

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)

* Homeowners may be fined for violation of any of the following:

1. Activities such as skateboards, scooters, electric rental 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.) Stairwells are considered "Common Area" or

"Exclusive Common Area." However, weatherproof storage containers that match the exterior of the building which do not exceed 36 inches deep and are not visible over the patio or balcony railing are permitted.

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, household furniture, recyclables or other items of this nature are to be stored on any balcony, patio or backyard of any unit within the Redwoods HOA.
5. White drapes, curtains or blinds are required. (CC&R's, Article IV, Section 15)
6. Foil on windows is not allowed. (CC&R's, Article IV, Section 15)
7. No air-conditioner compressors or fans shall be installed in any 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 are allowed. (50% tinting maximum) Must have prior architectural approval.
10. Retractable awnings are allowed provided they are "earth tone" in color and are kept in good condition at all times. They must be retracted when not in use. Earth tones colors may include brown, umber, brick red, terracotta, yellow ochre, warm grey, burnt sienna, tan and shades of green.
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 immediately.
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. Please take it to your property.
18. Shopping carts or electric rental scooters are not allowed on the property or to 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. American flags POW/MIA flags are the only flags that may be displayed throughout the year.

23. Carport compartments doors should remain closed and/or locked at all times except when in use. The Association is not responsible for lost, stolen or damaged property.

24. "Tiki Torches" are prohibited on the property at any time. (Santa Ana Fire Department)

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

26. To prevent the wood from prematurely deteriorating, outdoor carpeting or any other material is not allowed on wooden patio surfaces.

27. 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 are subject to immediate removal.

28. Any damage to landscape by a resident, owner, children, guest, pet, etc., will be the responsibility of the unit owner.

29. The replacement fee for lost keys to the common area is \$75.

30. No drone flying anywhere on the property. This includes controlling the drone from any nearby park and flying it over the Redwoods complex.

31. 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)

32. Washers and Dryers are not permitted to be installed inside or outside of any unit on the Redwoods property.

33. Car washing is NOT ALLOWED anywhere on the Redwoods property. Please take your vehicle to the local carwash.

34. Bounce houses are not allowed anywhere on the Redwoods property. Please use the park.

35. 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 two (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.