

## **SUMMARY ONLY**

Dear Orchard Homeowners:

You are probably aware that living in a Homeowners Association makes you subject to the “Covenants, Conditions and Restrictions” (CC&Rs) of the Association. A copy of the CC&Rs was provided to you by the seller of your property during escrow. If you have lost your copy, the Management Company will supply a copy to you for a charge.

In case you have not read the CC&Rs recently (or at all) here is a brief summary of the most common CC&Rs. **This is only a summary!** You are responsible for following all of the CC&Rs. Violations of the CC&Rs may lead to a hearing, fines or worse.

- \* **Architectural:** Before any changes are done, including home additions, painting the exterior of your home, pouring concrete, putting in fences, landscaping, etc., approval must be obtained from the Architectural Review Committee (ARC). Contact the Management Company for information on obtaining architectural forms and approval.
- \* **Parking:** Nothing may be parked on the street overnight! No commercial vehicle may be parked in the Association. No inoperable vehicles may be stored on the property. Vehicles may be parked only on paved surfaces approved for parking. Approval must be obtained before parking any type of RV (motor home, trailer, camper, boat, etc.)
- \* **Landscaping:** The front yard must be maintained in an attractive manner. The backyard must be kept clean and tidy. All property must be kept free of weeds and trash. Any changes in the landscaping must be approved by the ARC. Trees and bushes must be kept trimmed so they do not fully block the view of others. Dead trees, bushes, etc. must be removed promptly.
- \* **Trash:** Trash must be stored beside or behind the home, out of sight from the street. Trash may be put out at the street for pick up no earlier than 12 hours before scheduled pickup and trash cans must be removed from the street within 12 hours of scheduled pick up. Spilled trash must be cleaned up promptly.
- \* **Signs:** No signs may be put on the property with the exception of one “For Sale” sign for the home. Signs may not be attached to light posts or put in common area without prior approval of the Board.
- \* **Garage Sales:** No commercial activities, including garage sales, may be conducted from properties in The Orchard without prior approval of the Board. The Board may authorize a specific day on which garage sales may be held (watch your Newsletter for details).
- \* **Pets:** All pets must be kept on the property and not allowed to be a nuisance to others. (Barking dogs are almost always a nuisance to persons other than the owners). A maximum of two dogs is allowed per home. Dogs must be kept in an enclosed area and may not be left tied. Dogs must be on a leash and under the restraint of their owner while outside of their yard.
- \* **Board Meetings:** You are invited to the Board meetings which are held each month at 1451 Rimpau, Suite 107, Corona, CA. Please refer to message portion of your billing statement for dates and times of each meeting. In February an annual meeting of the homeowners is held at which the Board of Directors is elected.

If you are aware of any violations of the CC&Rs that you would like to see corrected, please send an e-mail or submit a Violation Report Form to the Management Company. Send to Transpacific Management Service, 1451 Rimpau, Suite 107, Corona, CA 92879. Telephone #: 951-371-2727 Fax: 951-371-1467  
E-mail address: lia.gomez@transpacinc.com

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