

Seabridge Homeowners Association
Rules and Regulations

COMMUNITY RULES AND GUIDELINES

Pride of ownership leads to proper management and maintenance of Seabridge, which in turn bolsters our community's property values. Please do your part to make our community an enjoyable place for all to live. Abide by our rules and report incidents of violation.

Notice of Violation

A Notice of Violation will be issued in writing to the appropriate homeowner for each observed violation of the rules and regulations listed in this manual. A notice of Violation may be issued by:

1. A member of the Board of Directors
2. An official member of the Architectural Review Committee, co-signed by the Chairperson of that Committee or a member of the Board.

Failure to abate the reason for the Notice of Violation within the prescribed time will result in further action being taken by the Board.

Board Action on Violations

The person cited will be given the opportunity to contest the matter at the scheduled meeting of the Board. Any witness to the violation and the person(s) issuing the Notice of Violation will be welcome to attend the meeting.

Enforcement of Rules, Regulations and CC&RS

The Board of Directors is empowered by the legal documents of the Association to enforce the Association's Rules, Regulations and CC&Rs. The need for enforcement arises when Owners and Residents or their guests are negligent in their responsibilities to the Community in such matters as:

1. Payment of charges and assessments
2. Damaging Community property

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3. Infraction of rules of conduct affecting the safety, security, and right to quiet enjoyment of others in their use of Community property.
4. Construction improvements affecting the architectural integrity of the Community, without first submitting plans for approval to the Architectural Review Committee.

The Board can enforce the payment of delinquent dues and special assessments by lien proceedings against the property of the delinquent Owner.

The Board can levy a special assessment (reimbursement assessment) against an Owner for recovery of costs incurred by the Association as a result of damages caused to Community property by a unit owner, his guest, or invitees.

The Board can levy penalty charges for violations by means of legal injunctions and by abatement proceedings.

FINE POLICY

Penalties (fines) for non-compliance of the Association's governing documents may be assessed, after notice and a hearing, in accordance with the following Fine Schedule and pursuant to *California Corporations Code 7341* and Article II, *Use Restrictions*, Section 12, *Enforcement* of the Association's CC&Rs

First Occurrence	Warning letter (To Owner & Resident)
Second or Continuing Occurrence	\$50.00
Third or Continuing Occurrence	\$100.00
Fourth or Continuing Occurrence	\$200.00
Thereafter (same non-compliance issue)	\$100 each offense

NOTE 1: Ongoing non-compliance of the Rules and Regulations and CC&Rs shall be considered to be a new and separate offense for each day the non-compliance remains in effect.

NOTE 2: In addition to appropriate fines, the non-compliance of Rules and Regulations related to illegally parked vehicles or vehicles parked in a manner that violate community parking rules may result in towing the vehicle at the vehicle owner's expense.

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A. Community and Common Area Rules and Regulations

1. Residents are reminded that they are responsible for the conduct of their guest(s) (including compliance with all rules and regulations) at all times, and for any damages caused by those guests to other persons and for any damage caused to Seabridge Homeowners Association property by the guests' use or misuse of that property. All guest use of said property is at the expressed invitation of the resident host only, and the Seabridge Homeowners Association shall not be held liable for any injury or property damage which may be sustained by a guest in his or her use of Seabridge Homeowners Association property.
2. Loud noises and other nuisances are restricted in Article II, Section 4 of the CC&Rs.
3. No more than two dogs and/or cats in any combination may be kept by any resident in Seabridge at any one time. The board shall have the discretion to allow for variances to this rule.
4. Dogs shall be kept on a leash at all times when on common area property. Owners are required to immediately clean up after their pets when in the common area.
5. Only pedestrian traffic is allowed in the walkways and sidewalks within Seabridge. No roller-skates, skateboards, bicycles, mopeds, motorcycles and the like will be permitted on these walkways.
6. Due to the expensive nature of the landscaping, no person shall be permitted to engage in boisterous or rough play or ride any bicycle, moped, motorcycle and the like on any landscaped portion of the common areas, including grassy areas.
7. In order to maintain our community, it is important to limit what is visible from the outside of each unit. Unless prior approval is received from the Architectural Review Committee, it is strictly prohibited to place any objects such as trash cans, garbage of any kind or equipment (including satellite dishes, antennae, etc.) on any of the lots or common area which are clearly visible to neighbors. Also, garage doors are to be kept closed when garages are not in use.
8. The speed limit is 10 miles per hour throughout the complex. This is especially important for the safety of residents and pets.
9. No shooting of any gun, pistol, bow and arrow, slingshot, blowgun or any similar device will be permitted on any Lot or on the Common Areas within Seabridge. Also, the use of fireworks is prohibited within the complex at any time.

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10. The garbage containers are for residents' household garbage only. At no time is any other material (including household furniture, construction or demolition material and any other large household item) to be placed in or around the dumpster areas. Owners may contact the disposal company to have items removed at their own expense.
11. Holiday lights and other decorations shall be limited to that portion of the structure which sits upon an individual Resident's lot, including patio and deck areas. Such decorations may not go up more than 30 days prior to the applicable holiday, and must be removed within 20 days of the holiday. Non-commercial signs, posters, flags or banners are exempted as provided for in Civil Code 1353.6. However, non-commercial signs and posters shall not be more than 9 square feet in size, and non-commercial flags or banners shall not be more than 15 square feet in size. Residents shall only decorate common area landscape property under the following conditions:
 - a) They do not damage or threaten the health of the landscape or exterior of structures in any way, nor leave any permanent trace.
 - b) They adjoin the Resident's property.
 - c) They are installed in a manner so as not to pose a safety hazard.

(note: see CC&R Article II: Use Restrictions, Article III: Architectural Control and Article IV: Property Rights and Limitations for detailed restrictions that may or may not be included above).

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B. Wharfage Rules and Regulations

1. The boat slips, dock area and finger piers at Seabridge are for the exclusive use of owners, tenants, and their invited guests only.
2. Each boat slip owner shall be responsible to have on file with the Board of Directors of the Seabridge Homeowners Association a completed copy of the authorized Vessel Registration Form and a copy of Owners Registration for any boat in their slip or dinghy on the dock area.
3. An owner or tenant having use of a boat slip may permit a third party to use that slip for a period not to exceed 72 hours, provided that such use is made solely in connection with a social visit to said owner or tenant's residence in Seabridge.
4. Owners or tenants staying aboard a boat for more than 24 hours shall meet the Coast Guard's rules and regulations for sewage disposal. Living aboard a boat or staying aboard for more than 72 hours is prohibited. Residents shall follow additional boating regulations contained in Huntington Beach Municipal Code Section 13.
5. Out of consideration for other residents of Seabridge, guests invited for ocean cruises, fishing trips or other trips of extended duration which may occupy the greater part of a day shall park their vehicles along Countess Drive or elsewhere outside of Seabridge.
6. Boats used for hire, charter, or commercial purposes are not permitted to be moored in the boat slips.
7. Residents are reminded that they are responsible for the conduct of their guests (including compliance with these Wharfage Rules and Regulations) at all times and for any damage caused by his guests to other persons and for any damage caused to Seabridge Homeowners Association property by the guest's use or misuse of the boat slip, finger pier, and dock area facilities. All guest use of the boat slip, finger pier, and dock area facilities is at the express invitation of the resident host only, and the Seabridge Homeowners Association shall not be liable for any injury or property damage which may be sustained by a guest in his or her use of the boat slip, finger pier or dock area facilities.
8. All users of the dock area, finger piers and boat slips are to be as quiet as possible during early morning and late evening hours (no prolonged idling of engines, loud talk, etc.) out of consideration for adjoining residents. All halyards are to be secured so as to prevent clanging on the mast during a breeze.

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9. The general public is permitted access to the walkway portion of the dock area (shown as crosshatched areas on Exhibit B attached to CC&Rs of the Seabridge Homeowners Association). Permitted access shall be limited to foot traffic utilizing the area for sightseeing purposes and during daylight only.
10. Loitering is prohibited on the dock area and finger piers.
11. Only pedestrian traffic is allowed on the dock area. Roller-skates, skateboards, bicycles and the like shall not be permitted.
12. No portion of any boat shall be permitted to overhang the public walkway portion of the dock area (shown cross-hatched on Exhibit B attached to the CC&Rs of the Seabridge Homeowners Association), or be stored on the public walkway, fingers or corner walks.
13. Except for small dinghies, a boat slip may be occupied by no more than one boat at any time.
14. Each slip owner is allowed to store on dinghy, kayak, canoe, or other small boat (not more than 150 lbs.) on a dinghy holder. (A dinghy holder is described as a free-floating 4' x 5' fiberglass unit built by "Cregar" or similar in appearance and construction approved by the dock committee). The holder shall be located on the land side of the headwalk with the exact location to be assigned by the dock committee.
15. All water hoses and miscellaneous boat gear is to be stored in gear boxes when not in use and not left standing on the dock area of the pier.
16. All loose lines are to be neatly coiled and acceptable marine type electrical cords securely fastened to the dock area or finger piers in a manner which does not create a hazard for pedestrian traffic.
17. No carpets, mats or similar coverings are to be placed on the dock area or finger piers at any time. One acceptable dock stair per boat may be placed (but not affixed) on the finger pier, and shall be of a size and placed in a location which will not interfere with access to the adjoining boat slip. No food preparation is allowed on the dock area or finger piers. Trashcans are not permitted on the dock area.

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C. Parking Regulations and Restrictions

SeaBridge is a close quarters residential community. We all rely on our neighbors and friends to act in a responsible and considerate manner so that we can all enjoy the benefits of this great place to live. We all need to be able to park our vehicles, and, on occasion, to have our visitors and guests have the ability to park in the very limited space we have available.

The following rules and regulations have been designed to facilitate this process. Your co-operation is very much appreciated by all your neighbors!

1. Garages shall be used for the storage of vehicles first and foremost.
2. Homeowners can apply for a limit of one, Resident Parking Hangtag in order to park in the open spaces. Hangtags will be tied to vehicles registered to the Homeowners address.
3. These Resident Parking Hangtags will be issued at no cost to the Homeowner. If lost, they will be replaced at a cost of \$50.
4. In order to be eligible to receive a Resident Parking Hangtag, the homeowner/resident would have to provide registration for **all** vehicles and the registration needs to be current, with an address within the Association. (application and allocation will be administered by our patrol service)
5. Residents (with a Hangtag) will be able to park in any open space on a first come, first served basis.
6. Guest Parking Program (GPP): Qualified "Guests" are Safelisted by address and license plate and must display a valid Safelist confirmation number. (Obtained via web or telephone to the patrol service). Each residence will be allocated ten Safelists in any 90 day period.
7. Any vehicle parked in any of the open parking spaces, would either have a hangtag/permit or would be Safelisted with the patrol service. Any other vehicle parked in a designated parking space would be in violation, and receive a citation. A vehicle would be subject to towing if it received **two** citations in any rolling 60 day period.

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8. Parking Rules will be enforced from 12am to 6am, seven days a week.
9. Vehicles that have not been moved in any rolling seven day period are subject to citation and tow.
10. There will be zero tolerance for any vehicle parked in contravention of the above rules.
11. There will be no parking in fire lanes except for loading and unloading and attended vehicles that are being washed. Any others are subject to an immediate tow.
12. No trailer, motor home, commercial vehicle, large truck (1 ton or over), camper, inoperable vehicle or watercraft shall be parked at any time in the common areas including the street and parking spaces, except for the sole purpose of continually loading and unloading (defined as between the hours of 8am and 5pm and not to exceed six hours)
13. IMPORTANT NOTE REGARDING TOWING: The patrol company initiates a tow by calling the Huntington Beach Police Department and the towing company. Please be assured that the Board of Directors will not tolerate any abuse by the patrol company and will reimburse any homeowner/resident in the event of a tow charge that was incurred unreasonably.

Article II, Section 5 of the Seabridge Covenants, Conditions, and Restrictions specifies:

"No part of the Properties shall be used for the habitual parking or storage of commercial or recreational vehicles, boats, trailers or mobile homes, nor shall vehicles of any kind be habitually parked on the Properties other than in any enclosed garage, except in accordance with such rules and regulations as may be approved by the Association. No vehicles (including recreational vehicles) other than conventionally equipped passenger automobiles shall be permitted to park on the streets within the Properties except for the purpose of loading and unloading and in no event for longer than twelve (12) consecutive hours."

Article II, Section 1 of the Seabridge Covenants, Conditions, and Restrictions specifies:

"Any garage shall be used solely by the occupants of the dwelling to which it is appurtenant and shall not be altered for use as living quarters or utilized for any purpose other than the storage of automobiles or other vehicles and household personal property."

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D. Clubhouse Rules and Regulations

1. The Clubhouse is available for private functions by advance reservation for Residents of Record only and their guests. The Resident signing the reservation agreement must be in attendance at all times. Availability is on a "First Come-First Served" basis.
2. Hours of Availability are:
Sunday through Thursday – 10:00 AM until 10:00 PM
Friday and Saturday – 10:00 AM until 12:00 AM
3. Minors under the age of 14 must be properly supervised at all times.
4. Functions involving solicitation, drugs and alcohol resale as well as subleasing is prohibited.
5. Pets, bicycles, skateboards, roller-skates, roller-blades/glides or any devices deemed offensive by the Board of Directors or their designees are prohibited.
6. The only area that can be reserved for a private function is the Clubhouse. This does not exclude use of the pool, sauna, spa and BBQ areas. The door between the Clubhouse and the pool/spa area must remain closed except to use the restrooms.
7. No alcoholic beverages are allowed.
8. The Reservation Agreement must be accompanied by two checks made payable to Seabridge Homeowners Association as follows:

Refundable Security Deposit	\$100.00
Non-refundable Usage Fee	\$35.00

The security deposit will be returned within three (3) days after a satisfactory inspection of the facility and the keys have been returned. Any damages noted upon inspection will be deducted from your security deposit.
9. No BBQs or barbecuing in the Clubhouse.
10. Decorations must not discolor or damage walls and furnishings. Masking tape only will be permitted to fasten decorations.
11. If a Resident of Record in any way causes a disturbance to other residents, or allows misuse of the building facilities, the Homeowner of Record may be fined and denied use of the Clubhouse in the future.
12. Clubhouse rules will be strictly enforced. Violation of any of the Rules may result in a forfeiture of the security deposit at the discretion of the Board of Directors.
13. Homeowner Association meetings, committee meetings, and Board of Director meetings have preference over reservations.

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14. No smoking is allowed inside Clubhouse or restroom facilities.
15. The following items must be completed in a satisfactory manner prior to the Security Deposit check being returned:
 - a. The entire kitchen must be cleaned (countertops, sink area, walls, etc. and refrigerator)
 - b. All garbage and decorations must be removed from the Clubhouse.
 - c. Mop the entire tile area with a "clean-wet" mop.
 - d. Vacuum the entire carpet area.
 - e. Clean walls and windows of all tape and residue.
 - f. Turn off heat if used
 - g. Lock all doors and windows before you leave.
16. The above items must be completed before you leave the Clubhouse. Note: You will be responsible for the condition of the Clubhouse until the keys are returned. It is your responsibility to schedule an inspection of the Clubhouse with the Board of Directors or their designee to review the conditions of the Clubhouse.

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E. Pool Area Rules and Regulations

1. The swimming pool, spa, and restroom facilities are for the exclusive use of owners, tenants, and their guests. Guests must be accompanied by a resident at all times. Residents are responsible for any damage caused by their guest to Seabridge property or another person.
2. Swimming hours are from 6:00 AM to 10:00 PM Sunday through Thursday and from 6:00 AM to 11:00 PM Friday and Saturday. No lifeguard is on duty and the homeowner assumes full responsibility for self and guests.
3. Securely lock all gates and doors upon leaving the pool or restroom areas. Pool area to remained locked at all times.
4. Children under the age of 14 must be provided with competent supervision (either a healthy adult or a minor with adequate training and maturity to supervise) at all times in the pool and spa.
5. Any person having a communicable disease is not permitted to use the pool or spa.
6. Pedestrian traffic only is allowed in the pool area. Roller skates, skateboards, bicycles and the like shall not be permitted.
7. No pets are allowed in the pool or pool area.
8. The use of glassware or glass bottles in the pool area is prohibited.
9. No boisterous or rough play is permitted in the pool area. Pool users are to be as quiet as possible during the early morning and late evening hours out of consideration for adjoining residents.
10. Trunks or swimming suits will be worn at all times in the pool or spa. Appropriate attire will be worn at all times in other parts of the pool area.
11. All trash must be put into trash receptacles.
12. Children in diapers are to wear a swim diaper or plastic pants in the pool area.
13. Pool toys are allowed within limits. Do not infringe on the rights of others to enjoy the pool area.

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F. Theft and Vandalism Rules

1. Acts of theft or vandalism shall be reported to the Board of Directors, and the Huntington Beach Police department should be notified immediately.
2. If the act of vandalism or theft is not witnessed directly by a member of the Board of Directors, then at least one person must be able to supply reasonable proof of guilt. A member of the Board must be notified immediately in order to inspect the suspected vandalism or theft, and photos of the damage should be taken whenever possible. Following written notification to the owner of record of the unit in which the person suspected of the vandalism or theft resides, it will be the responsibility of the Board to decide whether or not to levy a penalty charge and recover the cost of the damaged or stolen item once all evidence is heard.

1.