

REDWOODS HOMEOWNERS ASSOCIATION

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DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
TRACT NO. 10580

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DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
TRACT NO. 10580

THIS DECLARATION is made this 30th day of April,
1980, by THE REDWOODS VENTURE, THE REDWOODE VENTURE, its
successors and assigns shall hereinafter be referred to as
"Declarant."

R E C I T A L S:

A. Declarant is the owner of certain real property
in the City of Santa Ana, County of Orange, State of California,
described as Lots 1 and 2 of Tract No. 10580 as per map
recorded in Book 469, Page 34 of Miscellaneous Maps,
Records of Orange County Recorder (the "Property").

B. Declarant intends to develop on the Property
a statutory airspace condominium project initially containing
78 units, together with such additional units as may be
annexed thereto pursuant to the terms of this Declaration.

C. Declarant desires to divide the Property and
improvements thereon into a condominium project as defined
in Sections 703 and 1350 of the California Civil Code in
accordance with the recorded condominium plan for the "Project"
as hereinafter defined.

D. Declarant also intends to impose upon the Prop-
erty, the Project, as hereinafter defined, and the Units, as
hereinafter defined, mutually beneficial restrictions under a
general plan or scheme designed to benefit and enhance the value
of the Property, the Project and the Units.

E. Declarant will hereafter hold and convey title to all of the Property and the Units subject to certain protective covenants, conditions and restrictions hereafter set forth.

NOW, THEREFORE, Declarant hereby declares and does hereby establish that the Property, the Project and all of the Units, including any improvements added or constructed on or about the Property in the future, shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, covenants and conditions, for the purposes of creating the condominium project and of mutually benefiting the Property, the Project and all of the Units, and the future owners thereof. All of the restrictions, covenants and conditions set forth herein shall run with the land, and shall be binding upon all parties having or acquiring any right, title or interest in the Property, the Project or any of the Units, and shall be for the benefit of each owner of any portion of the Property, the Project or any of the Units or any interest therein, and shall inure to the benefit of and be binding upon each successor in interest of the owner thereof.

I

DEFINITIONS

The following terms used in these covenants, conditions and restrictions shall be applicable to this Declaration and are defined as follows:

Section 1. Annual Assessment. The term "Annual Assessment" as used herein shall mean and refer to the amount which is to be paid by each Owner to the Association for common expenses as provided by the terms of this Declaration.

Section 2. Architectural Committee. The term "Architectural Committee" or "Committee" shall mean and refer to the Architectural Committee created pursuant to the Article of this Declaration entitled "Architectural Control."

Section 3. Association. The term "Association" as used herein shall mean and refer to THE REDWOODS HOMEOWNERS ASSOCIATION, a nonprofit incorporated Association, its successors and assigns.

Section 4. Board of Directors. The term "Board of Directors" or "Board" as used herein shall mean and refer to the duly elected Board of Directors of the Association.

Section 5. City. The term "City" as used herein shall mean and refer to the City of Santa Ana, California, a municipal corporation of the State of California.

Section 6. Common Area. The term "Common Area" as used herein shall mean all portions of the Project except the Units, and without limiting the generality of the foregoing, all structural projections within a Unit which are required for the support of a Condominium, gas, water, and waste pipes, all sewers, all ducts, chutes, conduits, wires and other utility

installations of the structures wherever located (except the outlets thereof when located within the Units), the land upon which structures are located, the air space above these structures, all bearing walls, columns, floors, the roof, the slab foundation, common stairways, and the like, lawns, pavement, trees, and all other landscaping and all recreational facilities, all as more specifically defined and described in the recorded Condominium Plan for the Project. The term "Common Area" shall also include Lot 1 of Tract No. 10580, which is the recreational facilities lot for the Project and which shall be owned by the Association for the common use and enjoyment of all of the Owners in the Project. Lot 1 shall be conveyed to the Association prior to the close of the first escrow in Lot 2 of the Project.

Section 7. Condominium. The term "Condominium" as used herein shall mean and refer to an equal undivided interest in common with the other Owners within the Project in the Common Area of such Project, together with a separate interest in a Unit, and all other right, title and interests which may be appurtenant thereto. Such fractional undivided interest in common of each Owner shall be as described in the instrument conveying a Condominium to such Owner and shall not be diminished or changed.

Section 8. Condominium Plan. The term "Condominium Plan" as used herein shall mean that certain Condominium Plan and any amendments thereto recorded by Declarant for this Project. In interpreting deeds, leases, declarations and plans, the existing physical boundaries of a Unit or a Unit constructed, or reconstructed, in substantial accordance with the Condominium Plan shall be conclusively presumed to be its boundaries rather than the description expressed in the deed, lease, declaration or plan, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries as shown on

the plan or in the deed, lease, or declaration and those of the building as constructed.

Section 9. Declarant. The term "Declarant" as used herein shall mean and refer to The Redwoods Venture, and its successors and assigns.

Section 10. Institutional Holder. The term "Institutional Holder" as used herein shall mean and refer to any holder (beneficiary) of a deed of trust or mortgage which encumbers a Condominium and which is a bank or savings and loan association or established mortgage company or other entity chartered under federal or state laws, any corporation or insurance company, or any federal or state agency.

Section 11. Member. The term "Member" shall mean and refer to each person entitled to membership in the Association as provided in this Declaration and in the Association's Articles of Incorporation and By-Laws.

Section 12. Mortgage. The term "Mortgage" as used herein shall mean and refer to any duly recorded and valid mortgage or deed of trust encumbering a Condominium.

Section 13. Owner. The term "Owner" as used herein shall mean and refer to the record Owner, whether one or more persons or entities, of a fee simple title to any Condominium which is a part of the Project, including contract purchasers, but excluding those having such interest merely as security for the performance of an obligation.

Section 14. Project. The term "Project" as used herein shall mean and refer to the real property and all improvements located on Lots 1 and 2 of Tract No. 10580 as per map recorded in Book 469, Page 34 of Miscellaneous Maps, Records of Orange County Recorder, together with such additional Units and Common Area which may be annexed to the Project pursuant to the terms of this Declaration.

Section 15. Property. The term "Property" as used herein shall mean and refer to that certain real property located on Lots 1 and 2 of Tract No. 10580 as per map recorded in Book 469, Page 34 of Miscellaneous Maps, Records of Orange County Recorder, together with such additional Units and Common Area which may be annexed to the Project pursuant to the terms of this Declaration.

Section 16. Reconstruction Assessment. The term "Reconstruction Assessment" as used herein shall mean a charge against each Owner and his Condominium representing a percentage portion of the total cost of the Association for reconstruction of any portion or portions of the Common Area pursuant to the provisions of this Declaration. All Reconstruction Assessments for purposes of raising funds for the rebuilding or major repair of the structural Common Area of the residential Units of the Project shall be levied upon the basis of the ratio of the square footage of the floor area of the Unit to be assessed to the total square footage of floor area of all Units to be assessed.

Section 17. Recreational Facility Assessment. The term "Recreational Facility Assessment" as used herein, shall mean and refer to a charge against each Owner and his Condominium representing that portion of the Assessments attributable to the maintenance, management, operation, repair and replacement of the recreational facilities located on Tract No. 10580. Recreational Facility Assessments shall be subject to limitations on increase as set forth in Section 3 of Article VI of this Declaration.

Section 18. Reimbursement Assessment. The term "Reimbursement Assessment" as used herein shall mean a charge against each Owner and his Condominium for the purpose of reimbursing the Association for any costs incurred by the Association on behalf of an individual Owner. A reimbursement assessment may also be levied by the Association for purposes of collecting any monetary penalties which may be imposed by the Association against an Owner who fails to comply with provisions of this

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Declaration, the determinations of the Board or the Architectural Committee, or any rule or regulation adopted by the Association.

Section 19. Residential Element. The term "Residential Element" as used herein shall mean and refer to that portion of a Unit designed for use as a residence, and shall be identified on the Condominium Plan by a Unit number only.

Section 20. Restricted Common Area. The term "Restricted Common Area" as used herein shall mean those portions of the Common Area which, subject to the rights of the Association and Declarant, are reserved for the exclusive use of the Owners of particular Units. The Restricted Common Areas shall be used for tuck under garage and carport parking purposes and are identified on the Condominium Plan by the letters "PS", followed by the Unit Number to which it is appurtenant; "Patio" shall be identified by the letter "P" followed by a Unit Number to which it is appurtenant, as set forth on the Condominium Plan; and "Balcony" shall be identified by the letter "B" followed by a Unit Number to which it is appurtenant, as set forth on the Condominium Plan.

Section 21. Special Assessment. The term "Special Assessment" as used herein shall mean a charge against each Owner and his Unit, representing a portion of the cost to the Association for installation or construction of any capital improvements on any of the Common Area which the Association may from time to time authorize pursuant to the provisions of this Declaration.

Section 22. Unit. The term "Unit" as used herein shall mean the elements of a Condominium not owned in common with the Owners of other Condominiums in a Project and shall consist of fee ownership in a Residential Element which is shown and defined on the Condominium Plan for the Project. Each Unit shall be identified on the Condominium Plan with a separate number. Each Unit shall consist of the interior undecorated surfaces of the perimeter walls, floors, ceilings, windows and doors of each Unit and the space encompassed thereby, including the outlets of all utility installations therein.

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II

CREATION OF CONDOMINIUMS

Section 1. Designation of Condominiums. Declarant, in order to establish a plan of Condominium ownership for the Project, hereby covenants and agrees that it hereby divides the Project into the following:

(a) Seventy-Eight (78) designated and legally described Units which are shown, defined and described on the recorded Condominium Plan for the Project.

(b) The Common Area consisting of the remainder of the Project, excepting the "Units" as shown on the Condominium Plan.

Section 2. Interest in Common Area. The ownership of each Unit shall include an equal undivided interest as tenant in common in Lot 2 of Tract No. 10580. Declarant, its successors, assigns, and grantees, covenant and agree that the fractional undivided interests in Lot 2 and the fee titles in and to the respective Units conveyed therewith shall not be separated or separately conveyed, and each such undivided interest shall be deemed to be conveyed or encumbered with its respective Units even though the description in the instrument of conveyance or encumbrance may refer only to the fee title and to the Unit. Each Owner's fractional undivided interest in Lot 2 may not be diminished or changed.

Section 3. Condominium. Each Unit, together with the respective fractional undivided interest in Lot 2, together with any exclusive easements in the Common Areas appurtenant thereto, is defined and hereinafter referred to as a "Condominium", and the ownership of each Condominium shall include a Unit and such fractional undivided interest in Lot 2.

III

RIGHTS OF ENJOYMENTSection 1. Members' Right of Enjoyment. Every

Owner and Member of the Association shall have a nonexclusive easement for use and enjoyment in and to all Common Area within the overall Project, and such right shall be appurtenant to and shall pass with title to each Condominium, subject to all of the easements, covenants, conditions, restrictions and other provisions contained in this Declaration, including, without limitation, the following provisions:

(a) The right of the Association to reasonably limit the number of guests of Owners using the Common Area facilities;

(b) The right of the Association to establish uniform rules and regulations pertaining to the use of the Common Area and recreational facilities thereon;

(c) The right of the Association in accordance with the Articles, By-Laws and this Declaration, with the vote or written assent of two-thirds (2/3) of the voting power of each class of Members, to borrow money for the purpose of improving the Common Area and the facilities and in aid thereof, and, subject to the provisions of the Article of this Declaration entitled "RIGHTS OF INSTITUTIONAL HOLDERS OF MORTGAGES" to mortgage, pledge, deed in trust, or hypothecate any or ~~all~~ of its real or personal property as security for money borrowed or debts incurred, provided that the rights of such Institutional Holders of Mortgages shall be subordinated to the rights of the Owners;

(d) Subject to the provisions of the Article of this Declaration entitled "RIGHTS OF INSTITUTIONAL HOLDERS OF MORTGAGES," the right of the Association to dedicate, release,

alienate or transfer the Common Area to any public agency, authority, utility or other person for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication, release, alienation or transfer shall be effective, unless an instrument signed by Members entitled to cast at least two-thirds (2/3) of each class of the voting power of the Association, agreeing to such dedication, release, alienation or transfer has been recorded;

(e) The rights and reservations of Declarant as set forth in this Declaration, including the right of Declarant and its sales agents, representatives and prospective purchasers, to the non-exclusive use of the Common Area and any facilities thereof, without cost, for access, ingress, egress, use and enjoyment, in order to dispose of the Property as provided herein, until the close of escrow for the sale of all of the Units in the Property; provided, however, that such use shall not unreasonably interfere with the rights of enjoyment of the other Owners as provided herein;

(f) The right of the Board to suspend the rights and easements of use and enjoyment of the recreational facilities, if any, located on the Common Area of any Member, and the persons deriving such rights and easements from any Member, for any period during which the payment of any assessment against such Member and his Unit remains delinquent; and, after notice and hearing with an opportunity to be heard, to impose monetary penalties or suspend such use rights and easements for a reasonable period of time as determined by the Board for any violation of this Declaration, Articles, By-Laws or rules and regulations of the Association, it being understood that any suspension for either non-payment of any assessment or breach of such restrictions shall not constitute a waiver or discharge of the Member's obligation to pay assessments as provided herein;

(g) The right of the Association, acting through the Board, to reasonably restrict access to areas of the Common Area, and

(h) The right of Declarant to annex additional Units and Common Area to the Project pursuant to the terms of this Declaration.

Section 2. Delegation of Use. Any Member may delegate his right of enjoyment to the Common Area to the members of his family or his tenants who reside on his Unit, or to his guests, subject to rules and regulations adopted by the Board.

Section 3. Waiver of Use. No member may exempt himself from personal liability for assessments duly levied by the Association, nor release the Unit owned by him from the liens, charges and other provisions of this Declaration, the Articles, By-Laws and Association Rules, by waiver of the use and enjoyment of the Common Area, or the abandonment of his Unit.

IV

USE RESTRICTIONS

In addition to all other covenants contained herein, the use of the Project and each Unit therein and the Common Area is subject to the following:

Section 1. No Partition. The Common Area shall remain undivided and no Owner shall bring any action for partition, excepting as otherwise hereinafter provided, it being agreed that this restriction is necessary in order to preserve the rights of the Owners with respect to the operation and management of the Project.

Section 2. Commercial Use. Subject to the Section entitled "Construction and Sales" of the Article hereof entitled "Easements", no part of a Unit shall be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or any nonresidential purposes; provided, however, that the Association shall have the right to provide or authorize such services on the Common Area as it deems appropriate for the enjoyment of the Common Area or for the benefit of the Members.

Section 3. Interior of Units. Each Owner shall have the exclusive right to paint, repaint, tile, wax, paper or otherwise refinish and decorate the inner surface of the walls, ceilings, floors, windows and doors bounding his own Unit. Certain of the Units within this Project may have an adjoining fireplace structure, built as part of the original construction, which may or may not be delineated on the Condominium Plan for the Project. The Owner of each such Unit shall have the exclusive

use of the space bounded by and contained within the interior surfaces of the fire box of the fireplace structure which opens into their Unit.

Section 4. No Obstruction of Common Area. There shall be no obstruction of the Common Area nor shall anything be stored in the Common Area without the prior written consent of the Board except as hereinafter expressly provided. Nothing shall be altered or constructed in or removed from the Common Areas, except upon the written consent of the Board.

Section 5. Signs. No sign, poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from outside any portion of the Property without the approval of the Architectural Committee, except such signs as may be used by Declarant in connection with the development of the Property and sale of Condominiums (but such exception for signs of the Declarant shall only apply for a period of three (3) years after recordation of this Declaration or upon the close of the last escrow representing the sale of all of the Units in the Project whichever first occurs) and except such signs of customary and reasonable dimensions as prescribed by the Architectural Committee as may be displayed on or from a Condominium advertising the residence for sale or lease. Any "for sale" or "for lease" signs which are not (1) attached to the exterior walls of a residence and (2) not more than six (6) square feet in size, shall not require Architectural Committee approval.

Section 6. Animals. No insects or animals of any kind shall be raised, bred or kept on the Property except that a reasonable number of dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained, for

any commercial purpose, nor in violation of any other provision of this Declaration and such limitations as may be set forth in the rules and regulations of the Association. The Association, acting through the Board of Directors, shall have the right to prohibit maintenance of any animal maintained on any Condominium in the Property which constitutes, in the opinion of the Board, a nuisance to Owners of Condominiums within the Property. Animals belonging to Owners, occupants or their licensees, tenants or invitees within the Property must be either kept within an enclosure, an enclosed yard or on a leash or bridle being held by a person capable of controlling the animal. Furthermore, any Owner shall be absolutely liable to each and all remaining Owners, their families, guests, tenants and invitees, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Property by an Owner or by members of his family, his tenants or his guests; and it shall be the absolute duty and responsibility of each such Owner to clean up after such animals which have used any portion of the Property.

Section 7. Structural Alterations. No Owner shall make or cause to be made structural alterations or modifications to the interior of his Unit or installations located therein which would have a material effect on another Unit without the prior written consent of the Architectural Committee provided for in this Declaration.

Section 8. Utilities. Each Owner of a Unit shall be obligated to pay any and all assessments for sewage, electricity, other utilities, taxes and other charges assessed individually against each Unit.

Section 9. Trash. No rubbish, trash or garbage or other waste material shall be kept or permitted upon any portion of the Property, except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise therefrom so as to render the Property, or any portion thereof, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. Such containers shall be exposed to the view of neighboring Units only when set out for a reasonable period of time (not to exceed twenty-four (24) hours before and after scheduled trash collection hours). If trash bins are located in the trash areas on the Common Area, all Owners shall utilize such trash bins for the disposal of their trash.

Section 10. Vehicles. No trailer, motor home, truck, camper or boat shall be kept or maintained anywhere on the Property, or street (public or private) in such a manner as to be visible from any other Unit within the Property. No vehicle or boat shall be constructed or repaired upon any property or street (public or private) in such a manner as to be visible from any other Unit within the Property. No inoperable vehicle shall be stored or allowed to remain on any property or street (public or private) in such a manner as to be visible from any other Unit within the Property.

Section 11. Rules of Association. Each Owner, tenant or occupant of a Condominium shall comply with the provisions of this Declaration, the By-Laws, decisions and rules and regulations of the Association or its duly authorized representatives which may from time to time be promulgated, all as lawfully amended from time to time, and failure to comply with any such provisions, decisions, or resolutions, shall be grounds for an action to recover sums due, for damages, or for injunctive relief, or for any other remedy permitted by law or permitted by the terms of this Declaration.

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Section 12. Conduct in Condominiums and Common Area.

No Unit or the Common Area shall be occupied or used for any purpose or in any manner which shall cause either to be uninsurable against loss by fire or the perils of the extended coverage endorsement of the California Standard Fire Policy form, or cause any policy or policies representing such insurance to be cancelled or suspended or the company issuing the same to refuse renewal thereof. No Unit shall be used in such a manner as to obstruct or interfere with the enjoyment of occupants of other Units or annoy them by unreasonable noises or otherwise, nor shall any nuisance be committed or permitted to occur in any Unit.

Section 13. Leasing of Units. With the exception of

an Institutional Holder in possession of a Unit following a default in the Mortgage, or a foreclosure proceeding, no Owner shall be permitted to lease his Unit for transient or hotel purposes. No Owner may lease less than the entire Unit. Any lease shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and the By-Laws and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. All leases shall be required to be in writing. Other than the foregoing, there shall be no restriction on the right of any Owner to lease his Unit.

Section 14. Antennae. No television, radio, or

other electronic antenna or device of any type shall hereafter be erected, constructed, placed or permitted to remain on the Unit or the Common Area unless and until the same shall have been approved in writing by the Architectural Committee, or the Board, or unless the same be contained within a building.

Section 15. Window Covers. Curtains, drapes, shutters or blinds may be installed as window covers. No window shall be covered with aluminium foil or similar material..

Section 16. Adults Only. Subject to the terms and provisions of this Section, no Condominium shall be permanently occupied by any person under the age of eighteen (18) years and no Owner shall permit, suffer or allow the permanent occupancy of his Condominium (whether by sale, lease or otherwise) by any person under such age. For the purposes of this Section, "permanently occupied" shall mean occupation for an aggregate period in excess of thirty (30) days in any one (1) calendar year. Notwithstanding any other term or provision of this Section to the contrary, any person or persons who were tenants of the Project at the time of its conversion to a condominium project and who purchase the Unit which they are occupying, as a tenant, shall not be subject to the terms of this adults only restriction. The limitation as set forth in the preceding sentence shall only apply for so long as such tenant is an Owner of the Unit which they were occupying as a tenant at the time of conversion and thereafter such Unit shall be subject to this occupancy restriction.

V

MEMBERSHIP AND VOTING RIGHTS

Section 1. Organization. The Association is organized as a California corporation under the California Nonprofit Corporation Law. The Association is charged with the duties and vested with the powers prescribed by law and set forth in the Articles, By-Laws, and this Declaration. Neither the Articles nor By-Laws shall, for any reason, be amended or otherwise changed so as to be inconsistent with this Declaration. In the event that there should exist any ambiguity in any provision of the Articles or By-Laws, then such provision shall be consistent with the provisions of this Declaration.

Section 2. Membership. Every Owner of a Unit which is subject to assessment shall automatically upon becoming the Owner of a Unit be a Member of the Association, and shall remain a Member thereof until such time as his ownership ceases for any reason, at which time his Membership in the Association shall automatically cease. For each Unit there shall be on file with the Association an address of record for an Owner, if different from the Unit address, and a phone number or numbers in case of emergency, all of which shall be kept current by the Owner. Ownership of a Unit shall be the sole qualification for Membership in the Association. All Memberships shall be appurtenant to the Unit conveyed, and with the exception of Declarant, a person or entity shall be deemed an Owner of a Unit only upon recording of a deed conveying the Condominium to him. Except as may otherwise be provided herein, the rights, duties, privileges and obligations of all Members of the Association shall be as provided in this Declaration and in the Rules of the Association adopted by the Association.

Section 3. Transfer. The Membership held by any Owner shall not be transferred, pledged or alienated in any way, except upon the sale or encumbrance of his Unit, and then only to the purchaser or deed of trust holder of said Unit. Any attempt to make a prohibited transfer is void, and will not be reflected upon the books and records of the Association. A Class A Member who has sold his Unit to a contract purchaser under an agreement to purchase shall be entitled to delegate to such contract purchaser his Membership rights in the Association. Such delegation shall be in writing and shall be delivered to the Board before such contract purchaser may vote. However, the contract seller shall remain liable for all charges and assessments attributable to his Unit until fee title to the Unit sold is transferred, as provided in this Declaration. In the event the Owner of any Unit should fail or refuse to transfer the Membership registered in his name to the purchaser of such Unit, the Board of Directors shall have the right to record the transfer upon the books of the Association. The Board of Directors shall have the right to charge a Reimbursement Assessment against any Owner, and his Unit, equal to the cost to the Association of effectuating any such transfer of his Membership upon the books of the Association.

Section 4. Voting Rights. The Association shall have two (2) classes of voting Membership.

Class A. Class A Members shall be those Owners described in Section 2 above, with the exception of Declarant for so long as there exists a Class B Membership. Each Class A Member shall be entitled to one (1) vote for each Unit owned. When more than one (1) person holds an interest in any Unit, all such persons shall be Members, and the vote for such Unit shall

be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to a specific Unit. The Association shall not be required to recognize the vote or written assent of any such Co-Owner except the vote or written assent of the Co-Owner designated in a writing executed by all such Co-Owners and delivered to the Association.

Class B. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each Unit owned; provided that the Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

(a) At such time as the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership, or

(b) The second anniversary of the date of the original issuance of the most-recently issued public report for a phase of the Project; or

(c) May 1, 1984.

Section 5. Two Classes of Memberships. Notwithstanding anything to the contrary as may be contained elsewhere in this Declaration, any action by the Association which must have the approval of the membership of the Association before being undertaken, except for the action referred to in the Article of the Declaration entitled "Enforcement of Bonded Obligations" to enforce the obligation of Declarant therein, shall require the vote or written assent of the required percentage of each class of Membership during the period of time that there are two (2) outstanding classes of Membership. With the exception of the provisions of the Article entitled "Enforcement of Bonded Obligations" any provision of this Declaration which provides that

the vote of the Declarant shall be excluded shall be applicable only if there has been a conversion of Class B to Class A membership and only for so long as Declarant holds or directly controls 25% or more of the voting power of the Association.

Section 6. Special Class A Voting Rights. Notwithstanding the provisions of this Article, if the Class A Members do not have sufficient voting power pursuant to the voting rights set forth in this Declaration and the By-Laws to elect at least one (1) director at any meeting at which directors are to be elected, and at which Class A Members are entitled to vote, then such Class A Members shall, by majority vote, among themselves, elect one (1) director and the remaining vacancies on the Board shall be elected by the Class B Member. In no event shall the Class A Members be entitled to elect more than one (1) director to the Board pursuant to the provisions of this special Class A voting right.

Section 7. Vesting of Voting Rights. All voting rights which are attributable to a specific Unit pursuant to the terms of this Declaration shall not vest until such time as such Unit is subject to annual assessments pursuant to the terms of this Declaration.

VI

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Covenant to Pay Assessment. Declarant, for each Condominium owned within the Property, hereby covenants, and each Owner of any Condominium by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, (3) reconstruction assessments, (4) reimbursement assessments, and (5) recreational facility assessments, all such assessments to be established and collected as hereinafter provided. Each of such assessments, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Condominium at the time the assessment fell due. The personal obligation for delinquent assessments shall not pass to such person's successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the Property and for the improvement, operation and maintenance of the Common Area and the Project and the performance of the duties of the Association as set forth in this Declaration and in the Association's Articles and By-Laws.

Section 3. Amount of Annual Assessments. The amount and time of payment of annual assessments (including recreational facility assessments) against each Condominium shall be determined by the Board of Directors of the Association giving due consideration to the current maintenance costs and future needs of the Association. The annual assess-

ments and the Recreational Facility Assessments against each Condominium shall not be increased more than 20% over the annual assessments and the Recreational Facility Assessments for the preceding year for each Condominium without the vote or written consent of a majority of the total voting power of the Association (excluding the voting power of the Declarant).

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction (other than reconstruction pursuant to the Article of this Declaration entitled "Destruction of Improvements"), repair or replacement of a capital improvement upon the Common Area and the Project, including fixtures and personal property related thereto, or any other action or undertaking on behalf of the Association, provided that any such assessment for all Condominiums for the fiscal year in the aggregate in excess of five percent (5%) of the budgeted gross expenses of the Association for that fiscal year must first be approved by the vote or written assent of a majority of the voting power of the Association residing in Members other than the Declarant at a meeting duly called for this purpose. Any special assessment levied for the purpose of rebuilding or making major repairs to the Common Area shall be levied upon the basis of the ratio of the square footage of the floor area of the Units to be assessed to the total square footage of floor area of all Units to be assessed. The foregoing limitation on special assessments shall not apply to any reimbursement assessment which is authorized by the provisions of this Declaration.

Section 5. Reimbursement Assessments. The Association may levy a Reimbursement Assessment against any Owner who fails to comply with the provisions of this Declaration, the determinations of the Architectural Committee, the Association's

Articles or By-Laws, or any rule or regulation adopted by the Association, if such failure results in the expenditure of monies by the Association in carrying out its functions hereunder or for purposes of collecting any fines which may be levied by the Association. Such assessment shall also be for the purpose of reimbursing the Association for any costs incurred by the Association on behalf of an individual Owner. A reimbursement assessment shall be due and payable to the Association when levied.

Section 6. Notice and Quorum for Meetings Called Under Section 3 and 4. Written notice of any meeting called to approve an increase in assessments greater than 20% under Section 3 or a special assessment under Section 4 shall be sent to all Members not less than ten (10) days nor more than sixty (60) days in advance of the meeting. At any such meeting called, the presence of Members or of proxies entitled to cast fifty-one percent (51%) of the voting power of the Association other than the Declarant shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same quorum requirement.

Section 7. Assessments. Annual, Special and Recreational Facility Assessments for each Unit shall be uniform. Annual assessments shall be collected on a monthly basis unless some other period for collection is established by the Board.

Section 8. Date of Commencement of Annual and Recreational Facility Assessments: Due Dates. The annual and recreational facility assessments provided for herein shall commence as to all Condominiums (including those Condominiums owned by Declarant) on the first day of the month following the conveyance of the first Condominium by Declarant to an individual Owner; provided however, that annual assessments shall commence for all Condominiums located within a phase of the Project which has been annexed hereto on the first day of the month following the conveyance of the first Condominium in such phase by Declarant

to an individual Owner. The first annual assessment shall be adjusted according to the number of months remaining in the fiscal year of the Association. The Board of Directors shall fix the amount of the annual assessment against each Condominium at least sixty (60) days in advance of each fiscal year of the Association. Written notice of the amount of the annual assessments against each Condominium shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. In the event the Board shall determine at any time that the estimate of the annual assessment for the current fiscal year is, or will become, inadequate to meet the expenses of the Association for any reason, it shall immediately determine the approximate amount of such inadequacy and issue a supplemental estimate of the total Association expenses and determine the revised amount of the annual assessment against each Owner.

✓ Section 9. Reserves. The Annual Assessments shall include reasonable amounts as determined by the Board collected as reserves for the future periodic maintenance, repair or replacement of all or a portion of the Common Area that must be repaired or replaced on a periodic basis, or any other purpose as determined by the Board. All amounts collected as reserves, whether pursuant to this Section or otherwise, shall be deposited by the Board in a separate bank account to be held in trust for the purposes for which they are collected and are to be segregated from and not commingled with any other funds of the Association. Such reserves shall be deemed a contribution to the capital account of the Association by the Members.

Section 10. Certificate of Payment. The Association shall, upon demand, and for a reasonable charge, furnish a

certificate signed by an officer of the Association setting forth whether the assessments on a specified Condominium have been paid. Said signed certificate shall be conclusive evidence as to all third parties relying thereon to show that all assessments acknowledged therein have been paid but shall not relieve any Owner of the responsibility for assessments not in fact paid.

Section 11. Effect of Nonpayment of Assessments; Remedies of the Association. Each Owner of any Condominium on becoming an Owner of any Condominium is, and shall be deemed to covenant and agree to pay to the Association each and every of the assessments provided for in this Declaration; and agrees to the enforcement of all such assessments in the manner herein specified. In the event an attorney or attorneys are employed for collection of any assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, each Owner agrees to pay reasonable attorneys' fees and costs thereby incurred in addition to any other amounts due or any other relief or remedy obtained against said Owner. Any assessment not paid within fifteen (15) days after the date on which it became due shall thereafter bear interest from the date of delinquency at the rate of ten percent (10%) per annum, and a late charge of Ten Dollars (\$10) shall be assessed. In addition to any other remedies herein or by law provided, the Board, or its authorized representative, may enforce the obligations of the Owners to pay the assessments provided for in this Declaration, and each of them, in any manner provided by law or in equity, or without limitation of the foregoing, by either or both of the following procedures:

(a) Enforcement by Suit. By commencement and maintenance of a suit at law against any Owner or Owners personally obligated to pay assessments for such delinquent assessments

as to which they are personally obligated, such suit to be maintained in the name of the Association. Any judgment rendered in any such action shall include the amount of the delinquency, together with interest thereon as provided for herein, costs of collection, court costs and reasonable attorneys' fees in such amount as the court may adjudge against the delinquent Owner. Suit to recover a money judgment for unpaid assessments shall be maintainable without foreclosing or waiving the lien hereinafter provided for.

(b) Enforcement by Lien. The Board may proceed to record, or cause to be recorded, a notice of assessment with respect to the Condominium as to which assessments are delinquent as provided by Section 1356 of the Civil Code of California as the same may be amended, modified or superseded from time to time. Such notice of assessment shall be recorded in the office of the County Recorder of the county in which such Condominium is located and shall set forth all assessments which have become delinquent as of the date of recordation thereof, together with all costs (including reasonable attorneys' fees), and all late charges and interest accrued thereon. The notice of assessment shall also set forth a description of the Condominium with respect to which it is recorded and the name of the record Owner thereof. The notice of assessment shall be signed by any officer of the Association, or by any authorized representative of the Board. Immediately upon recordation of a notice of assessment pursuant to the provisions of this Section, the amounts set forth in said notice of assessment shall be and become a lien upon the Condominium described in the notice of assessment, which lien shall also secure all other assessments which shall become due and payable with respect to the Condominium as to which the notice of assessment was recorded following the date of recordation

of the notice of assessment, together with all costs (including reasonable attorneys' fees), and all late charges and interest, whether accruing thereon or accruing on the delinquent assessments set forth in the notice of assessment. Such a lien shall have priority over all liens or claims created subsequent to the recordation of the claim of lien thereof, except for tax liens for real property taxes on any Condominium and assessments on any Condominium in favor of any municipal or other governmental assessing unit. Any such lien may be foreclosed by appropriate action in court or in the manner provided by the California Civil Code for the foreclosure of a deed of trust with power of sale, or in any other manner permitted by law. The lien provided for herein shall be in favor of the Association and shall be for the benefit of all other Owners and shall secure payment of all sums set forth in the claim of lien, together with all sums becoming due and payable in accordance with this Declaration after the date of recordation of said claim of lien. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any Condominium. Upon the timely curing of any default for which a notice of claim of lien was filed by the Board and the payment of all sums secured by the lien created by the recordation of such claim of lien, the Board shall cause an officer of the Association to file and record an appropriate release of such claim of lien in the office of the County Recorder of Orange County, California. No Owner may waive or otherwise escape liability for the assessments provided for in this Declaration by non-use of the Common Area, or any part thereof, or any other part of the Property, or abandonment of his Condominium. Notwithstanding anything contained in this Declaration to the contrary, no action may be

brought to foreclose the lien created by recordation of a claim of lien, whether judicially, by power of sale, or otherwise, until the expiration of ten (10) days after a copy of said claim of lien, showing the date of recordation thereof, has been mailed to the Owner of the Condominium which is described in such claim of lien.

Section 12. Subordination to Certain Trust Deeds.

The lien for the assessments provided for herein in connection with a given Condominium shall not be subordinate to the lien of any deed of trust or mortgage, except the lien of a first deed of trust or first mortgage, or contract of sale given and made in good faith and for value that is of record as an encumbrance against such given Condominium prior to the recordation of a claim of lien for the assessments provided for in this Declaration against such given Condominium (such deed of trust or mortgage being hereinafter referred to as a "prior deed of trust"). The sale or transfer of any Condominium shall not affect the assessment lien provided for by this Declaration to secure assessments becoming due whether prior to, on or after the date of such sale or transfer, nor shall such sale or transfer diminish or defeat the personal obligation of any Owner for delinquent assessments as provided for by this Article; provided, however, that the sale or transfer of any Condominium pursuant to a judicial foreclosure or foreclosures by power of sale of a prior deed of trust, shall extinguish any assessment lien which has attached and become effective with regard to the Condominium being so transferred prior to the time of such sale or transfer, and shall prohibit the creation of any assessment lien against such Condominium on account of assessments which became due prior to the date of such sale or transfer; provided, however, that there shall be a lien on the interests

of the purchaser at such sale which shall attach, be created and become effective, and be foreclosed in accordance with this Declaration and which shall secure all assessments becoming due after the date of any such sale or transfer. For the purpose of this Section 12, a sale or transfer of a Condominium shall occur on the date of recordation of a deed or other instrument of title evidencing the conveyance of record title to the Condominium.

VII

MANAGEMENT OF THE ASSOCIATION AND THE PROJECT

Section 1. General Powers of the Association. All powers relating to the management, operation and maintenance of the Project and of the Common Area, as well as certain rights, duties and powers relating to the individual Condominiums, as hereinafter set forth, shall be vested in the Association and in its Board of Directors. The specific and primary purposes and powers of the Association and its Board of Directors are to provide architectural control of the Property, manage and maintain the Project, and the Common Area, and to enforce the provisions of this Declaration and the Association's Articles and By-Laws, and any other instruments relating to the management and control of the Association and the Property. The Association may do any and all other acts and things that a nonprofit corporation is empowered to do, which may be necessary, convenient, or desirable in the administration of its affairs for the specific and primary purposes of meeting the duties of the Association as set forth in this Declaration. The Association, through its Board of Directors, shall have the authority to delegate its powers to committees, officers of the Association or its employees.

Section 2. Contracts of the Association. The Association shall have the right and power to employ or engage a manager and other employees or agents and contract for such services, labor and materials as it may deem reasonably necessary to operate and maintain the Project, Property and Common Area and the improvements thereon and to discharge its other duties as herein provided. Any agreement for professional management of the Association or any contract providing for services by the Declarant must provide for termination of such contract or agreement by either party with or without cause or payment of a termination fee on thirty (30) days or less written notice and

for a maximum contract term not to exceed one (1) year, renewable by agreement of the parties for successive one-year periods.

Section 3. General Duties of Association. In addition to the duties and powers enumerated in its Articles of Incorporation, and By-Laws, or elsewhere provided for herein, and without limiting the generality thereof, and subject to the limitations on the power of the Board as set forth in Sections 7 and 8 of this Article, the Association acting through the Board shall:

- (a) Maintain and otherwise manage all of the Common Area and all facilities, improvements and landscaping within the Project;
- (b) Maintain and procure public liability and fire insurance with extended coverage on the Project as required by the terms of this Declaration, and the Board shall also have the authority to maintain and procure any other type of insurance which the Board determines is in the best interest of the Association and its Members;
- (c) Obtain, for the benefit of the Common Area, all water, gas, and electric services and refuse collection, unless such services are separately charged to the Owners. It shall be the responsibility of the Association to pay for all gas utilities unless such service is separately metered to an individual Unit;
- (d) Pay taxes and assessments which are or could become a lien on the Common Area, or some portion thereof;
- (e) Prepare budgets and financial statements for the Association and its Members as prescribed in the By-Laws of the Association;
- (f) Initiate and execute disciplinary proceedings against Members of the Association for violations of provisions of this Declaration or the Association's Articles of Incorporation or By-Laws in accordance with the procedures set forth in this Declaration;

(g) Subject to approval by a major vote of each class of Member, borrow money and incur indebtedness for the purposes of the Association and cause to be executed and delivered therefor, in the Association's name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges or other evidences of debt and security therefor.

Section 4. Maintenance of Buildings and Common Area by the Association. The Association shall provide exterior maintenance of each Condominium which is subject to assessment hereunder as follows:

(a) The Association shall maintain and repair the exterior surfaces of all buildings in the Project (including garage doors if any), to include the painting thereof, and maintain all landscaping in the Project and Common Areas, including all private utilities. The Association shall maintain and repair the exterior surfaces of all patio fences. The Association shall maintain the exterior of all Units and the Common Area and all improvements thereon in a good, sanitary and attractive condition and in a manner which is in accordance with such standards for maintenance of dwellings and landscaping as may be prevalent in the neighborhood and as may be required from time to time in the City of Santa Ana.

(b) Such exterior maintenance shall not include: window glass, interior doors, including locks, latches, weather stripping and thresholds, interior building surfaces, stoppage of drains when attributable to a specific Unit, improvements within private patio areas, air conditioners or any repairs or replacements arising out of or caused by the willful or negligent act of the Owner, his family, guests, or invitees. Such excluded items shall be the responsibility of the Owner of each Condominium; provided, however, that if any Owner shall fail to maintain or make the repairs or replacements which are the responsibility of such Owner, as provided above, then, upon vote of a majority of the Board of Directors, and after not less than thirty (30) days' notice to the Owner, the Association shall have the right (but not the obligation) to enter the Condominium and

provide such maintenance or make such repairs or replacements, and the cost thereof shall be a reimbursement assessment chargeable to such Condominium and shall be payable to the Association by the Owner of a Condominium. Each Owner shall be obligated to repair and maintain the hot water heater, and forced air unit, if any, serving their Unit; but the Association shall be responsible for the repair and maintenance of the chutes, ducts or the like relating to either.

Section 5. Repair and Maintenance of the Units by Owners. Except to the extent that the Association is obligated herein to maintain a portion of a Unit, each Owner shall maintain, repair, replace and restore all portions of his Unit including, without limitation, all window glass, the interior walls, ceilings, windows, floors and doors in a clean, sanitary and attractive condition. All such repairs and maintenance pursuant to this section shall be subject to such rules therefor as the Association may from time to time establish.

Section 6. Repair and Maintenance of Certain Common Areas by or at the Expense of Owners. In the event the Board shall determine that the walls, ceilings, floors, glass or doors forming the boundaries of a Unit have been damaged from within the Unit, notwithstanding that such damage may be to the Common Area, the Owner of the Unit shall be responsible for repairing such damage in a timely manner and in accordance with such rules as the Board shall from time to time adopt. In the event such repair is not so accomplished by the Owner, the Association or its delegates shall have the right at reasonable times to enter the Unit to effect such repair, and the cost thereof shall be charged to the Owner of the Unit and, if not paid in a timely manner, shall be deemed a reimbursement assessment.

Section 7. Additional Restrictions on Power of

the Board. The Association shall be prohibited without the prior vote or written assent of a majority of the voting power of the Association (excluding the voting power of the Declarant) from doing any of the following: (i) incurring aggregate expenditures for capital improvements to any portion of the Property in any fiscal year in excess of five percent (5%) of the budgeted gross expenses of the Association for that fiscal year; or (ii) selling during any fiscal year of the Association property of the Association having an aggregate fair market value greater than five percent (5%) of the budgeted gross expenses of the Association for the fiscal year; (iii) paying compensation to members of the Board or to officers of the Association for services performed in the conduct of the Association's business; provided, however, that the Board may cause a member or officer to be reimbursed for expenses incurred in carrying on the business of the Association; or (iv) filling of a vacancy on the Board created by the removal of a Board member.

Section 8. Limitation on Board Authority on Contract.

The Board of Directors shall not enter into any contracts for goods or services with a duration greater than one (1) year without the vote or written consent of a majority of the voting power of the Association residing in Members other than Declarant with the following exceptions: (i) a management contract, the terms of which have been approved by the Federal Housing Administration or Veterans Administration; (ii) a contract with a public utility company if the rates charged for the materials or services are regulated by the Public Utilities Commission; provided, however, that the term of the contract shall not exceed the shortest term for which the supplier will contract at the regulated rate; or (iii) prepaid casualty and/or liability insurance policies of not to exceed three (3) years duration, provided that the policy permits for short rate cancellation by the insured.

Section 9. Maintenance of Public Utilities.

Nothing contained herein shall require or obligate the Association to maintain, replace or restore the underground facilities of public utilities which are located within easements in the Common Area owned by such public utilities. However, the Association shall take such steps as are necessary or convenient to ensure that such facilities are properly maintained, replaced or restored by such public utilities.

Section 10. Rights of Entry. The Board of Directors shall have a limited right of entry in and upon the interior of all Units for the purpose of inspecting the Project, and taking whatever corrective action may be deemed necessary or proper by the Board of Directors, consistent with the provisions of this Declaration. However, nothing herein shall be construed to impose any obligation upon the Association to maintain or repair any property to be maintained or repaired by the Owner of any Unit. Nothing in this Article shall in any manner limit the right of the Owner to exclusive occupancy and control over the interior of his Unit. However, an Owner shall grant a right of entry to the Board of Directors or any other person authorized by the Board of Directors in case of any emergency originating in or threatening his Unit, whether the Owner is present or not. Furthermore, an Owner shall permit other Owners, or their representatives to enter his Unit for the purpose of performing required installations, alterations or repairs to the mechanical, plumbing or electrical services to a Unit, provided that such requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner whose Unit is to be entered. In case of an emergency, such right of entry shall be immediate.

Section 11. Association Rules. The Board shall also have the power to adopt, amend, and repeal such rules and regulations as it deems reasonable which may include the establishment of a system of fines and penalties enforceable as a reimbursement assessment. The Association rules shall govern such matters in furtherance of the purposes of the Association, including, without limitation, the use of the Common Areas, provided, however, that the Association rules may not discriminate among Owners, and shall not be inconsistent with this Declaration, the Articles or By-Laws. A copy of the Association rules as they may from time to time be adopted, amended or repealed or a notice setting forth the adoption, amendment or repeal of specific portions of the Association rules shall be delivered to each Owner. The Association rules shall have the same force and effect as if they were set forth in and were part of this Declaration and shall be binding on the Owners and their successors in interest whether or not actually received thereby.

VIII

INSURANCE

Section 1. Duty to Obtain Insurance; Types. The Board of Directors on behalf of the Association shall obtain and continue in effect adequate blanket public liability insurance with a limit of not less than One Million Dollars (\$1,000,000) for claims for personal injury and/or property damage arising out of a single occurrence, and casualty insurance and fire insurance with extended coverage, in an amount equal to one hundred percent (100%) of the full insurable replacement cost of the Project, without deduction for depreciation. Such insurance shall be maintained by the Board of Directors for the benefit of the Association, the Owners, and Institutional Holders of Mortgages upon the Project or any part thereof as their interests may appear as named insured, subject, however, to loss payment requirements as set forth herein. Each such policy shall contain a standard mortgagee clause which must be endorsed to provide that any proceeds shall be paid to the Association for the use and benefit of mortgagees as their interest may appear. The policy of public liability insurance covering Common Areas shall contain a "Severability of Interest" endorsement which shall preclude the insurer from denying the claim of any Owner because of negligent acts of the Association or other Owners. The Association shall maintain fidelity coverage against dishonest acts on the part of directors, managers, trustees, employees or volunteers responsible for handling funds belonging to or administered by the Association, and such fidelity coverage shall name the Association as obligee and shall be written in an amount equal to one hundred fifty percent (150%) of the estimated annual operating expenses of the Association, including reserves. Persons serving without compensation shall be covered by endorsement to the policy if not

otherwise covered under the policy. The Board of Directors may purchase such other insurance as it may deem necessary, including but not limited to, plate glass insurance, medical payments, malicious mischief and vandalism insurance and workmen's compensation, and directors and officer's liability.

Section 2. Waiver of Claims Against Association.

As to each policy of insurance maintained by the Board of Directors, the Owners hereby waive and release all claims against the Association, the Board of Directors and Declarant, only to the extent of the insurance proceeds available to the Owners, whether or not the insurable damage or injury is caused by the negligence of or breach of any agreement by said persons.

Section 3. Individual Fire Insurance Prohibited

and Rights and Duty of Unit Owner to Insure. Except as expressly provided in this Section of this Article to the contrary, no Owner will separately insure his Condominium or any part thereof against loss by fire or other casualty covered by any insurance carried by the Association. Each Owner shall provide insurance on his personal property and upon all other property and improvements within his Unit, but not including the Unit. Nothing herein shall preclude any Owner from carrying any public liability insurance as he may deem desirable to cover his individual liability for damage to person or property occurring inside his individual Unit or elsewhere upon the Project. All such other policies as may be carried by Owners shall contain waivers of subrogation of claims against Declarant, the Association, the Board of Directors of the Association, the Officers of the Association and all other Owners. Such other policies shall not adversely affect or diminish any liability under any insurance obtained by the Association, and duplicate copies of such other policies shall be deposited with the Board of Directors. If any loss intended to be covered by insurance carried by the Association

shall occur and the proceeds payable thereunder shall be reduced by reason of insurance carried by Owner, such Owner shall assign the proceeds of such insurance carried by him to the Association, to the extent of such reduction, for application by the Board of Directors to the same purposes as the reduced proceeds are to be applied.

Section 4. Notice of Expiration Requirements. All of the policies of insurance described herein shall contain a provision that said policy or policies shall not be cancelled or terminated, or expire by their terms, without thirty (30) days' prior written notice to the Board of Directors, Declarant, Owners and their respective Institutional Holders of Mortgages (provided that such Owners or Institutional Holders of Mortgages have filed written requests with the carrier for such notice) and every other person in interest who shall have requested such notice of the insurer.

Section 5. Insurance Premiums. Insurance premiums for any such blanket insurance coverage obtained by the Association and any other insurance deemed necessary by the Board of Directors shall be a common expense to be included in the assessments levied by the Association, collected from the Owners; and the proportion of such payments necessary for the required insurance premiums shall be used solely for the payment of premiums of required insurance as such premiums become due.

Section 6. Trustee for Policies. The Association, acting through its Board of Directors, is hereby appointed and shall be deemed trustee of the interests of all named insureds under policies of insurance purchased and maintained by the Association. All insurance proceeds under any such policies as provided for in Section 1 of this Article shall be paid to the Board of Directors as Trustees. The Board of Directors shall have full power to receive and to receipt for the proceeds and to deal therewith as provided herein. Insurance proceeds shall be

used by the Association for the repair or replacement of the property for which the insurance was carried or otherwise disposed of as provided in this Declaration. The Board of Directors is hereby granted the authority to negotiate loss settlements with the appropriate insurance carriers, with participation by Institutional Holders of Mortgages who have filed written requests under Section 4 of this Article to the extent they desire. Any two Directors of the Association may sign a loss claim form and release form in connection with the settlement of a loss claim, and such signatures shall be binding on all the named insureds.

Section 7. Actions as Trustee. Except as otherwise specifically provided in this Declaration, the Board of Directors, acting on behalf of the Association and all Owners, shall have the exclusive right to bind such parties in respect to all matters affecting insurance carried by the Association, the settlement of a loss claim, and the surrender, cancellation, and modification of all such insurance, in a manner satisfactory to seventy-five percent (75%) of the Institutional Holders of Mortgages of Units who have filed requests under Section 4 of this Article to the extent such Institutional Holders of Mortgages desire to participate. Duplicate originals or certificates of all policies of fire and casualty insurance carried by the Association and of all renewals thereof, together with proof of payment of premiums, shall be delivered by the Association to all Institutional Holders of Mortgages who have requested the same in writing.

Section 8. Annual Insurance Review. The Board of Directors shall review the insurance carried by the Association at least annually, for the purpose of determining the amount of the casualty and fire insurance referred to in Section 1 above. The Board of Directors shall obtain a current appraisal of the

full replacement value of the buildings and improvements in the Project, except for foundations and footings and masonry walls, without deduction for depreciation, by a qualified independent insurance appraiser, prior to each such annual review.

Section 9. Required Waiver. All policies of hazard and physical damage insurance shall provide for waiver of the following rights, to the extent that the respective insurers would have the rights without such waivers:

(a) Subrogation of claims against the tenants of the Unit Owners;

(b) Any defense based on co-insurance;

(c) Any right of set-off, counterclaim, apportionment, proration or contribution by reason of other insurance not carried by the Association;

(d) Any invalidity, other adverse effect or defense on account of any breach of warranty or condition caused by the Association, any Owner or any tenant of any Owner, or arising from any act, neglect, or omission of any named insured, or the respective agents, contractors and employees of any insured;

(e) Any right of the insurer to repair, rebuild or replace, and, in the event the building is not repaired, rebuilt or replaced following loss, any right to pay under the insurance an amount less than the replacement value of the improvements insured or the fair market value thereof;

(f) Notice of the assignment of any Owner of its interest in the insurance by virtue of a conveyance of any Unit; and

(g) Any right to require any assignment of any mortgage to the insurer.

IX

PARTITION

An action may be brought by one or more Owners of the Condominiums for partition of said Project by sale of the entire Project, as if the Owners of all of the Condominiums in such Project were tenants-in-common in the entire Project in the same proportion as their interests in the Common Area, provided, however, that a partition shall be made only upon the showing of the occurrence of any one of the events provided in Section 1354 of the California Civil Code, as the same may be modified, amended or superseded. Nothing herein contained shall prevent the partition or division of interests between joint or common Owners of one Condominium. Notwithstanding anything to the contrary contained in this Declaration, no Unit in the Project may be partitioned or subdivided without the prior written approval of the Institutional Holder of the First Mortgage on such Unit.

x

PROHIBITION AGAINST SEVERABILITY
OF COMPONENT INTEREST IN CONDOMINIUM

No Owner shall be entitled to sever his Unit from his fractional undivided interest in the Common Area nor shall the respective undivided interests established and to be conveyed with each respective Unit be changed. The fractional undivided interest or interests in the Common Area and the fee title to the respective Units conveyed therewith together with any exclusive easements appurtenant to each Unit shall not be separated, severed or separately conveyed, encumbered or otherwise transferred, and each such undivided interest in the Common Area shall conclusively be deemed to be conveyed, transferred or encumbered with its respective Unit even though the description in the instrument of conveyance or encumbrance may refer only to the Unit. It is intended hereby to restrict severability of the various components of a Condominium in the manner provided by Section 1355(g) of the Civil Code of California. Nothing herein contained shall be construed to preclude an Owner of any Unit from creating a co-tenancy in the ownership of a Unit with any other person or persons.

XI

ARCHITECTURAL CONTROL

Section 1. Architectural Approval. No exterior improvement or other structure shall be commenced, erected, altered or maintained upon the Project (except for all original improvements constructed within the Project by Declarant) nor shall any exterior addition to or change or alteration to any Unit or patio or balcony area be made, nor shall any change in original exterior color and/or any structure be made until the plans and specifications showing the nature, kind, shape, height, materials and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to the existing design of the Project by the Architectural Committee provided for in Section 2 hereof. In the event said Committee or its designated representatives, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required, and this Article will be deemed to have been fully complied with.

Section 2. Appointment of Architectural Committee. The Declarant shall initially appoint the Architectural Committee, consisting of three (3) members, who shall remain in office until the first anniversary date of the issuance of the original public report on the Property. Thereafter, the Declarant shall have the right to appoint a majority of the members of the Architectural Committee and the Board of Directors of the Association shall have the power to appoint one member of the Architectural Committee until such time as ninety percent (90%) of the Condominiums in the Property have been sold, or until the fifth (5th) anniversary date of the issuance of the original public report on the

Property, whichever first occurs. From and after such time or event, as the case may be, the Architectural Committee shall be appointed by the Board of Directors of the Association and shall be composed of three (3) or more representatives who must be members of the Association. Any member appointed to the Architectural Committee by Declarant need not be members of the Association. In the event of the death or resignation of any member of the Committee prior to the time when the Board of Directors of the Association is vested with authority, the Declarant shall have the right to appoint such member's successor. In the event of the death or resignation of any member of the Committee who has been appointed by the Board, the Board shall have the right to appoint such member's successor.

Section 3. Approval and Conformity of Plans. The Board shall, from time to time, adopt and promulgate Architectural Standards to be administered through its Architectural Committee. If the Architectural Standards so provide, no improvement, alteration, or addition shall be commenced, erected or maintained upon the Property, nor shall there be any addition to or change in the exterior of any Unit, structure or other improvement, unless plans and specifications therefor have been submitted to and approved by the Architectural Committee. The Architectural Standards shall include among other things those restrictions and limitations upon the Owners set forth below:

(a) Time limitations for the completion of the architectural improvements for which approval is required pursuant to the Architectural Standards;

(b) Conformity of completed architectural improvements to plans and specifications approved by the Architectural

Committee; provided, however, as to purchasers and encumbrancers in good faith and for value, unless notice of noncompletion or nonconformance identifying the violating Unit and its Owner and specifying the reason for the notice, executed by the Architectural Committee, shall be filed of record in the Office of the County Recorder of Orange County, California, and given to such Owner within thirty (30) days of the expiration of the time limitation described in subsection (a) above, or unless legal proceedings shall have been instituted to enforce compliance or completion within said thirty (30) day period, the completed architectural improvements shall be deemed to be in compliance with plans and specifications approved by the Architectural Committee and in compliance with the Architectural Standards of the Association, but only with respect to purchasers and encumbrancers in good faith and for value;

(c) Such other limitations and restrictions as the Board in its reasonable discretion shall adopt, including, without limitation, the regulation of the following: construction, reconstruction, exterior addition, change or alteration to or maintenance of any building, including, without limitation, the nature, kind, shape, height, materials, exterior color and surface and location of such dwelling or structure.

Section 4. General Provisions. The members of such committee shall not be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee shall cease on and after fifty (50) years from the date of the recording of this Declaration. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument

shall be executed and duly recorded by the then record Owner of a majority of the Units appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee. Said representatives may be members of the Board of Directors of the Association.

Section 5. Appeal. In the event plans and specifications submitted to the Architectural Committee are disapproved thereby, the party or parties making such submission may appeal in writing to the Board. The written request must be received by the Board not more than thirty (30) days following the final decision of the Architectural Committee. The Board shall submit such request to the appropriate Architectural Committee for review, whose written recommendations will be submitted to the Board. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. The failure of the Board to render a decision within said forty-five (45) day period shall be deemed a decision in favor of the appellant.

Section 6. Nonapplicability to Declarant. The provisions of this Article shall not apply to any Unit owned by Declarant or prior to its first conveyance to a member of the public.

XII

RIGHTS OF INSTITUTIONAL HOLDERS OF MORTGAGES

Notwithstanding any provisions to the contrary as may be provided elsewhere in this Declaration, Institutional Holders of Mortgages shall have the following rights:

Section 1. Notice to Institutional Holders of Default. Any Institutional Holder of any Mortgage on a Condominium shall be entitled to receive upon delivery of written request to the Association written notification from the Association of any default by the Owner of such Condominium in the performance of such Owner's obligations under the Declaration or the Association's By-Laws which are not cured within thirty (30) days from the date of such default.

Section 2. Assessments on Foreclosure. Any Institutional Holder of any first Mortgage which comes into possession of any Condominium pursuant to the remedies provided in the Mortgage, or through foreclosure of the Mortgage, shall take title to such Condominium free of any claims for unpaid assessments or charges against such Condominium which accrued prior to the time the Institutional Holder of such Mortgage acquired title to the Condominium except for claims for a pro rata share of such assessments of charges resulting from a pro rata reallocation of such assessments or charges to all Units including the mortgaged Unit.

Section 3. Required Consent of Holders. Unless at least seventy-five percent (75%) of the Institutional Holders of First Mortgages (based on one vote for each Mortgage owned) have given their prior written approval, the Association and the Owners shall not be entitled to:

(a) Change the prorata interest or obligations of any Condominium for the purposes of levying assessments and charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the prorata share of ownership of each Unit in the Common Area;

(b) Partition or subdivide any Condominium or the Common Areas of the Project;

(c) By act or omission seek to abandon or terminate the Condominium status of the Project, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(d) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas of the Project. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas of the Project shall not be deemed a transfer within the meaning of this provision;

(e) Use hazard insurance proceeds for losses to any portion of the Project (whether to Units or to Common Areas) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss to the Units and/or Common Areas of the Project;

(f) Effectuate any decision by the Association to terminate professional management and assume self-management of the Project.

Section 4. Additional Rights of Institutional
Holder. Any Institutional Holder of a Mortgage on a Unit in the Project will, upon request, be entitled to: (a) inspect the books and records of the Association during normal business hours; and (b) receive an annual audited financial statement of the Association within ninety (90) days following the end of any fiscal year of the Association; provided, however, that such audited statements shall be made available only if they have been prepared by the Association in the regular course of business, and (c) written notice of all meetings of Owners of the Association and be permitted to designate a representative to attend all such

Section 5. Right of First Refusal. Any Institutional Holder of a Mortgage who comes into possession of a Unit pursuant to the remedies provided in such Mortgage, or foreclosure of the Mortgage, or deed (assignment) in lieu of foreclosure, shall be exempt from any right of first refusal, and any right of First refusal shall not impair the rights of an Institutional Holder to:

(a) Foreclose or take title to a Unit pursuant to the remedies provided in the Mortgage, or

(b) Accept a deed (or assignment) in lieu of foreclosure in the event of default by the Trustor of the Mortgage, or

(c) Sell or lease a Unit acquired by the Institutional Holder.

Section 6. Priority on Distribution of Proceeds. No Owner or any other party shall have priority over any rights of Institutional Holders of Mortgages on individual Condominiums pursuant to their Mortgages in the case of a distribution to Condominium Owners of insurance proceeds or condemnation awards for losses to or a taking of the Units and/or Common Areas.

Section 7. Insurance. The Owners and the Association shall procure and maintain fire and liability insurance and such other insurance as may from time to time be required by Institutional Holders of first Mortgages on Condominiums within the Project. All such insurance shall contain loss payable clauses naming the Institutional Holders which encumber a Condominium by a first Mortgage, as their interests may appear.

Section 8. Notice of Condemnation and Destruction. The Association shall provide to all Institutional Holders of First Mortgages written notice of any condemnation proceedings affecting the Project. The Association shall

Loan Mortgage Corporation ("FHLMC") or the Federal National Mortgage Association ("FNMA") or their successors or assigns or is tendered to FHLMC or the FNMA or their successors or assigns for purchase, the Association and the Owners shall obtain and maintain in full force and effect all insurance coverages which may at any time and from time to time be required by FHLMC or the FNMA or their successors or assigns and shall otherwise comply in all respects with all insurance requirements of FHLMC or the FNMA which may be in effect at any time and from time to time.

Section 14. Priority of this Article. If there is any conflict between any provision of this Article and any other provision in this Declaration, the provisions contained in this Article shall control.

also provide to all Institutional Holders of Mortgages who have requested it written notice of substantial damage to or destruction of any Unit or any portion of the Common Area of the Project.

Section 9. Notice of Loss or Condemnation to FHLMC and FNMA. The Association agrees to give written notice to the Federal Home Loan Mortgage Corporation ("FHLMC") and the Federal National Mortgage Association ("FNMA") or their designated representative of any loss to, or taking of, the Common Area of the Project if such loss or taking exceeds \$10,000.00 or damage to a Unit covered by a first Mortgage purchased in whole or in part by the FHLMC or the FNMA exceeds \$1,000.00.

Section 10. No Obligation to Cure Default. Any Institutional Holder of a Mortgage who acquires title by foreclosure or deed in lieu of foreclosure shall not be obligated to cure any breach of this Declaration which is noncurable or of a type which is not practical or feasible to cure.

Section 11. Information. Any Institutional Holder of a Mortgage is authorized to furnish information to the Board of Directors concerning the status of any loan encumbering a Condominium.

Section 12. Priority of Mortgage Lien. No breach of the covenants, conditions or restrictions contained in this Declaration, nor the enforcement of any lien provisions created herein, shall affect, impair, defeat or render invalid the lien of any first mortgage or first deed of trust made in good faith and for value, but all of said covenants, conditions and restrictions shall be binding upon and effective against any Owner whose title is derived through foreclosure or trustee's sale, or otherwise, with respect to a Condominium.

Section 13. Insurance. If any loan secured by a Mortgage encumbering a Condominium is owned by the Federal Home

XIII.

ENFORCEMENT OF BONDED OBLIGATIONS

In the event that the improvements to the Common Area of the Project have not been completed prior to the issuance of a Final Subdivision Public Report covering such tract by the Department of Real Estate of the State of California, and the Association is obligee under a bond or other arrangement (hereinafter the "Bond") to secure performance of the commitment of Declarant to complete such improvements, the following provisions shall apply:

(a) The Board shall consider and vote on the question of action by the Association to enforce the obligations under the Bond with respect to any improvements for which a Notice of Completion has not been filed within sixty (60) days after the completion date specified for such improvement in the Planned Construction Statement appended to the Bond. If the Association has given an extension in writing for the completion of any Common Area improvement, the Board shall consider and vote on the aforesaid question if a Notice of Completion has not been filed within thirty (30) days after the expiration of such extension.

(b) In the event that the Board determines not to initiate action to enforce the obligations under the Bond, or in the event the Board fails to consider and vote on such question as provided above, the Board shall call a special meeting of the Members for the purpose of voting to override such decision or such failure to act by the Board. Such meeting shall be called according to the provisions of the By-Laws dealing with meetings

of the Members, but in any event such meeting shall be held not less than fifteen (15) days nor more than thirty (30) days after receipt by the Board of a petition for such meeting, signed by Members representing ten percent (10%) of the total voting power of the Association.

(c) The only Members entitled to vote at such meeting shall be the Owners other than Declarant. A vote at such meeting of a majority of the voting power of such Members, other than Declarant, to take action to enforce the obligations under the Bond shall be deemed to be the decision of the Association and the Board shall thereafter implement such decision by initiating and pursuing appropriate action in the name of the Association.

XIV

DESTRUCTION OF IMPROVEMENTS

Section 1. Restoration of Project. Except as otherwise provided in this Declaration, in the event of any destruction of any portion of the Project, it shall be the duty of the Association to restore and repair the same to its former condition, as promptly as practical. The proceeds of any insurance maintained pursuant to this Declaration shall be used for such purpose, unless otherwise provided herein. The Board of Directors shall be authorized to have prepared the necessary documents to effect such reconstruction as promptly as practical. The Project shall be reconstructed or rebuilt substantially in accordance with the Condominium Plan and the original construction plans if they are available, unless changes recommended by the Board have been approved in writing by seventy-five percent (75%) of the voting power of the Association. In the event that the amount available from the proceeds of such insurance policies for such restoration and repair shall be at least eighty-five percent (85%) of the estimated cost of restoration and repair, a reconstruction assessment of the Owners, may be levied by the Board of Directors to provide the necessary funds for such reconstruction, over and above the amount of any insurance proceeds available for such purpose. The Owner of each Unit shall be levied a percentage of the total reconstruction assessment upon the basis of the ratio of the square footage of the floor area of the Unit to be assessed to the total square footage of floor area of all Units to be assessed. In the event that the amount available from the proceeds of such insurance policies for such restoration and repair shall be less than eighty-five percent (85%) of the estimated cost of restoration and repair, the Owners entitled to vote, in person or by proxy, at a duly constituted meeting of the Members of the Association shall, by the vote of not less than seventy-five percent (75%) of the total voting power

of the Association, together with the approval of seventy-five percent (75%) of the Institutional Holders of first Mortgages upon Units in the Project, determine whether the Association shall be authorized not to proceed with such restoration and repair. In the event of a determination by the Owners and the Institutional Holders of Mortgages as provided above that the cost of such restoration and repair would be substantial and that it would not be in their best interests to proceed with the same, the Owners may, at their discretion, proceed as provided in Section 2 below.

Section 2. Sale of Project. A certificate of the resolution authorizing such reconstruction shall be filed with the Orange County Recorder within six (6) months from the date of such destruction and in the event of a failure to record such certificate within said period, it shall be conclusively presumed that the Owners have determined not to rebuild said improvements. The net proceeds, if any, of insurance carried by the Association on the Project shall be distributed among the Owners and the individual lenders by the Board as their respective interest may appear; provided that the balance then due on any valid encumbrance of record shall be first paid in order of priority, before the distribution of any proceeds to an Owner whose Unit is so encumbered. The proportionate interest of the Owners of the respective Condominiums sharing in any such award shall be based upon the respective fair market value that each of the Condominiums bears to the total fair market value of all of the Condominiums in the Project sharing in the distribution. The proportionate value of the Owners of the respective Condominiums for purposes of this Section shall be based upon the respective fair market value of each Unit at the time of the destruction as determined by the Board based on an appraisal prepared by an appraiser who is a M.A.I. member of the American Institute of Real Estate Appraisers.

Section 3. Right to Partition. No Owner shall have the right to partition of his interest in his Unit and there shall be no judicial partition of the Project, or any part thereof; except that in the event that a certificate of a resolution to rebuild or restore has not been recorded as provided above, within six (6) months from the date of any partial or total destruction, or if restoration has not actually commenced within said period, then conditions for partition as set forth in Section 1354 of the California Civil Code shall be deemed to have been satisfied. Nothing herein shall be deemed to prevent the partition of a co-tenancy in any Unit. Except as provided above, each Owner and the successors of each Owner, whether by deed, gift, devise, or by operation of law, for their own benefit and for the Units and for the benefits of all other Owners, specifically waive and abandon all rights, interests and causes of action for a judicial partition of the tenancy in common ownership of the Project and do further covenant that no action for such judicial partition shall be instituted, prosecuted or reduced to judgment.

Section 4. Interior Damage. Restoration and repair of any damage to the interior of any individual Unit, including without limitation all fixtures, cabinets and improvements therein, together with restoration and repair of all interior paint, wall coverings and floor coverings, shall be made by and at the individual expense of each Owner of the Unit so damaged. In the event of a determination to rebuild the Project after partial or total destruction, as provided in this Article, such interior repair and restoration shall be completed as promptly as practical and in a lawful and workmanlike manner, in accordance with plans approved by the Architectural Committee, as provided herein.

Section 5. Notice to Unit Owners and Institutional Holders of Mortgages. The Board of Directors, immediately upon having knowledge of any damage or destruction to the Project, the Units, the Common Areas, or any portion thereof, shall promptly notify all affected Owners, all affected Institutional Holders of Mortgages on Units in the Project, and all other affected mortgagees who have filed a written request for such notice with the Board of Directors. In the event of a determination to rebuild the Project after partial or total destruction as provided in this Article, the number of Units in the Project as rebuilt may not exceed the number of Units as shown on the Condominium Plan.

Section 6. Amendment of Condominium Plan. In the event that reconstruction is to take place pursuant to this Article, the Board shall have the power to record an amendment to the Condominium Plan so that the Units conform to the Units as designed to be reconstructed; provided, however, the Board shall not file an amendment to the Condominium Plan without the prior authorization of the Institutional Holder of a Mortgage encumbering any Unit, the plan of which shall be altered by such amendment. In the event that the Board, together with said Mortgagees, if appropriate, decide to record such amendment to the Condominium Plan, all Owners within the Project and the Institutional Holders of Mortgages in the Project shall execute and acknowledge said amendment so that it will comply with Section 1351 of the California Civil Code or any similar statute then in effect. The Owners and Institutional Holders of Mortgages shall also execute such other documents or take such other actions as required to make such amendment effective.

EMINENT DOMAIN

Section 1. Definition of Taking. The term "taking" as used in this Article shall mean condemnation by eminent domain, or by sale under threat thereof, of all or part of the Project.

Section 2. Representation by Board in Condemnation Proceeding. In the event of a taking, the Board shall, subject to the right of all Institutional Holders of Mortgages who have requested the right to join the Board in the proceedings, represent all of the Members in an action to recover all awards. No Member shall challenge the good faith exercise of the discretion of the Board in fulfilling its duties under this Article. The Board is further empowered, subject to the limitations herein, as the sole representative of the Members, in all aspects of condemnation proceedings not specifically covered herein.

Section 3. Award for Condominium. In the event of a taking of Condominiums, the Board shall distribute the award forthcoming from the taking authority according to the provisions of this Section after deducting therefrom fees and expenses related to the condemnation proceeding including, without limitation, fees for attorneys and appraisers and court costs. In the event that the taking is by judgment of condemnation and said judgment apportions the award among the Owners and their respective Institutional Holders of Mortgages, the Board shall distribute the amount remaining after such deductions among such Owners and Institutional Holders of Mortgages on the allocation basis set forth in such judgment. In the event that the taking is by sale under threat of condemnation, or if the judgment of condemnation fails to apportion the award, the Board shall distribute the award

among the Owners based upon the proportionate fair market value that each of the Condominiums bears to the total fair market value of all of the Condominiums in the Project. The value of the respective Condominiums for purposes of this Section shall be based upon the relative estimated value of each Unit as determined by the Board based on an appraisal prepared by an appraiser who is a M.A.I. member of the American Institute of Real Estate Appraisers. Nothing contained herein shall entitle an Owner to priority over Institutional Holders of the Mortgage on his Condominium as to the portion of the condemnation award allocated to his Condominium. In no event shall any portion of such award be distributed by the Board to an Owner and/or the Institutional Holder of a Mortgage on his Condominium in a total amount greater than the portion allocated hereunder to such Condominium.

Section 4. Inverse Condemnation. The Board is authorized to bring an action in inverse condemnation. In such event, the provisions of this Article shall apply with equal force.

Section 5. Revival of Right to Partition. Upon a taking which renders more than fifty percent (50%) of the Condominiums in any Project incapable of being restored to at least ninety-five percent (95%) of their floor area and substantially their condition prior to the taking, the right of any Owner within such Project to partition through legal action as described in the Article hereof entitled "Partition" shall forthwith revive. The determination as to whether Condominiums partially taken are capable of being so restored shall be made by the Board, whose decision shall be final and binding on all Owners and Institutional Holders of Mortgages.

Section 6. Awards for Members' Personal Property and Relocation Allowances. Where all or part of the Property is taken, each Member shall have the exclusive right to claim all of the award made for his personal property, and any relocation, moving expense, or other allowance of a similar nature designed to facilitate relocation. Notwithstanding the foregoing provisions, the Board shall represent each Member in an action to recover all awards with respect to such portion, if any, of Members' personal property as is at the time of any taking, as a matter of law, part of the real estate comprising any Condominium, and shall allocate to such Member so much of any awards as is attributable in the taking proceedings, or failing such attribution, attributable by the Board to such portion of Members' personal property.

Section 7. Notice to Members. The Board, immediately upon having knowledge of any taking or threat thereof with respect to the Property, or any portion thereof, shall promptly notify all Members.

Section 8. Change of Condominium Interest. In the event of a taking, the Board may amend the Condominium Plan to reflect the change in the Project affected by a taking. In the event that the Board decides to record such amendment to the Condominium Plan, all Owners within such Project or Projects and the record holders of all security interests in such Project or Projects shall execute and acknowledge said amendment so that it will comply with Section 1351 of the California Civil Code or any similar statute then in effect. Said Owners and Institutional Holders of Mortgages shall also execute such other documents or take such other actions as required to make such amendment

effective. The Board shall cause a notice of change in the Condominium Plan to be sent to each Owner and Institutional Holder of a Mortgage in the Project within ten (10) days of the filing of such amendments in the County Recorder's Office of Orange County, California.

XVI

EASEMENTS

Section 1. Utility Easements. Easements over the Project for the installation and maintenance of electric, telephone, water, gas and sanitary sewer lines and facilities, and for drainage facilities as shown on the recorded map of the Property, and as may be hereafter required or needed to service the Project are hereby created by Declarant for the benefit of each Owner and the Association.

Section 2. Encroachment Easement. The Declarant, its successors and assigns, and all future Owners of Condominiums, by acceptance of their respective deeds, covenant and agree as follows:

(a) That if any portion of the Common Area encroaches upon the Units, a valid easement into the Unit in order to accommodate the encroachment and for the maintenance of same, so long as it stands, shall and does exist. In the event a Unit is partially or totally destroyed, and then rebuilt, the Owners of Units agree that minor encroachments of parts of the Unit into the Common Area due to construction shall be permitted and that valid easements for said encroachment and the maintenance thereof shall exist.

(b) That the Common Area is and shall always be subject to easements for minor encroachments thereon of the Unit and that a nonexclusive easement for ingress, egress and support through the Common Area is appurtenant to each Unit and the Common Area is subject to such easements.

Section 3. Common Area Easements. Each Unit within the Property subject to this Declaration is hereby declared to

have an easement over all of the Common Area, for the benefit of the Units, the Owners of the Units, and each of them, and for their respective families, guests, invitees, tenants and contract purchasers, for all of the purposes and uses hereinabove set forth, and without limiting the generality of the foregoing, for ingress and egress over and through the Common Area.

Section 4. Utilities. Wherever sewer connections, water connections, electricity, gas, telephone and cable television lines or drainage facilities are installed within the Property, the Owners of Units served by such connections, lines or facilities shall have an easement to the full extent necessary for the full use and enjoyment of such portion of such connections which service his Unit, and to enter upon the Units owned by others, or to have utility companies enter upon the Units owned by others, in or upon which said connections, lines or facilities, or any portion thereof lie, to repair, replace and generally maintain said connections as and when the same may be necessary as set forth below, provided that such Owner or utility company shall promptly repair any damage to a Unit caused by such entry as promptly as possible after completion of work thereon.

Section 5. Construction and Sales Easements. There is hereby reserved to Declarant, together with the right to grant and transfer the same to Declarant's sales agents and representatives and prospective purchasers of Units, over the Project as the same may from time to time exist, easements for construction, display, maintenance, sales and exhibit purposes in connection with the erection and sale or lease of Units within the Project; provided, however, that such use shall not be for a period beyond the earlier of (i) three (3) years from the conveyance of the first Unit by Declarant or (ii) the sale by Declarant of all Units within the Project, and provided further that no such use by Declarant and others shall otherwise restrict the Members in the reasonable use and enjoyment of the Project.

Section 6. Establishment of Easements. Each of the easements provided for in this Declaration shall be deemed to be established upon the recordation of this Declaration, and shall thenceforth be deemed to be covenants running with the land for the use and benefit of all of the Units and the Common Area, as the case may be, superior to all other encumbrances applied against or in favor of any portion of the Property which is the subject of this Declaration. In furtherance of the easements provided for in this Declaration, the individual deeds to Units may, but shall not be required to, set forth said easements.

Section 7. Air Conditioning Easements. All air conditioning units installed by an Owner within the Project adjacent to a Unit shall be the property of the Owner. An easement over the Common Area is hereby created where the air conditioning unit is installed outside the Condominium Unit. Each Owner shall bear full responsibility for the cost of maintaining his air conditioning unit.

Section 8. Ingress, Egress and Recreational Rights. Declarant hereby creates its successors and assigns, and for the benefit of all Owners of Condominiums in the Project and for Owners in future phases which may be annexed hereto, a nonexclusive easement for access, ingress and egress, pedestrian walkway, street, driveway and general recreational purposes over and upon the portion of the Common Area which is not a Unit or condominium building.

Section 9. Recreational Facility. There is hereby reserved by the Declarant, over Lot 1 of Tract 10580, as per map recorded in Book 469, Pages 14 through 16, inclusive, of Miscellaneous Maps of Orange County, easements for ingress and egress and the use of Recreational Facilities thereon. Said easements shall be for the use of persons residing in those

dwellings located on Lots 3, 4 and 5 of said Tract 10580, and owned by Declarant. Said lots constitute the additional lands which may be annexed to the Property and be made subject to the Declaration pursuant to the Article of this Declaration entitled "Annexation" hereof. The use of the Recreational Facilities by persons residing on Lots 3, 4 and 5 of said Tract 10580 shall not unreasonably interfere with the reasonable use and enjoyment of the Common Area by the Members.

XVII

ANNEXATION

Section 1. Annexation With Consent. Additional Units and Common Area may be annexed to the Property with the consent of at least two-thirds (2/3) majority of the voting power of the Association, excluding the voting power of the Declarant; or

Section 2. Annexation Without Consent. If, at any time within the third anniversary date of the original issuance of the most-recently-issued public report for a phase of the Project, the Declarant should develop additional lands within the areas described in Exhibit "A" which is attached hereto and by this reference made a part hereof, such additional lands may be annexed to the Project without the assent of the Class A members and be made subject to the Declaration and thereby become subject to the jurisdiction of the Association; provided, however, that the development of the additional lands described in this Section shall be in accordance with a general plan set forth in this Article. Detailed plans for the development of additional lands must be submitted to the California Department of Real Estate prior to such development of additional lands. If the California Department of Real Estate determines that such detailed plans are not in accordance with the general plan on file and such agency so advises the Association and the Declarant, the annexation of the additional lands must be in accordance with Section 1 immediately above. A supplementary Declaration of Covenants, Conditions and Restrictions as described hereinafter in Section 3 of this Article, covering the real property or portions thereof described in Exhibit "A" hereto, shall be executed and recorded by the Owner of such property to be annexed. The dwellings to be located on any property to be annexed pursuant to this Article without the consent of the Owners must be

of comparable style, quality and size and shall be so constructed so as to have similar styles, floor plans, size and quality of buildings as those buildings which are presently constructed within the Property.

Section 3. Supplementary Declaration. The additions authorized under the foregoing section shall be made by filing of record a supplementary Declaration of Covenants, Conditions and Restrictions, or similar instrument, with respect to the additional property which shall extend the plan of this Declaration to such property. Such supplementary Declarations contemplated above may contain such complementary additions or modifications of the covenants, conditions and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added property as are not inconsistent with the plan of this Declaration. In no event, however, shall any such supplementary Declaration, merger or consolidation, revoke, modify or add to the covenants established by this Declaration within the existing property, except as hereinafter otherwise provided. The recordation of said supplementary Declaration shall constitute and effectuate the annexation of the said real property described therein, making said real property subject to this Declaration and subject to the functions, powers and jurisdiction of THE REDWOODS HOMEOWNERS ASSOCIATION, and thereafter all of the Owners of the Units located on said real property shall be Members of THE REDWOODS HOMEOWNERS ASSOCIATION, in accordance with the terms and provisions of this Declaration and such supplementary Declaration. Upon such annexation all Owners of Units within such annexed real property shall have an equal right to the use of all of the Common Areas within the Project. Nothing herein shall obligate Declarant to annex to the Project all or any portion of the Units described in Exhibit "A" hereto and any decision to affect such annexation shall be in the sole discretion of Declarant.

XVIII

PARKING PLAN

Section 1. Parking Plan. Attached to this Declaration, marked Exhibit "B" and by this reference made a part hereof, is the parking plan for the Project. Said plan describes and designates the covered automobile parking areas of the Project which are described on the Condominium Plan as Restricted Common Area. Every Owner shall have an exclusive right and easement to the use of the covered parking space identified on the Condominium Plan for the Project and on the Parking Plan attached as Exhibit "B" hereto by the letters "PS" followed by the Unit Number to which it is appurtenant. For example, "PS1" shall be appurtenant to Unit Number 1.

Section 2. Use. The exclusive use of the parking spaces shall be subject to reasonable regulation by the Association as to the type and number of vehicles or other objects that may be stored therein. No Owner may separately transfer, lease, convey or otherwise separate his covered parking space from his ownership of a Unit, and such covered parking space shall pass to the benefit of any successor in interest of an Owner.

Section 3. Uncovered Parking. All uncovered off-street parking spaces and covered but unassigned spaces within the Project shall be administered and maintained by the Association for the use of all Owners in the Project. Such spaces shall be held for the use of all Owners within the Project and may not be assigned by the Association for the exclusive use of particular Owners within the Project.

XIX

GENERAL PROVISIONS

Section 1. Enforcement of Restrictions. The Association and each Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration or any amendment thereto; and the Association's Articles of Incorporation and By-Laws; provided, however, that with respect to assessment liens, the Association shall have the exclusive right to the enforcement thereof. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability of Covenants. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Terms of Declaration. The covenants and restrictions of this Declaration shall run with and bind the Property and the Project, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any Unit subject to this Declaration, their respective legal representatives, heirs, successors and assigns until March 12, 2040, after which time said covenants, conditions and restrictions shall automatically be extended for successive periods of ten (10) years, unless an instrument, signed by a majority of the then Owners of the Condominiums, has been recorded, agreeing to terminate said covenants, conditions and restrictions in whole or in part.

Section 4. Construction of Declaration. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a Condominium residential community and for the maintenance of the community recreational facilities and Common Areas. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction.

Section 5. Amendments. Subject to the rights of lenders as set forth in the Article hereof entitled "Rights of Institutional Holders of Mortgages," this Declaration of Covenants, Conditions and Restrictions may be amended only by the affirmative assent or vote of both (i) seventy-five percent (75%) of the voting power of the Association, including the voting power of the Declarant, and (ii) seventy-five percent (75%) of the voting power of Members other than Declarant; provided, however, that the percentage of voting power necessary to amend a specific clause or provision shall not be less than the percentage of affirmative votes prescribed for action to be taken under that clause; provided further, if the two-class voting structure as provided by this Declaration is still in effect, this Declaration may not be amended without the vote or written assent of seventy-five percent (75%) of the voting power of each class of Members. This amendment provision shall not be amended to allow amendments by the assent or vote of less than the prescribed percentage of voting power required for amendments hereof. An amendment or modification shall be effective when executed by the President and Secretary of the Association who shall certify that the amendment or modification has been approved as hereinabove provided, and recorded in the Official Records of Orange County, California. Notwithstanding the foregoing, no such amendment or modification of this Declaration which would effect the rights of the City to enforce the terms and provisions of this Declaration

as it relates to the maintenance of the Common Area, structures and landscaping within the Property, or which would revise the parking plan for the Project or which would terminate or materially impair the powers and duties of the Association as set forth in this Declaration, or which would interfere with the rights or ingress and egress to any Unit or the Common Area shall be effective without the prior written consent of the Planning Director of the City.

Section 6. Nonliability of Officials. To the fullest extent permitted by law, neither the Board, the Architectural Committee, any other committees of the Association or any member of such Board or committee shall be liable to any Member of the Association for any damage, loss or prejudice suffered or claimed on account of any decision, approval or disapproval of plans or specifications (whether or not defective), course of action, act, omission, error, negligence or the like made in good faith within which such Board, committees or persons reasonably believed to be the scope of their duties.

Section 7. Violation of Declaration. The result of every act or omission, whereby any provision, condition, restriction, covenant, easement or reservation contained in this Declaration is violated in whole or in part is hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity against a nuisance, either public or private, shall be applicable against every such result, and may be exercised by the Architectural Committee and the Association. Such remedy shall be deemed cumulative and not exclusive.

Section 8. Conflicts. In case of any conflict between this Declaration and the Articles of Incorporation or By-Laws of the Association, this Declaration shall control.

Section 9. Common Plan Declaration. The covenants, conditions and restrictions set forth in this Declaration constitute a general scheme for the development, protection and maintenance of the property to enhance the value, desirability

and attractiveness of the Condominiums for the benefit of all Owners of Condominiums therein. By acceptance of a deed or by acquiring any ownership interest in any Condominium subject to this Declaration, each person or entity, for himself or itself, his heirs, personal representatives, successors, transferees and assigns, agrees to be subject to all of the provisions, restrictions, covenants, conditions, rules and regulations now or hereafter imposed by this Declaration and any amendments thereof. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general scheme for the improvement and development of the Property covered hereby, and hereby evidences his intent that all the restrictions, conditions, covenants, rules and regulations contained herein shall run with the land and be binding on all subsequent and future Owners, grantees, purchasers, assignees, and transferees thereof. Furthermore, each such person fully understands and acknowledges that this Declaration shall be mutually beneficial, prohibitive and enforceable by the various subsequent and future Owners.

Section 10. Enforcement by City; Compliance with Conditions of Approval. The terms of this Declaration shall be enforceable by the City as they relate to the maintenance of the Common Area of the Project or any other purpose which is necessary.

to protect the interests of the City and its citizens. This Declaration is in compliance with all conditions of approval imposed with respect to development of the Property, including, among all others, the terms of that certain Declaration of Restrictions recorded in Book 10032, Page 912 et seq., in the Official Records of Orange County, California.


IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set its hand this 12th day of March, 1980.

APPROVED AS TO FORM:



Keith Gow, City Attorney
City of Santa Ana

APPROVED:



Charles C. Zimmerman,
Director of Planning
City of Santa Ana

THE REDWOODS VENTURE, a
limited partnership

By: Genstar Pacific Corporation, a
California Corporation, general
partner

By: 

Its: ASSIST VICE PRES.

By: 

Its: Asst Secretary

By: A & C Properties, Inc., a
California Corporation, general
partner

By: 

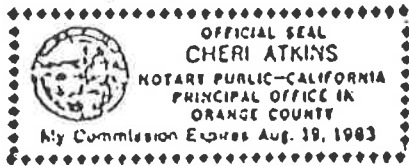
KATHRYN G. THOMPSON

Its: President

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On this 30th day of April, 1980, before me a Notary Public in and for said State personally appeared James R. Bigler, known to me to be the Assistant Vice President, and David B. Jackson, known to me to be the Assistant Secretary of Genstar Pacific Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of The Redwoods Venture the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Witness my hand and official seal.



Cheri Atkins
Notary Public in and for said County
and State