



**SPYGLASS HILL PROPERTY OWNERS' ASSOCIATION**  
**Eugene Burger Management Corporation, Agent**  
**481 Via Hidalgo**  
**Greenbrae, CA 94904**  
**415 / 461-8660**

**Hello and Welcome to Spyglass Hill!**

**We know that you will enjoy living atop our Hill, complete with spectacular views, tennis courts, clubhouse, swimming pool, Jacuzzi and sauna.**

**Spyglass Hill's Covenants, Conditions and Restrictions (CC&Rs) contain a volume of information (which we strongly encourage you to read and absorb). This packet contains a condensed version of the basic information for your quick reference pertaining to Spyglass Hill's House, Pool/Jacuzzi/Spa, Tennis Courts, and Clubhouse Rules.**

**The CC&Rs are part of the Davis Stirling Act mandated by the California legislature. They are part of the California Code for corporations and designed to protect and enhance the property, and insure residents' rights and comfort. Boards of Directors are charged with enforcing them.**

**There are 208 units at Spyglass Hill, living in close proximity to each other. The CC&Rs and adopted Policies exist to preserve the integrity, value, and pleasure of living here for everyone. They dictate what you can and cannot do with your ownership rights -- and what restrictions exist to protect your rights and those of your neighbors. By following the CC&Rs, we can enjoy what Spyglass Hill has to offer.**

**For further information, please contact our on-site property manager, Scott Ezinga of Eugene Burger Management Corporation, at 415/461-8660 or your Welcoming Committee representative listed below.**

**Again, welcome to Spyglass Hill!**

**SPYGLASS HILL WELCOMING COMMITTEE**  
**Barbara Belluomini, Chairperson**

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**Your building representative & phone number**

**June 2003**

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**Plus Attachments: Satellite Dish/Antenna Policy**  
**Deck Usage Policy**  
**Skateboard Policy**

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**General Information**

- 1. Board of Directors meets the third Tuesday of each month. Current Minutes are available within 30 days at no charge. Annual meetings and elections to the Board are held in May at the Clubhouse. An information packet is mailed to the Membership several weeks prior to the meeting**
- 2. All ceilings contain heating panels, and some ceilings may have asbestos-containing materials. Do not puncture or drill into ceilings for the purpose of hanging plants, lamps, etc. Owners are responsible for their unit's heating elements.**
- 3. To request grounds and exterior building repairs and/or maintenance, or to report problems, use the Service Request forms located by your mail box area or near the office in the Recreation building.**
- 4. Pool keys: If you are a new owner, the seller should have furnished you with a pool key. If a key is lost, replacements are available from the management office as follows:**

**\$25 for first key, \$50 for a second key, and \$100 for a third key**
- 5. Emergency contacts: Larkspur Fire Dept (Fire & Paramedic) 911  
Twin City Police Dept, emergency only: 911  
" " " " non-emergency: 927-5150**
- 6. Please avoid disturbing your neighbors by only using your appliances (washer, dryer, dishwasher, vacuum cleaner, etc.) between the hours of 8 AM and 10 PM. TVs, stereos, musical instruments should not be heard outside of your unit. This applies to your car radio/stereo as well.**
- 7. See attached list of items that are the responsibility of the Owner or the Association.**

**For after-hour emergencies within our Common Area, other than the above, contact Eugene Burger Management Corporation (EBMC) at 461-8660. During regular working hours (8:30 AM to 5 PM), contact our on-site property manager, Scott Ezinga, at 461-8660.**

**SPYGLASS HILL CONDOMINIUMS**  
**CHECKLIST OF RESPONSIBILITIES FOR REPAIR/MAINTENANCE**  
**PREPARED 8/25/93**

	<u>OWNER</u>	<u>ASSOC.</u>
1. Door Locks and Knobs	X	
2. Front Door		X
3. Storage Doors		X
4. Sliding Glass Doors	X	
5. Screen Doors	X	
6. Door Bells	X	
7. Mail-box Locks and Keys	X	
8. Mail-box Names	X	
9. Mail-boxes		X
10. Elect. Meter to Individual Unit Panel		X
11. Landscape Lights		X
12. Entry Door Light (Fixtures & Bulbs)		X
13. Electrical Inside Units	X	
14. Rear Patio Light	X	
15. Heat Sensor Alarm		X
16. Heat Sensor Damage	X	
17. Smoke Detectors	X	
18. Plumbing Inside Unit Walls		X
19. Plumbing Inside Unit	X	
20. Sink Leaks	X	
21. Shower/Tub & Tile	X	
22. Toilet Leaks	X	
23. Dryer Vent Cleaning	X	
24. Vertical Sewer Backups	X	
25. Main Line Sewer Backups		X
26. Dishwashers	X	
27. Garbage Disposal	X	
28. Rain Leaks		X
29. Roofs		X
30. Shingles		X
31. Asphalt		X
32. Landscaping		X
33. Exterior Paint		X
34. Window Screens		X
35. Towing Cars	X	
36. Vehicle Fluids Clean-ups	X	
37. Chimney Flue Cleaning	X	
38. Entry Light Cobwebs	X	
39. Cleaning of Deck Surfaces	X	

## **SPYGLASS HILL HOUSE RULES**

### **A. COMMON AREA**

- 1. The Common Area at Spyglass Hill is defined as all of the area and facilities of Spyglass Hill lying outside of space enclosed within the walls of each living unit; including the walls behind paint/wallpaper, roofs, balconies, stairs, carports, parking spaces, lawns, landscaping, etc. The entrance area to your unit is Common Area, and the back decks/patios are also Common Area.**
- 2. The Common Area is under the control of the Association and the rules/regulations are binding upon all owners, tenants, residents and guests of Spyglass Hill.**
- 3. Owners/Residents may not make any modifications to any Common Area without the written approval of the Association.**
- 4. Owners will be held financially responsible for any damage to the Common Area caused by residents, their guests, pets, or autos.**
- 5. No exterior clothesline may be erected. No exterior drying or laundering of towels or clothes on balconies, patios, decks, or other areas.**
- 6. Unauthorized use of Common Area water is not permitted.**
- 7. The Association does not have a designated playground. Children must be supervised by an adult when in the Common Area.**
- 8. No alcoholic beverages may be served or used in the Common Area, including the Recreation Center.**

### **B. STORAGE**

- 1. Residents are not permitted to store any items such as toys, bikes, sports equipment, etc. in the Common Area which includes the carports, decks, patios, and landscaping. Bike racks are available in the garage and 900 mailroom. The Association bears no responsibility for storage in these areas.**
- 2. The only furniture allowable on decks or patios is typical patio furniture. Upholstered sofas or chairs are not permitted.**
- 3. Material left in the common or carport areas will be removed, stored, and/or sold by the Association. The owner will be charged for any expenses incurred by the Association.**
- 4. Please do not place pots or planters directly on decks or railings. Planter boxes must have at least one inch of air space under them, and pots must be placed on saucers. Unit owners will be financially responsible for replacement/repair of decks due to water damage from improperly placed pots or planters. See Deck Policy enclosed.**

## SPYGLASS HILL HOUSE RULES

continued

### C. PETS

1. All animals must be kept on a leash while in the open space and Common Areas of the Association. Owners are responsible for damages caused by their pets. Pet waste bags are located throughout the complex. Please use them to pick up after your pet and deposit the bags in a trash container. No animals are allowed within the Pool enclosure.
2. Only two animals per unit are permitted.

### D. GARBAGE

1. Garbage must be in a plastic bag and placed in outside garbage cans. Please break down cardboard boxes before placing them in the trash enclosures. Do not place your garbage outside your unit, in the garage, carports, or the Common Area. Garbage collection is on Friday mornings.
2. Homeowners are responsible for making their own arrangements to dispose of large items such as appliances, mattresses, couches, etc. Contact Marin Resource, 565 Jacoby Street, San Rafael, 485-5647 for information on disposing of these items, and hazardous materials such as paint, oil, etc.
3. Recycling bins for glass/plastic, tin/aluminum and newspapers are also located inside garbage enclosures. There are separate containers for each material. Green containers are for glass, which is any glass or jar (no ceramic or broken glass). Plastic bottles/containers labeled "CA Redemption 1 & 2" may also be placed in the green glass bin. Brown containers are for tin/aluminum cans which should be squashed prior to putting them in the bin. Collections are Tuesday and Friday. Blue containers are for newspapers only. Collection is Tuesday morning.

### E. AUTOMOBILE & MOTORCYCLE

1. Please park only in the space assigned to your unit. If someone has parked in your assigned space, call Eugene Burger Management Company at 461-8660.
2. Your parking space must be kept clean and free of trash, oil or grease, and other hazards in accordance with the City of Larkspur. Failure to do so will result in the Association cleaning the area, for which the unit owner will be charged.
3. Commercial vehicles, boats, campers, RVs, etc. may not be parked on Spyglass Hill property.
4. Clearly marked "Guest" parking spaces are located throughout the property, and parking is limited to 24 hours. Vehicles parked for longer than 24 hours will be fined (per the attached fine schedule) and/or towed. No tandem parking is permitted anywhere. To report a vehicle parked over 24 hours, call Eugene Burger Management Company.
5. Please respect the fire lanes (red zone) and don't park alongside them. No parking on any sidewalks or lawn areas. Vehicles parked in violation will be towed.

**SPYGLASS HILL HOUSE RULES**  
**continued**

**Automobile & Motorcycle, cont.**

6. **No automobile/motorcycle repairs on Spyglass property. Do not store inoperable vehicles in your parking stall, guest spaces, or any other place on Spyglass property. Vehicles must display a current registration.**
7. **No automobile or motorcycle may be left on blocks, jacks, jack stands, etc. *Any vehicle found like this will be towed without notice.***

**F. EXTERNAL INSTALLATIONS**

1. **No telephone, television or cable antenna/lines may be installed on the exterior surfaces of the buildings. See attached Satellite Dish/Antenna Policy attached. No flag poles, clothes lines, planters, baskets, etc. are to be attached to the Hardiplank siding. *See page 6 following.***
2. **No fences, extended patios, awnings, ornamental screens, screen doors, or sun shades may be erected or installed without written permission of the Board of Directors.**
3. **No banners or commercial signs of any kind shall be displayed from any condominium or the Common Area without the approval of the Association. The only exception is the American Flag. Real estate "For Sale" signs may be displayed from the inside of one of your unit's windows.**
4. **Holiday decorations must be removed no later than 30 days after the Holiday.**

**G. INTERNAL INSTALLATIONS**

1. **Alterations: Per our CC&Rs, carpet may not be replaced with ANY hard surface (wood, tile, vinyl, Pergo, etc.) without prior written approval of the Association. Ask EBMC for details/forms if you are contemplating a change.**
2. **Window replacement must meet specific requirements as determined by the Association's architect and approved by the Association in writing. If you are contemplating a change, please contact EBMC for details.**
3. **Window coverings visible from the exterior must be white or off-white.**

**SPYGLASS HILL HOUSE RULES**  
**continued**

**IMPORTANT NOTICE**

**TO: All Spyglass Residents**  
**From: Spyglass Hill Board of Directors**

**We want to remind everyone that all exterior siding, roofing, overhangs, decks and patios are part of the Common Area and governed as such by the CC&Rs which all Boards are required to enforce.**

**Our new Hardiplank siding is a cementitious product which will retain its water-resistant properties only if no holes are made in it. Please be advised that nothing is to be attached to or hung from any Hardiplank surface. This includes plants, plant hangers, flag poles, bicycles, sports equipment, etc.**

**The Board has instructed the Maintenance staff to remove any items attached to the siding and to bill the owner of the unit for repair time and materials.**

**The CC&Rs will also be enforced with regard to what may be stored on decks and patios which are limited specifically to potted plants (on saucers) and patio furniture. Barbecues and firewood must be stored on rear decks only. Firewood must be stored in racks specified in the CC&Rs. If you are found to be in violation of the CC&Rs, you will be notified and given the opportunity to correct the situation. Failure to do so will result in Board action.**

**If you are an owner of a rental unit, it is your responsibility to inform your tenants of Spyglass Hill's rules in order to avoid costly charges.**

**The Board is charged with maintaining and enhancing the property values of Spyglass Hill so that all may continue to benefit. Your cooperation is much appreciated. Thank you.**

**SPYGLASS HILL PROPERTY OWNERS' ASSOCIATION, INC.**  
**Governing Document Enforcement**

**Schedule of Fines**  
**(Civil Code 1363 (g))**

**Insuring that all owners/residents abide by the governing documents is one of any Board's most important duties.**

**While the Association has a variety of enforcement tools available, one of the most effective is the ability to impose fines to obtain Governing Document compliance. The goal of a fine is to encourage compliance, not to increase revenues.**

**The Board therefore has established the following fine schedule:**

<b>First Violation:</b>	<b>\$ 50.00</b>
<b>Second Violation:</b>	<b>\$ 75.00</b>
<b>Third Violation:</b>	<b>\$100.00</b>
<b>Violations with Damage:</b>	<b>Appropriate fine, plus all costs</b>

**Be advised, however, that the Association retains the right to modify the basic fine (up or down) and combine any fine with other sanctions to fit the seriousness of the infraction.**

**For continuing violations, such as parking violations or failure to remove an unapproved architectural alteration, fines may be levied for each day that the violation continues, up to a maximum amount of \$500 per month.**

**If you receive notice of a fine, you have the opportunity to object to the levying of such fine at a Rules Enforcement Hearing before the Board prior to the fine taking effect.**

**If a fine is levied, it is due and payable immediately and may be placed on the owner's account.**



**SPYGLASS HILL PROPERTY OWNERS' ASSOCIATION  
POOL AND SPA RULES**

- 1. The pool and spa hours are 7 AM to 10 PM, every day. Please observe these hours.**
- 2. Noise in the Pool Area must be kept to a minimum AT ALL TIMES so that the residents' peaceful enjoyment of their homes is not disturbed. This is especially important in the morning and evening hours. Between the hours of 7 AM to 10 AM and between the hours of 8 PM to closing, a strict "Quiet Time" rule will be enforced in the Pool Area.**
- 3. There is a Lap Time at the pool of 15 minutes at the start of every hour. Non-lap swimmers must leave the pool if requested to do so.**
- 4. Children under the age of 14 MAY NOT be in the pool or recreation area unless under the continuous supervision of a responsible adult.**
- 5. All guests must be accompanied by a current Spyglass resident. The total number of guests per unit allowed is 3. Birthday parties and other celebrations are NO exception.**
- 6. No running, pushing, ball playing, or rough play is allowed in the pool or spa or surrounding area.**
- 7. No balls, water guns, boogie board, rafts or any other flotation devices are allowed in the pool or spa. Paddle boards, noodles, and safety devices are permitted.**
- 8. Absolutely NO TOYS, jumping or splashing, swimming, dunking or other horseplay is allowed in the spa. It is for therapeutic uses only.**
- 9. For health and safety reasons, infants and/or children in diapers are not allowed in the spa.**
- 10. Persons with open sores or contagious diseases are not permitted in the pool or spa.**
- 11. Alcoholic beverages are not permitted in the pool or spa, or any Common Area.**
- 12. Smoking is not permitted in the pool and spa enclosure, or in the Recreation Building.**
- 13. Animals are not allowed in the pool area, even those on leash.**
- 14. No radios or stereos are allowed in the pool or spa area, unless you are using headphones.**
- 15. Glassware and glass containers are prohibited in the pool and spa enclosure. This includes glass containers stored in a cooler or ice chest.**
- 16. Please place litter in the garbage can before leaving the pool area.**

**SPYGLASS HILL PROPERTY OWNERS' ASSOCIATION**  
**POOL AND SPA RULES**  
continued

- 17. The white lifesaving ring is not a toy. It is to be used in emergencies only.**
- 18. Please be considerate of others in using the pool furniture. Any chaise lounge unoccupied for over 15 minutes will be considered vacant and available for use by others.**
- 19. Pool furniture is not to be removed from the pool enclosure, nor put into the pool.**
- 20. Restrooms are inside the Recreation Building. Please do not let your children use the pool or landscaping as a bathroom.**
- 21. For safety reasons, no one should swim alone.**
- 22. All residents and guests must comply with the requests of our Staff or monitor.**
- 23. Rental of the Clubhouse does not include the use of the pool, spa, or saunas.**

**NO LIFE GUARD IS PROVIDED**  
**ALL PERSONS SWIM AT THEIR OWN RISK**

**Note: Rules may be changed at the direction of the Board. Fines and revocation of pool/spa access may be imposed for non-compliance in accordance with our CC&Rs.**

**SPYGLASS HILL PROPERTY OWNERS' ASSOCIATION**  
Eugene Burger Management Corporation, Agent  
481 Via Hidalgo  
Greenbrae, CA 94904  
415 / 461-8660

## **Spyglass Hill Barbecue Rules**

The following rules were implemented in May 1998 after a series of fires and a moratorium on barbecuing. These rules were incorporated to assure the safety and comfort of all Spyglass residents.

Any resident who violates these rules and/or causes damage to persons or property on Spyglass Hill is, of course, responsible for the injury/damages and risks a maximum \$500 fine and permanent loss of outdoor cooking privileges as well.

### **DO NOT BARBECUE UNTIL THESE ARE ALL IN PLACE**

1. Metal drip pans are required under ALL outdoor cookers/smokers.
2. Keep your fire extinguisher near your deck/patio at all times when using your outdoor cookers or smokers.
3. All barbecue cookers/smokers must be at least two feet away from any wall or siding. Watch out for overhanging tree branches.
4. No starter fluid is to be used - EVER. Because of the proximity of tree branches and decks, we cannot have flames shooting up several feet when getting the cooker started.
5. FULLY COLD ashes must go into a metal container and then into plastic bags for disposal in outside trash enclosures. NEVER put hot or even warm ashes into paper or plastic bags.
6. All outdoor cookers must be visually supervised by an adult at all times when in use.
7. No matter which type of cooker you use, clean the grill after use to avoid flame-ups from old grease and/or charred food.
8. Barbecuing is permitted only on your back deck/patio, not in the front Common Area.

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**TENNIS COURT RULES**

**THE WAIT COURT**

**East Side, closest to Via Hidalgo Entrance**

**The Wait Court has been designated as such to accommodate more players, particularly those who do not wish -- or are unable -- to sign up in advance. Procedures are as follows:**

- 1. This court is available on a first come/first serve basis.**
- 2. All players waiting to play must be available when the court is free or forfeit the court.**
- 3. Playing time is one hour when other players are waiting.**
- 4. Juniors (under age 18) have the same rights and obligations as adults on the Wait Court.**
- 5. Players may not be playing on the Reserve Court and waiting on the Wait Court at the same time.**

**GENERAL RULES**

- 1. Playing times are 8 AM to 10 PM. NO activities other than tennis are permitted on the courts.**
- 2. NO equipment of any kind other than tennis racquets/balls are allowed on the courts. This includes all wheeled devices, sports equipment and radios/tape players.**
- 3. Tennis shoes only on the courts -- no street shoes.**
- 4. Guests are welcome when playing with a resident. Residents are limited to 3 guests each, and are responsible for guests' knowledge of the rules.**
- 5. Children under 12 must be accompanied by a parent or other responsible adult.**
- 6. Metal racquets will damage the court surface and must have protective guards.**

## **SPYGLASS HILL RECREATION CENTER RULES**

Reservation of the recreation room is allowed only for members in good standing of the Homeowners' Association and tenants occupying units at Spyglass Hill. Reservations **CAN NOT** be made for third party functions. The person reserving the recreation room must sign the application form and the rental fee/deposit checks and will be responsible for any damages.

The person reserving the recreation room must be in attendance at the function.

### **GENERAL RULES**

- 1) Commercial ventures or any function which requires an admission charge or involves the sale of goods or services is strictly forbidden by the CC&Rs. This applies even if only to defray costs of the event. The only exception shall be if the event is sponsored by the Homeowners' Association and authorized by the Board of Directors.
- 2) Fire Regulations and parking limitations dictate that event attendees be limited to no more than 50.
- 3) Reservations are for the use of the recreation room and upper sun deck only. The use of the pool, spa and saunas is specifically excluded in this agreement.
- 4) The reservations calendar and log are kept by the Maintenance Supervisor in the maintenance office in the recreation building. Office # is 461-8660.
- 5) Applications must be accompanied by the rental fee of \$50.00 and a security deposit of \$250.00. Reservations will be on a first-come-first-served basis. No verbal agreement will be binding. Any application not approved will be returned with an explanation as to why approval was not granted. In a similar manner, any assessment for damages or cleaning will be made at the determination of the Board. Assessments for amounts in excess of the deposit will be as provided in the CC&Rs.
- 6) Rental fee and security deposit checks will be deposited and cleared to the Association's account prior to the release of the recreation room key. The security deposit will be promptly refunded after the satisfactory inspection of the Premises.
- 7) Residency of tenants applying to reserve the recreation room will be verified in advance of approval. Verification will be made through the Homeowner.

**SPYGLASS HILL PROPERTY OWNERS' ASSOCIATION, INC.**  
**SATELLITE DISH/ANTENNA POLICY**  
**ADOPTED BY THE BOARD 9-19-2001**

The revolution in communications technology has brought with it more options than ever for receiving information. Satellite and ground based receiving dishes are now relatively small and can often be concealed or placed in locations that are aesthetically acceptable.

The purpose of this policy is to provide guidance to owners who wish to install receiving dishes or antennas. We hope to avoid problems arising from misinformation, some of which may be disseminated by vendors unfamiliar with the law as it applies to condominiums. This policy is adopted in accordance with recently enacted FCC regulations and decisions, and, to the extent that they do not conflict with that authority, Civil Code §1376 and our Covenants, Conditions and Restrictions (CC&Rs).

**The Policy**

1. **Satellite Dish.** As used in this policy, the term "satellite dish" shall include all direct Broadcast Satellite Systems (DBS), multipoint distribution services (wireless cable) Instructional Television Fixed Services (ITFS) and Television Broadcast Signal Systems (TVBS), and any other transmitting or receiving antenna or device.
2. **Size.** The only satellite dishes that will be permitted or considered for approval are those measuring one meter (39 inches) or less. Any larger instrument is prohibited.
3. **Owners Only.** Applications for Association approval of installations at units will be accepted from owners only or tenants who have an owner's written permission.
4. **Prior Approval for Common Area Installations Required.** There should not be a need to install any equipment on Common Area. However, if no other location reasonably works, application can be made to the Association and prior approval is necessary. The Association will process the application as quickly as reasonably possible. Failure to obtain prior approval in the Common Area may result in enforcement action by the Association.
5. **Prior Notification Required for Installations on Exclusive Use Common Area.** Although prior approval is not necessary for a satellite dish installed in exclusive use common area, the owner must notify the Association of installation plans and the proposed satellite dish location. For purposes of this policy, Exclusive Use Common Area refers to the portions of the Common Area that has been designated in the Association's governing documents as for the exclusive use of the owner of a separate interest, such as a deck.
6. **Location.**
  - (a) Satellite dishes installed on exclusive use common area must be placed in the most aesthetically pleasing location where a good signal can be received. All wiring must be painted to match the background building color, provided such work does not impose unreasonable expense or delay or interfere with an acceptable quality signal.
  - (b) If at all possible, there should not be any penetration of the roofing system or exteriors. However, where there are no other options, and such penetration is necessary in order to avoid unreasonable costs of installation, or to receive an acceptable signal, penetration may be made subject to the owner taking full responsibility for the installation as set forth in paragraph 7.
  - (b) For requests to install satellite dishes in locations other than exclusive use common area, approvals will be on a case by case basis. Generally the dish must not be visible from any other unit, the street or Common Area.



# **Spyglass Hill Property Owners Association Inc.**

658 Via Casitas, Greenbrae, California 94904 (415) 461-3767

## **Deck Usage Policy Adopted May 21, 2002**

Dear Members:

Inappropriate use of decks has caused extensive damage to deck surfaces and beams. Improper placement of planters on stairways is a violation of the fire code and a safety hazard. Please take a moment to familiarize yourself (and your tenant where applicable) with this stairway and deck policy.

*This Policy shall serve to define the acceptable use of entry decks, rear decks and stairways on Spyglass Hill and does not supersede or limit any provision in the CC & R's regarding deck use restrictions.*

1. All plants and planters shall have at least a one inch separation from any exterior surface including, but not limited to deck coatings, siding and concrete.
2. No plants or planters shall be placed on stairways.
3. No plants or planters shall be placed in a manner that would impede access to any area of the unit exterior.
4. No plants or planters shall be placed on railings or rail caps.
5. No single plant in excess of 75 pounds shall be on upper floor decks.
6. No combination of plants in excess of 150 pounds shall be on upper floor decks.
7. Planters shall be of a type that does not damage any deck surface.
8. All planters shall have drip pans or be of a type that contains excess water.
9. Water shall not flow from any deck to any other exterior surface, including your downstairs neighbor.
10. No plants shall be of a type that connects itself to any exterior surface. (ivy or vines)
11. No plants can be in original nursery containers, no empty containers are permitted.
12. Nothing which may damage any exterior surface (rocks, sharp objects) shall be placed on any exterior surface.

*Any owner found to be in violation may be subject to penalties from the Association. If damage occurs to any Common Area as defined in the Spyglass Hill CC & R's that owner will be held liable for all related repair costs to said Common Area.*

Sincerely,

Spyglass Hill Board of Directors  
Spyglass Hill Property Owners Association Inc.

**SPYGLASS HILL PROPERTY OWNERS' ASSOCIATION  
RESOLUTION REGARDING PROHIBITION ON SKATEBOARDING  
IN THE COMMON AREAS**

WHEREAS, the Board of Directors is charged with the authority and obligation to maintain a safe environment in the common areas and to maintain the project in such a manner to ensure all residents quiet enjoyment of their property;

WHEREAS, the Spyglass Hill Property Owners Association includes 208 units, and is high density housing, with narrow pedestrian walkways, narrow streets, and highly used garage areas with a significant amount of vehicle traffic;

WHEREAS, residents have reported numerous safety hazards caused by skateboarding in the common areas, including the walkways, garages, driveways, and streets, in that there have been reports of near collisions between skateboarders and pedestrians and vehicles;

WHEREAS, residents have reported disturbances caused by the noise of skateboarding, the building of plywood ramps in the common area, and the congregation of non residents who use the Association property for skateboarding, and skateboarding has caused property damage;

WHEREAS, the Association is mindful of the laws protecting families with children, and rendering void any rules or regulation that discriminate against families with children;

WHEREAS, after due consideration, and after receiving community input, the Board of Directors has determined that because of the safety hazards created by skateboarding in the common areas, the disruption of the residents' peaceful enjoyment, and the property damage caused by skateboarding, pursuant to Article V, Section 3(a) of the CC&R's;

NOW THEREFORE BE IT RESOLVED THAT:

**No skateboarding shall be permitted in the Association common areas. This rule may be enforced pursuant to the enforcement powers set forth in the CC&R's.**

**CERTIFICATE OF SECRETARY**

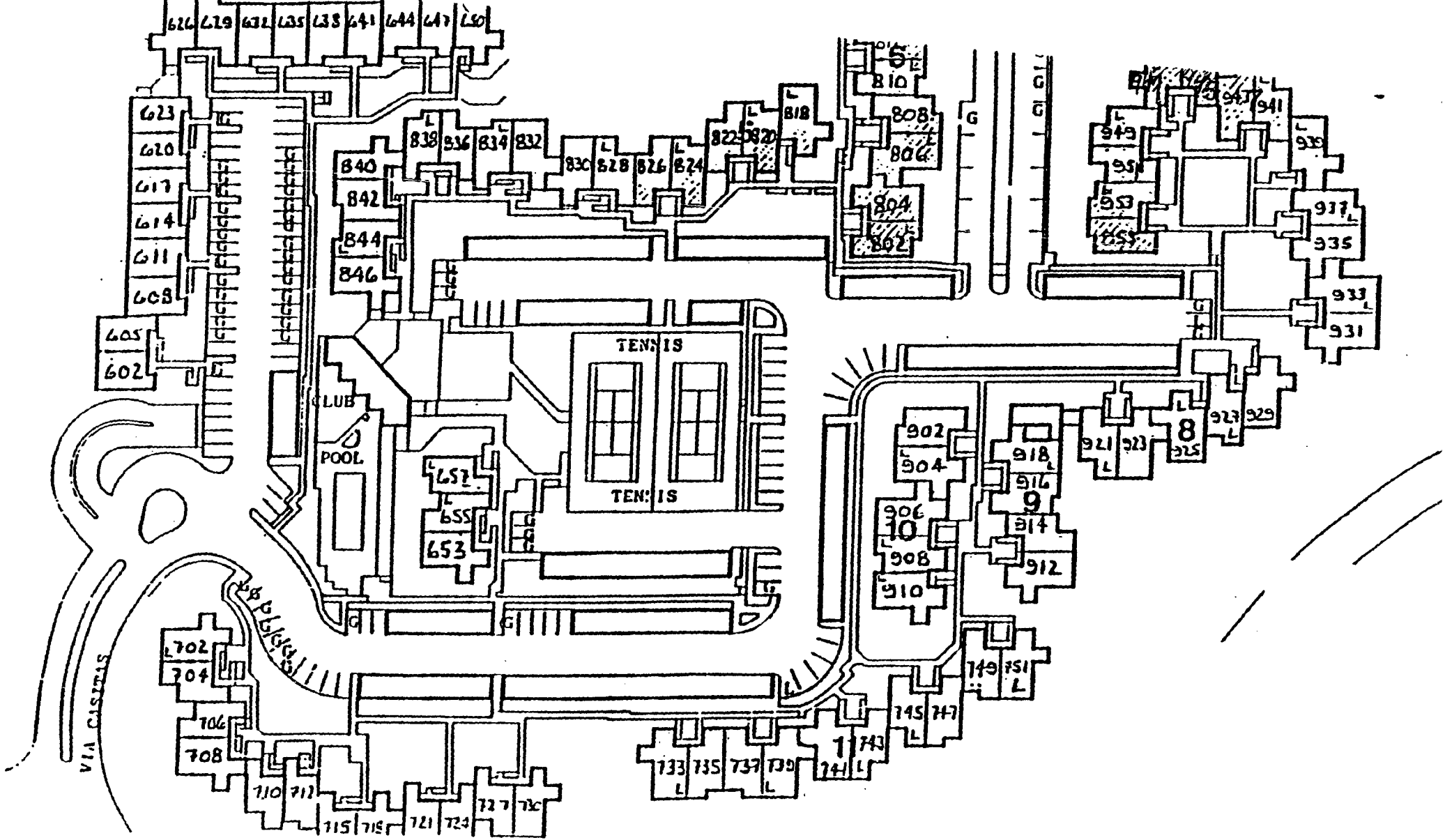
I certify that I am the duly qualified and acting secretary of the Spyglass Hill Property Owners Association, a California Nonprofit Mutual Benefit corporation. The foregoing is a true and correct copy of the Resolution duly adopted by the Board of Directors of the corporation at a duly noticed Board meeting held on April 15, 2003, and entered in the minutes of such meeting. The Resolution has not been modified or appealed and is, as of now, in full force and effect.

DATED: May 22, 2003

SPYGLASS HILL PROPERTY OWNERS ASSOCIATION

BY: Ruth Pheffer, Secretary  
Ruth Pheffer, Secretary





SPYGLASS HILL

G = GUEST PARKING  
L = LOADING ZONE

PLEASE OBSERVE PARKING REGULATIONS