

RULES AND REGULATIONS

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LANTANA LODGE HOMEOWNERS' ASSOCIATION

IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

LET'S BE GOOD NEIGHBORS!!!

No owner/renter shall permit anything to occur within the common area that might increase the rate of insurance. Take care not to obstruct or interfere with the rights of other owners/renters; or annoy them by unreasonable noises; or allow any owner/renter to become a nuisance on the premises. Each owner/renter shall comply with all of the applicable federal, state, city, county and health ordinances.

POOL RULES AND REGULATIONS

1. The pool is ONLY for the use of owners, their guests, and/or renters and their guests.
2. No lifeguard is on duty. All persons using the pool, do so AT THEIR OWN RISK!
3. Pool hours are 8:00 am to 10:00 pm.
4. NO pets are allowed in the pool or around the pool area.
5. Children under 14 years of age MUST be accompanied by an adult.
6. Do not enter pool equipment areas or adjust any controls.
7. NO running, pushing, or horseplay in or around the pool.
8. Do not bring ANY breakable glass (bottles, glasses, cups, etc.) to the pool-deck area.
9. Pool furniture is NOT to be removed from the pool deck area.
10. PLEASE leave the pool area clean, and free from clutter (cans, newspapers, lotions, etc.)
11. Running, skating or bicycling is STRICTLY FORBIDDEN on deck area.

LAUNDRY ROOM

The laundry room, located between Units #9 and #10, has one (1) washer and one (1) dryer with the charges currently \$1.00 for a load of wash, and \$ 0.75 for one cycle in the dryer. The mechanisms are designed to accept quarters only.

PLEASE clean the lint trap after each cycle of the dryer; place the lint balls in the wastepaper baskets provided; and help us keep the laundry room clean and tidy.

Laundry may be done between 8:00 am and 10:00 pm.

ONLY owners and/or renters residing at Lantana Lodge may use the washer and dryer.

COMMON AREA

No smoking or vaping of any kind in the common area out front and entrance of complex. Only smoking allowed is in the back-patio area of that unit. No smoking of any drugs allowed. No using walls as entrance to units, only gates may be used.

THANK YOU EVERYONE FOR YOUR CO-OPERATION!

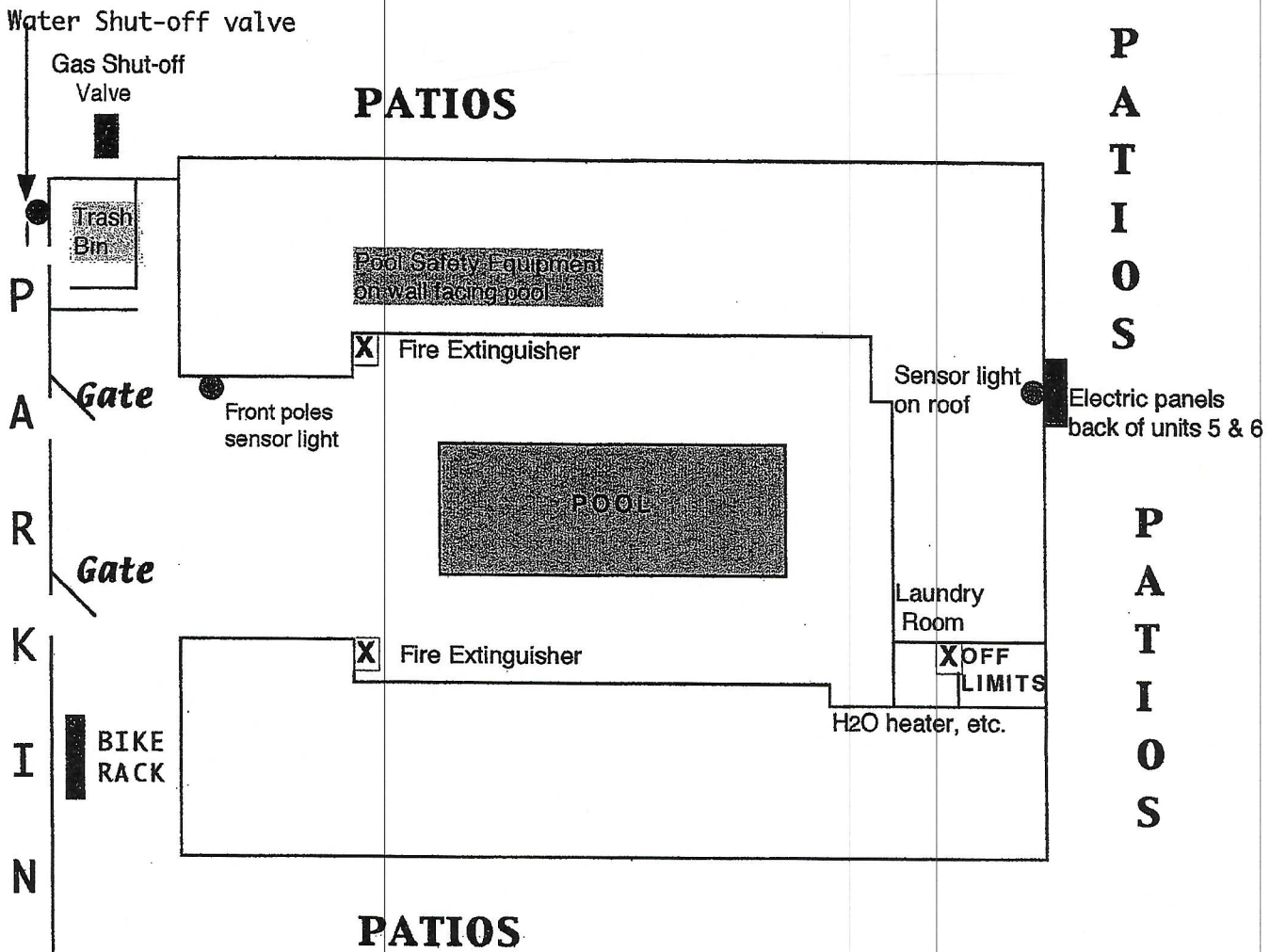
LANATANA LODGE, HOMEOWNERS' ASSOCIATION

RESPONSIBILITY MATRIX

| | <u>OWNERS</u> | <u>HOA/BOARD</u> |
|----------------------------------|---|---|
| BUILDING EXTERIOR | Back and/or Patio Side | Front and Common Areas |
| ROOF | As of 2/13/2001 HOA assumed responsibility | Special assessment levied to repair roof |
| PLANTS, SHRUBS, ETC. | Flowers - As much weeding, etc., as a person wants to | Palms and bushes in front in front |
| POOL | Keep Pool and Pool deck litter free | Retain a Pool maintenance Service |
| REPAIR BILLS | Inside and any damage done | Replace and repair both minor and major "common" components |
| BILLS ON LANTANA LODGE STRUCTURE | Pay assessments regularly and on time | Pay all bills in name Lantana Lodge |
| TELEPHONE | Individual | None |
| CABLE TV | Individual | None |
| MAIL | Everyone has a box in P.O. Unit | Maintain Box |
| PARKING | Each unit has one space Please be careful to use your own | Paint number & stripe |
| CLUTTER | Do not clutter | Monitor |
| TRASH | Put into bin. Collapse boxes | Pay Trash Service Bills |
| EXCLUSIVE USE AREAS | Owners responsibility | None |
| PERMITS, ETC. | None | Keep current and on display |
| LAUNDRY ROOM | Keep tidy and observe hours | Collect monies, Maintain Eqpt. |
| SCREEN DOORS | HOA has voted to have all doors replaced at owners expense 2001 | Monitor installation & uniformity |
| OUTSIDE LIGHTING | None | Replace bulbs and sensors when necessary |
| WATER HEATER POOL PUMP, ETC. | Room OFF LIMITS to owners No responsibility | Maintain, Repair and replace as necessary |

The owners own the interior of their units and are responsible for everything therein. Owners are also responsible for the care and maintenance of the rear exterior of their unit and any patio area which they might have.

These rules apply to all homeowners, their guests, and lessees. Each homeowner is responsible for the actions of their guests and lessees.



NOTE: PLEASE DO NOT PARK IN FRONT OF THE TRASH BIN ACCESS DOORS -- especially on Tuesdays when the normal pick-up time is scheduled.

NOT TO SCALE



This is merely a schematic indicating the location of the main emergency panels and equipment. Emergency items are presented for your information and are to be used ONLY in an emergency. In a non-emergency situation (lights out, for example) please contact a Board member before taking any unilateral action.

Note: Pool and laundry room hours are 8:00a.m. to 10:00p.m.

● Water shutoff valve Dan was able to turn off 9.1.2000. Needs to be turned off and on every March 1st and Sept. 1st

Fire extinguishers need to be recharged or replaced every June.

Pool inspection is done every November, permit issued after the inspection if everything is OK.

Location of Lanterna Lodge's emergency panels, switches, etc.