

COMMON AREA RESTRICTIONS

Any changes, additions or alterations to the exterior of the building or unit MUST have written approval from the Board of Directors and Architectural Committee PRIOR to any work being started. THIS INCLUDES SATELLITE DISHES ATTACHED ANYWHERE TO THE EXTERIOR OF THE BUILDING. (Per CC&R's, Article IV, Section 7, "Structural Alterations")

Any changes, additions or alterations to the *inside* of your unit must have Architectural Committee approval. Committee approval is to ensure you are not putting an extra bathroom or shower, an extra room or doing modifications to the plumbing of the building.

***** NOTE:** All work inside your unit must have prior architectural approval and the proper work permits from the City of Santa Ana and a licensed contractor must do the work. This is to ensure that all work on this property is done correctly and has the highest of work standards.

***** NOTE:** Your air-conditioning compressor is your responsibility to repair and/or replace and you must have Architectural Committee approval before you can replace the compressor with a new one. There are strict environmental rules and guidelines that **MUST** be followed when installing a new air conditioning compressor. **BEFORE** you purchase a new AC compressor, contact the On-Site Manager for the proper guidance and paperwork for your installation. If you do not follow this guidance and have the incorrect compressor installed, you will be required to immediately remove the compressor or face a fine until it is corrected. (CC&R's Article XVI, Section 7)

1. Activities such as skateboards, scooters, bikes, roller blading/skating, wheeled toys or items of this nature are not allowed anywhere on the complex, at any time. They are considered a safety hazard. Please take these items to the park.
2. No storage is allowed in the common area except in your assigned carport storage compartments (maximum weight of 250 lbs.) Patios, balconies, backyards, carports and stairwells are considered "Common Area" or "Exclusive Common Area."
3. Do not hang laundry, towels, sheets, etc., from your patio, balcony or fence. Laundry rooms have bars to hang your wet items.
4. No surfboards, refrigerators, storage boxes, household furniture or other items of this nature are to be stored on any balcony, patio or backyard of any unit within the Redwoods.
5. White drapes, curtains or blinds **ARE REQUIRED** to cover windows. (CC&R's, Article IV, Section 15)
6. Foil on windows is not allowed. (CC&R's, Article IV, Section 15)
7. No AC compressors or fans shall be installed in the window.
8. All windows must have a screen and frame in place and in good condition at all times.

9. Window tinting - Professional non-reflective clear or brown tones are allowed. (50% tinting MAXIMUM!)

10. Retractable awnings are allowed provided they are "earth tone" in color and are kept in good condition at all times – and they must be retracted them when not in use.

11. Sun shades are not allowed on the patio, balcony or in the backyards.

12. No chalking on sidewalks, driveways or any other part of the Association property is permitted at any time. Homeowner will be fined.

13. Any person observed participating in graffiti or defacing property will be fined immediately and prosecuted to the fullest extent of the law.

14. Do not leave your garden hose connected to the building hose bib. When done using, please bring your garden hose completely back on to your patio, balcony or backyard.

15. "Standard" front door mats only. No carpet remnants or other material is allowed.

16. No loitering around carports or common areas.

17. Drinking alcoholic beverages in carports or common areas is not permitted.

18. Shopping carts are not allowed on the property and also may not be left on the outer perimeter of the Redwoods property. Offenders will be fined immediately.

19. Only medal BLACK and BROWN screen doors are authorized. WOODEN SCREEN DOORS ARE PROHIBITED!

20. No planting of flowers or vegetables OUTSIDE OF YOUR UNIT. ONLY FLOWERS AND BUSHES PLANTED BY THE LANDSCAPE COMPANY ARE AUTHORIZED.

21. Name plates and door decorations or decorative flags are not allowed on doors or buildings OTHER THAN holiday decorations approved during the dates listed below.

Easter	2 weeks prior, 1 week after
July 4 th	2 weeks prior, 1 week after
Halloween	2 weeks prior, 1 week after
Thanksgiving	2 weeks prior, 1 week after
Christmas	December 1 st to January 15 th

22. The doors to the carport storage compartments in all carports should remain closed and locked at all times except when in use when placing items in or removing items from the storage compartment. The Association is not responsible for lost, stolen or damaged property.

23. "Tiki Torches" are prohibited on the property at any time.

24. **FIREWORKS ARE NEVER ALLOWED ON THE COMPLEX. EVER!**

25. Outdoor carpeting or any other material is not allowed on the patio surfaces, balconies or any other wooden decks to prevent the woods from prematurely deteriorating.
26. There is no storage of any kind allowed in the carport itself. Please use your storage compartment. Items left in the carport area are deemed abandoned and subject to immediate removal.
27. Any damage to landscape by a resident, owner, children, guest, pet, etc., will be the responsibility of the unit owner.
28. The replacement fee for lost keys to the common area is \$75.00.
29. No drone flying anywhere on the property.
30. Household bags of trash cannot be left outside the front door. Please dispose of your trash in the dumpsters immediately. Bagged trash must be tied securely to prevent spillage and placed **INSIDE** the dumpster. Trash enclosure doors must be kept locked at all times. (CC&R's Article IV, Section 9)
31. Washers and Dryers are not permitted to be installed inside or outside of any unit on the Redwoods complex.
32. Car washing is **NOT ALLOWED** anywhere on the Redwoods property.
33. Satellite dishes **MUST** have the approval from the Architectural Committee PRIOR to installation involving attachment to any exterior building service. Satellite dishes are only allowed on the fascia board, or the 2 foot section of the eave, or on patios, balconies and backyards on a free standing pole. Satellite dishes may not attached to fences or balcony railings. Installation must use a medal pole. All cables must be brown or black and concealed. The owner's unit number must be marked on the satellite dish for identification purposes.