

## MAMMOTH POINT RULES AND REGULATIONS

Updated 11/19/2013

1. Rules for Elections of Directors for Mammoth Point HOA were adopted on August 31, 2008 as required by California law. Copies are available upon request.
2. Long-term parking of vehicles, or storage of equipment, or personal property left outside a unit is prohibited when owners are not in residence.
3. No more than 2 cars per unit are allowed to be parked on the property during holiday periods.
4. The use of BBQ's , gas, electric, or charcoal, on decks or balconies by owners or guests/renters is prohibited (as per applicable law)
5. Firewood stored on balconies or decks must be covered by firewood blankets during the summer season (as per applicable law). No more than 50 pieces of firewood may be stored on balconies.
6. Owners are allowed to have dogs in the complex. Guests are not allowed to have dogs either inside or outside of a unit. All owners dogs must be on a leash when outside and must be accompanied by unit owners. Applicable leash laws apply.
7. Spa operating hours (as amended from time to time) applies to owners and guests/renters.
8. Fireplaces must be in compliance with applicable State/Town fire codes.
9. CO2 and smoke detectors are required in all units (as per applicable law).

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10. Water heaters in all units should be replaced at a maximum age of 15 years with a water heater of similar size or of a smaller size.

11. Entry doors and door hardware to individual units are the responsibility of the Association. Owners may not replace doors or door hardware or repaint their doors. Problems with doors or door hardware should be reported to management for corrective action.

12. All exterior doors on the complex shall be keyed to the project master-key system.

13. Exterior lights and light fixtures are the responsibility of the Association. Owners may not remove or replace any light fixtures attached to the exterior of the buildings.

14. Any building works or significant improvements in any unit shall be reported to management prior to the commencement of the work.

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