior items which are homeowner responsibility (balconies, pot shelves, door jambs, etc.);~~
- ~~Keeping screen doors free of all trapped papers and advertisements; and~~
 - ~~Garage Door Replacement:~~
 - ~~The original wood garage door (or similar wood garage door), if still in use, must be replaced permanently with the Association's currently approved replacement garage door as a condition of the property's sale.~~
- ~~Replacement shall be completed within 60 days following the closing of escrow.~~