

FOREWORD

This booklet contains the rules and regulations governing Shadow Park and has been approved by the Board of Directors. These rules are in accordance with the Conditions, Covenants and Restrictions (CC&Rs) of the Association and serve to reiterate and clarify many of the CC&Rs. Other rules, passed by the Board of Directors since Shadow Park's inception, have been incorporated in this booklet. Not all rules from the CC&Rs are included in this booklet. For complete details, refer to your copy of the CC&Rs.

The rules are intended to protect your property values as well as to promote the privacy and enjoyment of all residents. You are responsible for the actions of your children, guests, and service providers. They should be told about our rules and regulations and that they are subject to them. It is your responsibility to see that they comply with these rules.

The terms resident and homeowner may be used interchangeably. However, the homeowner is ultimately responsible for following these rules and regulations and is liable for any fine or penalty that may be imposed as a result of any violation.

The rules contained herein may be updated as required. To remain fully informed, homeowners are encouraged to read the monthly newsletter and to attend the monthly Board of Directors meetings.

August, 2007

Fifth Edition

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**VIO
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When a violation of the CC&Rs, Bylaws, or Rules and Regulations is observed, a warning letter will be sent to the violating homeowner. If the violation continues to occur beyond the time set for its correction, the homeowner will be notified of the date and time of the hearing at which it will be discussed and of the proposed penalty assessment. Any penalty assessment approved by the Board of Directors is due and payable immediately upon billing.

Violations must be corrected according to the following schedule:

Immediately

- Visible trash or trash cans
- Posters or signs (except to sell or rent the house, pertaining to legal matters, or for public elections)
- Visible commercial vehicles
- Visible, non-garageable RVs and boats
- Christmas lights up after January 15
- Illegal parking
- Illegal entry
- Vehicular moving violations

20 days

- Unacceptable window coverings
- Yard maintenance problems

30 days

- No landscaping
- Incomplete landscaping
- Visible sheds
- Outside antennas (except for approved satellite dishes one meter or less in size)
- Visible construction supplies

Non-garageable, non-commercial vans (except for those used by people with disabilities for which prior permission has been given by the Board of Directors)
Any other violation not specifically stated or otherwise authorized by the Board of Directors

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Penalty assessments for uncorrected violations are as follows and may be imposed each time the violation occurs:

\$250.00

- Verbal abuse or confrontation toward Shadow Park gate attendant or patrol officer
- Vandalism
- Trespassing

\$200.00

- General nuisance

\$100.00

- Non-garageable vehicles
- Visible commercial vehicles
- Working on a vehicle outside the garage, except for washing it
- Any infraction involving animals
- No landscaping
- Incomplete landscaping
- Using the vehicle gate push-button code
- Overnight street parking in excess of two times in any month
- All other violations except parking and moving vehicular violations as noted below

Variable

- Parking tickets - \$15 (unless increased by the City of Cerritos)
- Moving vehicle (e.g. reckless driving, speeding) - from \$100 to \$250, as determined by the Board

If the same violation for which a homeowner has been sent a hearing notice occurs six or more times in a 12-month period, the fine for that violation shall be doubled for the sixth through eleventh occurrences. If the violation continues to occur, the fine will be doubled again at the

twelfth occurrence and each time it occurs through the seventeenth occurrence.

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ENTRY PROCEDURES

1. Only vehicles displaying a Shadow Park “tree” sticker may use the residents’ entry gates. If a vehicle without such a sticker is observed by security entering through one of these gates, it will be stopped. If the violating vehicle belongs to a homeowner, that person will receive a violation warning and note telling her or him to obtain a sticker within five business days from the management company. If the vehicle belongs to a visitor, that person will be told to enter only through the visitors’ entry gate at South Street. Further, the resident whom the person is visiting will receive a warning for this violation. Subsequent violations may result in a hearing and fine.
2. Residents should obtain Long Term Entry Permits, good for one calendar year, for their frequent visitors. Application forms are available from the gate attendant. The permit will be issued shortly after the resident and guest complete and submit the application. Residents who approve entry for a visitor via a Long Term Permit accept responsibility for the visitor and all occupants of the visitor’s vehicle.
3. Occasional, infrequent, or one-time visitors will have to get a Short Term Entry Permit each time they want to enter Shadow Park. After the gate attendant verifies that the person is authorized to enter, the attendant will issue the permit, good for one day only.
4. All vehicles without a resident “tree” sticker must use the visitors’ entrance at South Street. If a visitor has a Long Term Entry Permit, that person will not need to tell the gate attendant whom they are visiting. The gate attendant will open the gate if the permit is displayed on the dashboard of the vehicle. If the visitor does not have a Long Term Entry Permit, he or she must obtain a Short Term Entry Permit from the gate attendant. It is good only for the day it is issued. Both Long and Short Term Permits must be displayed on the driver’s side of the dashboard the entire time the vehicle is within Shadow Park.
5. If a resident is expecting a visitor, including workers or a delivery, the resident should notify the gate attendant in advance to

expedite the visitor's entry. If the resident has not done so, the gate attendant will call an adult resident at the address to get approval to admit the visitor. If no one is at the house, the visitor will not be admitted. Delivery services such as UPS, Federal Express and similar companies are exempt from this requirement. They will be admitted to make deliveries without verification by specific residents. Also exempt are public utilities, governmental agencies, law enforcement entities, authorized people serving legal documents, school buses, and city buses.

6. Any vehicle parked on Shadow Park streets at any time without a clearly visible resident "tree" sticker, Long Term Entry Permit, or Short Term Entry Permit will be considered to be in Shadow Park without permission and will be subject to towing.
7. Contractors must be approved for entry by the resident. They may not enter before 7 a.m., Monday through Friday, and 10 a.m. on Saturday. They must leave by 6 p.m. on weekdays and 5 p.m. on Saturdays. Contractors are not permitted on Sundays and holidays unless the work being done at the house does not generate noise that can be heard outside. Contractor hours apply to any work requiring a City of Cerritos permit and for work being done on the exterior of a house. These hours also apply to pool cleaners, handy persons, general maintenance workers, plumbers, electricians, pest control service people, carpet cleaners, and other home repair people where the work generates noise that can be heard from outside the house. Exceptions will be made for emergency work, such as a plumbing problem, and may be made for interior work that does not generate noise that can be heard from outside the house.
8. Any unauthorized entry constitutes trespassing and is subject not only to a hearing and fine but also to legal action, including intervention by the Sheriff.
9. Visitors are not allowed to enter Shadow Park to solicit for profit or to distribute advertising material. Candidates for public office, their authorized representatives, and authorized representatives of approved ballot measures will be allowed to campaign in Shadow Park according to the rules found on pages 22 and 23.

1. Anyone observed damaging the gates is responsible for the cost to repair them.
2. There is a \$100.00 fine for anyone using the push-button code on the vehicle gates. This is for emergency vehicles only.
3. The gate attendant is at the gate to help visitors. Residents should not expect the gate attendant to open the resident gate for them.
4. Residents entering at South Street are expected to use the resident entry gate. The visitor gate is for non-residents only.
5. Residents should explain the entry gate procedures to their visitors.
6. Anyone having a party, especially at the clubhouse, should give a guest list to the gate attendant so that the attendant can more easily allow the visitors to enter.
7. Residents are responsible for any damage to Shadow Park property caused by their children, guests, or service providers.
8. No one should play around the vehicle gates. They are for vehicles only. People on foot or on a bicycle should use the pedestrian gates only.
9. Residents should never attempt to fix a broken entry gate. They should report the problem to the gate attendant
10. Home vandalism, or any other crime, should be reported directly to the Sheriff's Department. In case of emergency, call 911. DO NOT call the gate attendant.
11. If a resident, guest, or any person given permission to enter by a resident engages in verbal abuse or any confrontation toward a Shadow Park gate attendant or patrol officer, the homeowner shall be subject to a hearing and a \$250.00 fine.

VANDALISM

1. A resident vandalizing Shadow Park property will be subject to a hearing and a \$250.00 fine in addition to being assessed for the cost to repair the damage. Access to common area facilities also may be suspended for at least 30 days.
2. If the vandal is a non-resident but is a guest of a resident, the resident will be held responsible.
3. If the vandal is a non-resident and does not have permission to be in Shadow Park, the vandalism will be considered a criminal offense and the vandal will be reported to the Sheriff's Department for trespassing and possible other criminal acts.
4. Fines will be levied against the owner of record, and not against a tenant, if the house is occupied by other than the owner.

GENERAL NUISANCE

1. Any resident observed causing a general nuisance within Shadow Park will be subject to a hearing and a \$200.00 fine.
2. A non-resident guest of a resident who causes a disturbance will cause the owner of the property to be subject to a fine.
3. A non-resident who is in Shadow Park without permission will be considered to be trespassing and will be referred to the Sheriff's Department.
4. Homeowners will be held totally responsible for the actions of any tenants and guests of those tenants.

MOTOR VEHICLES, PARKING, AND SPEEDING

This section addresses which vehicles are permitted, what may be done with them, speed regulations, and parking regulations.

1. No commercial vehicle may be parked or stored on any lot or street in Shadow Park other than within the garage unless such vehicle is making a delivery or performing a service. A commercial vehicle is any vehicle that has writing of any kind on it, or that has equipment or lighting apparatus on it that is not normally found on a similar vehicle. Violation will subject the owner of the residence to a hearing and a \$100.00 fine.
2. No recreational vehicle may be parked or stored on any lot or street except within an enclosed garage. A resident may park an RV outside the garage for a maximum of six hours in a day for loading and unloading unless permission is requested and logged by the gate attendant for an extended time. Permission to park a recreational vehicle may be granted for up to a maximum of 48 hours depending on the homeowner's need. An illegally parked recreational vehicle will subject the homeowner to a hearing and a \$100.00 fine.
3. No vehicle may be parked or stored on any lot or street except for one that fits in the garage on that lot. A commercial vehicle that is not garageable must be removed within five business days or the homeowner will be subject to a hearing and a \$100.00 fine. A non-commercial vehicle that is not garageable must be made to fit in the garage or be removed within 30 days or the homeowner will be subject to a hearing and a \$100.00 fine. The only exception is a vehicle to be used by a person with a disability and for which the Board of Directors has given permission for the resident to park the vehicle in the resident's driveway. Such a vehicle will not be allowed to park on the street unless the resident meets the requirements to obtain an overnight parking sticker.
4. Vehicles cannot be repaired or painted on any part of a lot that can be seen from the street or another lot. The only exception is that a resident may wash a vehicle in the driveway.

5. Overnight parking will not be allowed from 3:00 a.m. to 5:00 a.m. on the streets or in common parking areas of Shadow Park unless a permit has been obtained from the Board of Directors or, in case of emergency, permission has been granted by the gate attendant. (See section on page 9 labeled OVERNIGHT PARKING PERMISSION for details.) Violation will cause the homeowner to be subject to a fine for each occurrence.
6. Vehicles are not to be parked at the park or tennis court parking areas at any time unless the passengers of said vehicles are using those facilities at the time. The vehicles must be parked within the marked spaces and headed in towards the park area. Violation will cause the homeowner to be subject to a hearing and a fine.
7. Vehicles shall not be parked on the street during the time when the street sweeper is cleaning your street. (See monthly billing for the day of the week.) Violation may result in a hearing and a fine.
8. Shadow Park will be governed by the motor vehicle licensing requirements of the State of California. A violation will subject the resident violator to a fine in accordance with that levied by the local courts, including all fees and penalties.
9. The maximum allowable motorized vehicular speed within Shadow Park will be 25 miles per hour (MPH). Violation will subject the resident violator or, if the violation is by a visitor, the resident granting access to that visitor to a fine.
10. All resident vehicles must have a resident sticker on the rear of the vehicle's rearview mirror located at the top center of the front windshield in order to use the resident entry gates. A resident overnight street parking permit sticker must be affixed to the left rear bumper of the specified vehicle. These stickers are not transferable.

OVERNIGHT PARKING PERMISSION

Street parking is not permitted in Shadow Park between the hours of 3 a.m. and 5 a.m. without a Shadow Park Overnight Parking Sticker. These stickers must be obtained from the management company. In order to obtain one or more of these stickers, you must:

1. Have more than twice the number of driveable vehicles than the size of your garage. That is, you must have at least five currently registered vehicles if you have a two-car garage and at least seven if you have a three-car garage. Registered vehicles such as boats, trailers, and cars that are not allowed to be driven on the street do not count toward the required minimum.
2. Bring the current registrations for all vehicles for which you qualify for Shadow Park resident "tree" stickers to the management company.

If it is determined that you qualify for one or more stickers, they will be issued to you. Each sticker is good only for the vehicle for which it is issued. If you put the sticker on a non-authorized vehicle, you will be subject to a hearing and a fine. The sticker must be placed on the left rear bumper of the authorized vehicle. If there is space in your driveway, you must park the vehicle in the driveway even if you have an Overnight Sticker.

In case of an emergency, the gate attendant can give permission for a vehicle to be parked on the street between the restricted hours for one night. If you have such an emergency, contact the gate attendant to obtain authorization. A vehicle parked on the street overnight without an Overnight Sticker or prior approval by the gate attendant is subject to ticketing and a fine as stipulated on page 2.

POOL USE

Only residents and their guests may use the Shadow Park pool. These rules apply to everyone using the pool at any time. Trespassers are subject to prosecution. As with all other rules, residents are responsible for the actions of their guests. A violation of any of these rules will subject the responsible resident to a hearing, a fine, and suspension of the use of the common area facilities for 30 days.

All pool gates must be closed and locked at all times other than when being used for entry or exit, as required by law and for safety and security.

There is NO LIFEGUARD on duty. For your safety, always swim with someone else who knows how to swim.

1. Any resident 18 years or older is considered an adult.
2. Children under 14 years of age must be with an adult in the pool area.
3. No one over the age of 6 is allowed in the wading pool.
4. A resident or guest must be at least 18 years old to use the spa.
5. Guests are limited to four per household. All guests must be with a resident adult.
6. Any resident or guest who violates the rules may be asked to leave the pool area.
7. Pets are not allowed in the pool or pool area at any time, except for those assisting a person with a disability.
8. Only officially recognized swimwear is allowed in the water (no cut-offs or the like).
9. The following items are not allowed in the pool area at any time: glass containers, cigarettes, gum, bicycles, skateboards, roller skates/blades, wheeled toys, air mattresses, inner tubes, large floating objects that may obstruct the view in the pool, or potentially hazardous objects, including, but not limited to, breakable toys, metal toys, or objects with sharp corners or points.
10. The following actions are not permitted in the pool area at any time: diving or jumping into the pool near other swimmers; running; dunking, water fighting, or pushing people into the pool; diving for coins, pieces of metal, or objects that stain, corrode or chip the pool; rough or disorderly conduct; loud music; disruptive or unsociable behavior; foul or abusive language; inappropriate use of the showers or restrooms; or littering.
11. Infants, young children, and anyone not in control of natural body functions will not be permitted to use the pools or spa unless they are wearing bathing apparel with snug-fitting leg openings. Further, regular disposable diapers are not permitted in the pools. Only special swim diapers are allowed, for example Little Swimmers®.
12. Furniture from inside the clubhouse is not allowed in the pool area. Pool area patio furniture must be kept away from the edge of the pool.
13. There will be NO exclusive pool area use for private parties. If guests at a party wish to use the pool, no more than four per resident household may use it at any one time, and an adult resident must accompany them.
14. At no time shall the door between the pool area and the bathrooms be kept propped open.

CLUBHOUSE USE

1. Reservations for the use of the clubhouse must be made with the post commander when that person is on duty.
2. Only residents of homes where the homeowner is current in assessment and/or fine payment will be allowed to rent the clubhouse.
3. Clubhouse reservations may be made no more than 90 days in advance without the approval of the Board of Directors.
4. The clubhouse may not be reserved by the same resident for more than one date in any consecutive seven day period.
5. A non-refundable fee, determined by the Board of Directors, will be charged for each use of the clubhouse. A refundable deposit, determined by the Board, also will be required to cover possible damage or excess clean up. If damage occurs in excess of the deposit, the homeowner who is responsible for the clubhouse reservation will be held financially responsible. Separate checks are required and must be presented when the reservation is made.
6. Nothing shall be stapled, nailed, tacked, taped, or affixed in any manner to any interior or exterior surface of the clubhouse.
7. Use of the clubhouse is limited to residents and their guests. There must be at least one adult resident in attendance at all times during clubhouse use.
8. There will be NO exclusive pool area use for private parties. If guests at a party wish to use the pool, no more than four per resident household may use it at any one time, and an adult resident must accompany them.
9. The clubhouse may not be used for commercial purposes.

10. All clubhouse usage must end by the time designated on the reservation form and, at no time, extend beyond the park hours. The building must be cleaned and the key returned to the gate attendant immediately following the reservation time.
11. Smoking is not allowed in the clubhouse at any time.
12. There will be no charge for clubhouse use if the scheduled activity is open to all members of the Association.
13. Animals are not allowed in the clubhouse, except for those assisting a person with a disability.
14. If a person reserving the clubhouse loses the key, the resident will pay for rekeying the facility and for a reasonable number of new keys to replace the former keys.
15. At no time should the door between the pool area and the bathrooms be kept propped open.

OUTDOOR RECREATION AREA USE

A fine may be imposed if any of the following rules are violated:

1. No skateboards, bicycles, roller skates/blades, or wheeled toys are allowed on any playing courts, lawns, or landscaped areas.
2. No gum is allowed on any playing court.
3. No glassware of any kind is allowed on any playing court or in the sand or grass area.
4. All trash and cigarette butts must be put in trash containers.
5. Dogs must be kept on a leash at all times. This is in compliance with City of Cerritos law. This applies throughout Shadow Park, not just in the recreation areas. Homeowners must clean up after their own pets.

6. Climbing on fences, walls, roofs, or trees in common areas is prohibited. Homeowners will be held responsible for any damage they, their children, or their guests cause.
7. No more than four guests per address are allowed on the volleyball or basketball courts or in the pool area at any one time. Guests using these areas must be accompanied by a resident at all times.
8. The tennis, volleyball and basketball courts open at 7 a.m. daily. The pool, playground area, clubhouse, and park grass area open at 6 a.m. daily. All facilities close at 10 p.m., Sunday through Thursday, and at 11 p.m. Friday, Saturday, and any night preceding a federal legal holiday.
9. Inflatable jumpers ("Moon Bouncers") are not permitted on any common area, including the Shadow Park park, even in conjunction with a party at the clubhouse which has been rented by a resident.

TENNIS COURT USE

A fine may be imposed if any of the following rules are violated:

1. Tennis court use is limited to only residents and their guests. A resident must be playing with his/her guest(s) on the court. Trespassers are subject to arrest. Whenever residency is in question, a valid ID must be available and shown upon request to the patrol person or inquiring resident. For those under age 16, or without a driver's license, residency should be verified via a phone call to the parent/home.
2. No more than three guests per resident address are allowed to be using any one tennis court at a time.
3. A resident must obtain permission, in advance, from the gate attendant or Board of Directors to have someone provide paid tennis lessons. Lessons are not permitted after 7 p.m.

4. Tennis courts are for open play, first-come-first-served, on the next available court. When people are waiting to use the courts, the following playing time rules are in effect:
 - singles and doubles are limited to one set
 - maximum warm-up of five minutes
 - in case of a 6-6 score, a tie breaker will be played
 - if no set is being played, a maximum of 30 minutes of playing time is allowed
 - a maximum of 30 minutes is allowed per lesson
5. Bicycles, skateboards, roller skates/blades, pets, music, glass, food, and gum are not allowed on the courts at any time.
6. Tennis shoes must be worn on the courts.
7. The gate must be locked immediately after entering or exiting.
8. After 7:00 p.m., Monday through Friday, people age 18 and over have priority on the courts. Whenever age is a question, a valid ID must be available and shown upon request to the gate attendant, patrol person, or inquiring resident.
9. People waiting to play must wait in line OUTSIDE the fenced court area. Spectators who are inside the fence CANNOT be in line for the next available court.

ARCHITECTURAL PROCEDURES

Homeowners shall obtain a copy of the Shadow Park Homeowners Association Architectural and Landscaping Guidelines from Transpacific Management Company, 12607 Hiddencreek Way, Suite R, Cerritos, CA 90703 prior to starting any construction or front yard landscaping work on their property. Plans for such work must be submitted to the Shadow Park Architectural Committee for approval before any work is begun. If work is begun before approval is obtained, the homeowner may be subject to a hearing and a fine.

The following is a general outline of the architectural requirements for Shadow Park but does not include the complete requirements or restrictions:

- A. Building permits: The City of Cerritos will not issue building permits for work in Shadow Park unless architectural plans are first approved by the Shadow Park Architectural Committee or Board of Directors. (Landscaping plans that do not include a structure do not have to be submitted to the City.)
- B. Architectural plans, in triplicate, are required for:
 - 1. All exterior room additions or alterations to the existing structure
 - 2. Utility buildings
 - 3. Playhouses
 - 4. Greenhouses
 - 5. Patio covers
 - 6. Cabanas and gazebos
 - 7. Swimming pools and spas
 - 8. Solar energy equipment
 - 9. Exterior water softener equipment
 - 10. Front yard landscaping
 - 11. Fences and gates
- C. Patio covers
 - 1. Types permitted
 - a. Open lattice
 - b. Material that matches the roof of the house
 - 2. Materials not permitted
 - a. Any type of metal
 - b. Fiberglass
 - c. Cloth or canvas
 - d. Composition or asphalt shingles
 - 3. Patio structures shall be painted to be compatible with the color of the house or the trim or shall match the material and color of the roof of the house.

- D. The following exterior attachments to Shadow Park houses are NOT permitted:
 - 1. On the roof:
 - a. Antennas, except as provided for in the section entitled "Satellite Dishes" in this booklet
 - b. Air conditioning units
 - c. Cyclone attic vents
 - 2. On walls, windows, or doors:
 - a. Awnings
 - b. Moveable shutters
 - c. Sun shades
 - d. Air conditioning units
 - e. Hinged screen doors at the front door
- E. Landscaping plans are required for front yards and for side yards visible from the street.
 - 1. Plans must show all shrubs, trees and plants, block walls, built-in planters or new planters, concrete work, brick work, and lighting.
 - 2. New landscaping or re-landscaping of an existing home must be completed within 30 days after receiving plan approval from the Architectural Committee or Board of Directors. If no plan approval is sought, replacement must follow the previous landscaping plan and the landscaping work must be completed within 30 days from the time it is begun. If the new landscaping is in conjunction with a newly constructed home, the owner will have 30 days to complete the landscaping after the final approval of the construction is received from the City of Cerritos.
- F. Repainting or re-staining of any exterior surface of the house must match the original colors unless prior approval is obtained from the Architectural Committee or Board of Directors.
- G. If you plan to renovate or remodel your home, at the time you submit plans to the Architectural Committee for approval you must provide an approximate completion date. If you are unable to meet that date, you must notify the Board of Directors or Architectural Chair and provide a new date.

- H. All debris in relation to the renovation/remodel of a home must be removed or deposited in an approved dumpster on a daily basis. The front yard must be kept free of all debris at the end of work each day.
- I. If it is necessary to have a temporary portable toilet on site during construction, it must be placed in the backyard unless it will not fit through the side gate. If it is necessary to place the toilet in the front yard, it must be placed as far back as possible from the sidewalk with the door facing away from the street. The portable toilet must be locked at night and kept properly maintained at all times.
- J. No basketball hoop, backboard, or associated pole shall be visible over the top of the property line wall, gate, or fence from any street, common walkway, or green belt while not in use.
- K. No utility building, greenhouse, or playhouse shall be visible over the top of the property line wall from any street, neighboring residence, common walkway, or green belt. Such structures will be subject to approval by the Architectural Committee on an individual basis.

LANDSCAPING

- 1. All lawns and plantings on a lot must be kept clean, neat, and free from weeds at all times. Failure to do so may result in a hearing and a \$100.00 fine.
- 2. If a parkway tree requires replacement, the homeowner must replace it with a like tree, or another type of tree approved by the Board of Directors or Architectural Committee, of at least a 15-gallon size at the homeowner's expense. If the tree is not replaced within 30 days of notification by the management company, the Board of Directors will notify the homeowner that it will have the tree replaced at the homeowner's expense. The resident is responsible for the care of the parkway tree except that the resident is not to prune the tree; the homeowners association will do so on a regular basis. No parkway tree may be removed without prior Board approval.

- 3. Driveways must be kept clean and free of stains or the homeowner will be subject to a hearing and a \$100.00 fine. No drip pans, cardboard, material, or catch basins of any kind may be used on a driveway at any time.
- 4. All landscaping renovation must be completed within 30 days.

SATELLITE

DISHES

For the purpose of this policy, "satellite dish(es)" refers to any device used to receive video programming signals and/or used to receive and transmit fixed wireless signals, including direct-to-home satellite dishes that are one meter (39.37 inches) or less measured in any direction and TV antennas and wireless cable antennas, one meter or less measured in any direction, designed to receive signals from direct broadcast satellites (DBS), multi-channel multi-point distribution (wireless cable and broadband radio service) providers (MMDP) and television broadcast stations (TVBS). "Large satellite dish(es)" shall refer to devices described above that are greater than one meter measured in any direction. Any other term in capital letters shall have the same definition as set forth in Article I of the Declaration of Covenants, Conditions and Restrictions for the Shadow Park Homeowners Association.

- 1. The installation of satellite dishes should be approved by the Architectural Committee. This includes, but is not limited to, location and color. The installation of large satellite dishes must be approved by the Architectural Committee (see #2). Failure to obtain approval of large dishes is a violation of the CC&Rs and will cause the homeowner to be subject to a hearing and possible fine. Prior to the installation of a satellite dish or large satellite dish, the homeowner shall complete and submit an Informational Satellite Dish Siting Request Form to the Association. Shadow Park reserves the right to suggest satellite dish locations that minimize their visibility from the street. Residents shall comply with the suggested locations as long as they provide reception of an acceptable quality signal.

2. Large satellite dishes (those greater than one meter in any direction):
 - a. Must not be visible from ground level at any time from the street, sidewalk, or ground level of the adjacent property, and
 - b. Must be located in such a manner as not to cause interference with any type of electronic reception by another resident.
3. Satellite dishes (those equal to or less than one meter in any direction):
 - a. Must be of a color that does not stand out significantly from the location where the dish will be installed.
 - b. Should try to be located so as not to be visible from the street from the front of the subject house. However, if such a location would impair the reception of the signal, the satellite dish may be visible from the street but must be located in such a way as to minimize its visibility from the street.
 - c. All wiring must be installed to minimize visibility and must be neat in appearance and tightly secured to the exterior of the house.
 - d. All mounting hardware should be painted to match the mounting surface.
 - e. No more than two dishes should be installed at any house. If additional dishes are desired, further architectural approval will be required.
4. Installation of a satellite dish, any device of any kind designed to broadcast electronic signals, or any antenna used as a hub to relay signals among antennas is strictly prohibited. Under no circumstance can any type of signal transmission or relay cause interference with a homeowner's reception of signals.
5. Installed satellite dishes must not encroach beyond the homeowner's property.
6. The use of a mast to raise the height of a satellite dish is prohibited unless necessary to achieve an acceptable quality signal. If a mast must be installed to provide an acceptable quality signal, it must be installed to ensure the safety of the

owners, their guests and tenants, and the common area. Masts higher than 12 feet above the roofline are subject to local permitting requirements.

7. Satellite dishes shall be installed in a manner which prevents harm to any person or building. All satellite dishes shall be installed in accordance with manufacturers' instructions as well as any government regulations so as not to present a hazard and must be permanently grounded.
8. Owners shall not allow their satellite dishes to fall into disrepair or to become detached. If this happens, the homeowner shall be required to repair or remove the dish. The homeowner shall be responsible for any damage that may occur to private or Association property as a result of the installation of a satellite dish on their private property.
9. If a homeowner ceases to use any visible satellite dish, the dish must be removed.
10. These rules apply equally to owners and their tenants.

SIGNS

1. Only signs pertaining to the sale, rental, legal proceeding, security of a house, or public election are permitted on a lot. Security signs must be placed within three feet of the front of the house. Only one security sign is allowed per house. No signs, including security signs, are allowed on the garage door. No signs may be placed in the parkway or on or over a perimeter or corner block wall
2. Signs must be removed within 30 days of the rental of a home or of the opening of escrow when a home is sold. Election signs must be removed within five days of the election.
3. "For Sale" signs are not permitted on vehicles visibly parked on the lots or streets within Shadow Park.

4. Only one "For Sale" or "For Rent" sign is permitted at any single Shadow Park residence. Only one sign per candidate is permitted at any Shadow Park home.
5. Mounting of a "For Sale (Rent)" sign may be either on a wooden post or a metal stake.
6. "Open House" directional signs are not allowed within Shadow Park. Only one "Open House" sign is permitted on the exterior property of Shadow Park. Such a sign must be located at the South Street entrance, outside the gates. At the time of an open house by a realtor or owner, no more than two flags will be allowed on the house property to indicate an open house is being held.
7. No signs may be hung over perimeter walls unless approved by the Board of Directors.

POLITICAL CAMPAIGNING

1. ANYONE campaigning for a candidate (other than the actual candidate or someone accompanying the candidate) or for an issue must have a letter from the campaign, on letterhead stationery, identifying the person as an official representative of the campaign. Further, any campaigner must be able to identify herself or himself with photo identification if requested by a Shadow Park gate attendant, patrol officer, or resident. Access to Shadow Park for campaigning purposes will be granted only under these conditions.
2. Campaign literature can be distributed only if it is directly handed to a resident at a home. Flyers cannot be stuck in doors or placed in or on mailboxes. In addition, door hangers or similar materials are not allowed.
3. Door-to-door campaigning will be allowed no sooner than six weeks prior to the election.
4. Door-to-door campaigning will be allowed only between 10 a.m. and 8 p.m.

5. Violation of any of the above rules will result in the prohibition of further campaigning on behalf of the candidate or issue for the remainder of the campaign period.

CAMPAIGNING FOR SHADOW PARK BOARD

If you, or someone on your behalf, campaigns for a position on the Shadow Park Board, you must abide by the following rules:

1. Campaign literature can be distributed only if it is directly handed to a resident at a home. Flyers cannot be stuck in doors or placed in or on mailboxes. In addition, door hangers or similar materials are not allowed.
2. Door-to-door campaigning will be allowed no sooner than September 1.
3. Door-to-door campaigning will be allowed only between 10 a.m. and 8 p.m.
4. Violation of any of the above rules will result in the prohibition of further campaigning on behalf of the candidate for the remainder of the campaign period.
5. No signs are allowed in Shadow Park for the homeowners association election.

TRASH PICKUP

Trash is picked up every Friday by the City of Cerritos unless a legal holiday falls in the week. In that case, the trash will be picked up on Saturday. Trash may not be placed on the street or at any place on your lot that is visible from the street earlier than 2 p.m. on Thursday. Empty containers must be removed from public view by 10 p.m. of the pickup day. Failure to comply may result in a hearing and fine.

PETS

1. No animals, other than the number allowed by Cerritos City Code, may be kept on a lot, and then only if they are kept solely as domestic pets and not for commercial purposes. No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance.
2. Dogs must be kept on a leash at all times in compliance with the City of Cerritos ordinance. This applies throughout Shadow Park, not just in the recreation areas. Homeowners must clean up after their own pets.
3. Pets are not allowed in the clubhouse, pool, or pool area at any time, except for those assisting a person with a disability.

MISCELLANEOUS

1. No structure or vehicle on a lot, except for one single-family residence, may be used as a temporary or permanent residence.
2. Garages are to be used only for parking vehicles and for storage. They cannot be converted for living or recreational purposes.
3. No business of any kind is allowed on Shadow Park properties.
4. Upon the sale of a home, the homeowners' rights to the use of the Common Areas are transferred to the new owner. All automobile gate entry cards, remote control entry devices, the pool key, and any pedestrian gate keys must be transferred in escrow to the new owners.
5. When a realtor has an open house for the purpose of resale, the realtor must be at the home in order to be called by the gate attendant to give permission for a non-resident to be admitted to see the house. If the house does not have a working phone, the realtor must make other arrangements to be contacted by the gate attendant.

6. Real estate caravans are allowed in Shadow Park only after the listing real estate agent makes arrangements with the gate attendant and gives the gate attendant a map of listed properties to be distributed to the caravans.
7. Garage sales are not allowed in Shadow Park.
8. Only solicitation by non-profit organizations is allowed in Shadow Park. Under no circumstances, however, can any printed matter be left at a home if no one answers the door. Violation of this rule will be treated as trespassing.
9. Advertising material may not be distributed at any time in Shadow Park.