

**CALIFORNIA REFLECTIONS  
COMMUNITY ASSOCIATION**

**RULES  
&  
REGULATIONS**

**Revised: December 2003**

## **I. GENERAL RULES**

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1. All owners and residents shall comply with all of the terms set forth in the recorded CC&R's, By-laws, and Rules & Regulations.
2. Each lot shall be used only as a private residential dwelling. (CC&R IX.2)
3. No sign of any kind shall be displayed to the public view without the approval of the Association except ONE "For Sale" or "For Lease" sign of reasonable size, but not exceeding six square feet. (CC&R IX.8)
4. No owner shall permit anything to be done or kept upon such owner's lot which will obstruct or interfere with the rights of quiet enjoyment of other occupants, or annoy them by unreasonable noises. (CC&R IX.8)
5. All clotheslines, refuse containers, woodpiles, storage boxes, tools and equipment shall be prohibited from any lot unless obscured from view by fence or appropriate screen approved by the Architectural Control Committee. (CC&R IX.8)
6. No window in any residence shall be covered in whole or in part, inside or outside, with aluminum foil, newspaper, paint, reflective tint or any other material reasonably deemed inappropriate for such use by the Association or Community Architectural Control Committee. (CC&R IX.11)
7. No lot shall show evidence of any business, commercial, storage or other non-residential purposes. (CC&R IX.12)
8. No solar heating panels or other solar energy collection equipment shall be installed without prior written consent of the Architectural Committee. (CC&R IX.17)
9. No resident shall install any TV antenna, radio antenna, CB antenna, satellite dish or other similar electronic receiving or broadcasting device on the exterior or any residence, elsewhere within a lot, or upon the Common Area. (CC&R IX.18)
10. No owner shall be permitted to rent or lease his lot for a period less than thirty days. (CC&R IX.19)

11. No owner may rent or lease less than the entire lot. (CC&R IX.19)
12. There shall be no interference with the established drainage pattern (existing drainage at time of purchase) without prior written consent of the Architectural Committee. (CC&R IX.22)

13. No patio or balcony, including, without limitation, the patio fencing, side yard fencing and balcony railings, may be painted, remodeled, enclosed or otherwise altered without the prior written consent of the Architectural Control Committee. (CC&R IX.25)
14. Patios and balconies, and all furniture, plants and other improvements shall be kept, at all times, in a neat, clean, safe and attractive condition. (CC&R IX.25)
15. Clothes, towels, blankets, laundry, or clotheslines shall not be placed or hung from any patio or balcony. (CC&R IX.25)
16. Patios and balconies shall not be used for storage of bicycles, surfboards, or any other beach and athletic equipment at any time. (CC&R IX.25)
17. Each resident shall remove all rubbish, trash and garbage from his lot. (CC&R IX.8)
18. No odor shall be permitted to arise from any trash on any lot so as to render such lot unsanitary, unsightly, offensive or detrimental to any other resident. (CC&R IX.21)
19. Any trash containers shall be exposed to the view of neighboring lots only when set out for a reasonable time (not to exceed twenty-four hours before and after scheduled trash collection hours). (CC&R IX.21)
20. Every owner shall maintain the exterior of his residence, including, without limitation, all side yard and rear yard walls and fences, exterior lighting fixtures, landscaping, driveways, roofs, patios, patio covers, decks, balconies, windows, screens, locks and doors of his residence, and all other improvements located on such owner's lot in a neat, clean, safe and attractive condition at all times, and make repairs as they may be required. (CC&R IX.2)

## **II. PETS**

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1. No animals of any kind shall be raised, bred or kept except common household pets, including dogs or cats. (CC&R IX.7)
2. No animal shall be kept, bred or maintained for any commercial purpose or in unreasonable numbers. "Unreasonable numbers" shall ordinarily mean more than two animals per lot. (CC&R IX.7)
3. Each resident shall be responsible for cleaning up any excrement caused by any pet on any lot or the Common Area. (CC&R IX.7)
4. Animals must be kept either within an enclosure, yard or patio, or on a leash

being held by a person capable of controlling the animal while within the Common Area. (CC&R IX.7)

### III. **VEHICLES & PARKING**

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1. No Owner shall park, store or keep any large commercial-type vehicle or any recreational vehicle including, but not limited to, campers, motor homes, trailers, boat trailers, boats, aircraft, mobile homes or other similar vehicles on his Lot, streets within the Project or any portion of the Common Area.
  2. No Owner shall park any automobile overnight on the street.
  3. Each Owner shall keep his garage readily available for parking of his respective vehicle and shall not store any goods or materials therein, nor use any portion of the garage for a workshop or other use if such storage or use would prevent said owner from parking any of his respective vehicles therein.
  4. No Owner shall conduct major repairs to any motor vehicle of any kind whatsoever in his garage or upon the Common Area, except for emergency repairs thereto and then only to the extent necessary to enable the vehicle to be moved to a proper repair facility.
  5. No painting, repairing or mechanical work, other than minor maintenance and emergency repairs, shall be done to any vehicle anywhere in the Community, except to enable the vehicle to be moved to a proper repair facility.
  6. The general use of all private streets in the community shall be subject to all speed limits and other regulations contained in the California Vehicle Code applicable to public streets.
  7. Curb Parking CVC 22502  
Right hand wheels of vehicle within 18" of curb except motorcycles shall be parked within at least one wheel or fender touching right hand curb.
  8. Speed CVC 22352  
**15 mph MAXIMUM** on any road in any residential district, around corners or in an intersection during the last 100 feet of the approach to the corner or intersection.
  9. **Commercial vehicles** are those which are used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property.
  10. Motorized Scooters known as "go peds" and similar vehicles ridden by an underaged, unlicensed and uninsured driver is prohibited.
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If your neighbor is violating the parking rules as set forth above please report to Common Interests, Inc. at 949-248-3878 immediately.

All members of the California Reflections Community Association are expected to become and remain familiar with these Rules and Regulations, and to abide by them for the mutual benefit of all property owners.

Violation of any of these Rules and Regulations or any of those within the CC&R's is subject to a fine or other action deemed appropriate by the Board of Directors as follows:

1st OFFENSE	2nd OFFENSE OF SAME VIOLATION	3rd OFFENSE & SUBSEQUENT OFFENSES OF SAME VIOLATION
Violation Notice	2nd Notice	Fine plus legal fees, if any, and legal action by the Board of Directors if violation is not corrected.

Violations of any of the Rules and Regulations are expected to be remedied by the homeowner within 72 hours after receiving notice of the violation. Any violation which is not corrected within this time shall be considered to constitute a new offense subject to further action.

Fines which are levied by the Board of Directors are added to the property owner's account and will appear on the monthly Association billing. The initial fine for any violation will be \$25.00. If the violation is not corrected within one month, the fine will double to \$50.00.

NAME: Darlene Champeau	DATE: 1/30/98
PROPERTY ADDRESS: 4 Venice Street Aliso Viejo, CA 92656	PARKING PERMIT #: 2036

This certifies that the above named homeowner has requested, paid for and received parking permit # \_\_\_\_\_ on \_\_\_\_\_, 1998.

HOMEOWNER'S SIGNATURE:

California Reflections Community Association  
Common Interests, Inc.  
3551 Camino Mira Costa, Suite N  
San Clemente, CA 92672  
Phone: 949.248.3878 Fax: 949.248.1881

**Date:** April 6, 2011  
**To:** Members of the California Reflections Community Association  
**From:** California Reflections Community Association Board of Directors  
**Re:** Approved change to the Architectural guidelines for house painting color palette

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At the board meeting held on March 28, 2011, the Board of Directors adopted a change to the Architectural guidelines in regards to an approved house painting color palette. The new approved color palette is comprised of eight (8) new Dunn-Edwards house paint color schemes as identified on the following 2 pages. The colors are still posted at the entrance bulletin board and a member of the Architectural Committee will soon have a book that can be checked out for review. Although the original color schemes are still approved, the board encourages homeowners to consider one of the new color schemes when painting your homes. If you wish to paint your house, please submit an architectural application for review by the Architectural Committee.

If you have any questions, you may contact the management company as the number above or email the manager, Jim Shubsda at [jim@commoninterestsinc.com](mailto:jim@commoninterestsinc.com)

The Board of Directors



**California Reflections Community Association  
House Paint Schemes  
Adopted March 28, 2011**

**Scheme One.**

1. DEC 718 Mesa Tan – (Main Body)
2. DEC 743 High Noon – Trim, Chimney, Caps, Columns, Garage Door
3. DE 6244 Smokey Forest – Front Door / Shutters (Option 1)
4. DEC 755 Cocoa – Front Door Only, Shutters (Option 2)

**Scheme Two.**

1. DE 5325 Regency Cream – Stucco (Main body)
2. DEC 745 Chaparral – Trim (Option 1), Chimney Caps, Columns, Garage/Front Door & Shutters (Option 1)
3. DE 6209 Rock N Oak – Trim, Shutters, Front/Garage Door (Option 2)
4. DEA 162 Log Cabin – Front Door Only (Option 3)

**Scheme Three.**

1. DE 6207 Egyptian Sand – Stucco (Main Body)
2. DE 6205 Stucco Tan – Trim, Chimney Caps, Columns
3. DE 6216 Barrel Stove – Trim, Chimney Caps, Columns, Garage/Front Door (Option 2) Shutters (Option 1)
4. DEC Burnt Crimson – Front Door Only, Shutters (Option 2)

**Scheme Four.**

1. DEC 750 Bison Beige – Stucco (Main Body)
2. DEC 752 Birchwood – Trim, Chimney Caps, Columns, Garage/Front Door (Option 1)
3. DE 6217 Ancient Earth – Front/Garage Door (Option 1), Shutters
4. DE 6363 Pointed Rock – Front Door Only, Shutters (Option 2)

**Scheme Five.**

1. DE 6234 Serene Thought – Stucco (Main Body)
2. DEC 767 Riverbed – Trim, Chimney Caps, Columns, Garage/Front Door
3. DEC 776 Courtyard Green – Trim & Front Door (Option 2), Shutters
4. DEA 174 Olive Court – Front Door Only, Shutters (Option 2)

**Scheme Six.**

1. DE 6121 Siamese Kitten – Stucco (Main body)
2. DEC 718 Mesa Tan – Trim, Chimney Caps, Front Door, Shutters
3. DE 6129 Rustic Taupe – Trim, Chimney Caps, Columns, Garage Door
4. DEC 776 Courtyard Green – Front Door Only, Shutters (Option 2)

**California Reflections Community Association**  
**House Paint Schemes**  
**Adopted March 28, 2011**

**Scheme Seven.**

1. DEC 767 Riverbed – Stucco (Main Body)
2. DEC 760 Desert Gray – Trim, Chimney Caps, Garage/Front Door (Option 1)
3. DEW 341 Swiss Coffee – Trim, Chimney Caps, Columns, Shutters, Garage/Front Door (Option 2)
4. DEA 174 Olive Court – Front Door Only

**Scheme Eight.**

1. DE 6144 Graham Cracker – Stucco (Main Body)
2. DE 6131 Teddy Bear – Trim, Chimney Caps, Garage/Front Door (Option 1), Shutters (Option 1)
3. DEC 767 Riverbed – Trim, Chimney Caps, Columns, Garage/Front Door (Option 2)
4. DEC 776 Courtyard Green – Front Door, Shutters

**California Reflections Community Association**  
**Common Interests, Inc.**  
**3551 Camino Mira Costa, Suite N**  
**San Clemente, CA 92672**  
**Phone: 949.248.3878 Fax: 949.248.1881**

**Date:** May 18, 2009  
**To:** Members of the California Reflections Community Association  
**From:** California Reflections Community Association Board of Directors  
**Re:** Approved change to parking and parking enforcement rules

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Dear Homeowners:

Per the notice provided in March, the Board of Directors adopted changes to the rules and regulations regarding parking on April 27, 2009. Please keep this notice with your rules and regulations as this rule change supercedes and replaces the existing Section III. 2 as follows:

**Section III. VEHICLES & PARKING**

**Delete the following:**

2. No Owner shall park any automobile overnight on the street.

**Replace with the following:**

2. No overnight vehicle street parking between the hours of 2:00 a.m. and 5:00 a.m.
  - a. Residents are allowed to obtain a "safelist" for guest parking on the street for no more than 20 days in any 180-day period as temporary street parking.
  - b. Residents are not allowed to "safelist" their own vehicles for temporary street parking.
  - c. All vehicles parked on the street overnight without a "safelist" will be ticketed and may receive two warning tickets within any 180-day period.
  - d. On the third occurrence of overnight vehicle street parking within a 180-day period, the vehicle will be towed at the owner's expense.

**Please be aware that the no overnight parking enforcement will begin on June 1, 2009 and vehicles not safelisted will be towed at the owner's expense after being cited twice.**

In addition, the Board of Directors has hired Patrol One to help achieve compliance with obeying the speed limit and stop signs. On two days this week, a Patrol One officer will be issuing citations to owners of vehicles that do not stop at certain stop signs and/or are speeding. Please remember to stop at all stop signs and obey the speed limit in the community. Thank you.

**Board of Directors**  
**California Reflections Community Association**

California Reflections Community Association  
Common Interests, Inc.  
3551 Camino Mira Costa, Suite N  
San Clemente, CA 92672  
Phone: 949.248.3878 Fax: 949.248.1881

**Date:** August 21, 2009  
**To:** Members of the California Reflections Community Association  
**From:** California Reflections Community Association Board of Directors  
**Re:** Approved change to the Architectural guidelines for mailboxes and mailbox post

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The Board of Directors adopted a change to the Architectural guidelines in regards to mailboxes and mailbox posts at the July 27, 2009 Board of Directors meeting as follows:

**Section III. ARCHITECTURAL MATERIALS, STANDARDS AND GUIDELINES**

**C. Mailboxes and mailbox post**

1. Mailboxes must be maintained in good condition, which is determined in the reasonable opinion of the architectural committee.
2. Homeowners are responsible for the maintenance and upkeep of the mailbox and mailbox post (shared by the owners whose mailboxes are on the post)
3. Replacement mailboxes are to be made of aluminum or vinyl
4. Replacement mailbox posts are to be made of wood or vinyl.
5. Mailbox posts must be 4" X 4" in width dimension.
6. Replacement mailboxes and posts are to be white in color.
7. Mailboxes shall not have decorations or designs.
8. Mailbox installation shall conform to the USPS guidelines in regards to height above ground.

Please place this document with your current set of rules and regulations as this newly adopted rule is effective immediately and supersedes any other rule regarding mailbox and mailbox post appearance, design and installation. If you have any questions, please place them in writing and mail them to California Reflections Community Association at the address above.

## MEMORANDUM

DATE: June 26, 2006

TO: All Homeowners  
California Reflections Community Association

FROM: The Board of Directors  
California Reflections Community Association

RE: Section 1, Rule 19 Amendment  
Effective July 15, 2006

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Enclosed, please find the revised Section 1, Rule 19 for California Reflections Community Association, effective July 15, 2006. Please review the rule carefully and keep this memorandum with your permanent records.

*No trash containers shall be exposed to the view of neighboring lots or common areas except from 4:00 p.m. the day before trash pick-up until 11:00 p.m. the day of trash pick-up.*

If you have any questions or concerns, please feel free to write the Board of Directors at the address listed below.

The Board of Directors thanks you in advance for your cooperation in following the Association's Rules and Regulations.