

**PACIFIC BLUFFS CORPORATION II
RULES AND REGULATIONS**

**APPROVED BY THE BOARD OF DIRECTORS
ON APRIL 30, 2007**

OFFICE	5326 Mt. Alifan Dr., San Diego, Ca. 92111
HOURS	M-F 8:00 a.m. - 1:00 p.m.
TELEPHONE	(858) 278-5131
HOMEOWNERS/TENANTS	See Pacific Bluffs Directory
BOARD OF DIRECTORS	Office Will Provide

I. INTRODUCTION

This material is provided by the Board of Directors of Pacific Bluffs, Corporation II, your Homeowner's Association.

Pacific Bluffs Corporation II consists of 82 Homeowners of the Condominium Units in Lot 2 of Pacific Bluffs in the City of San Diego, County of San Diego, State of California, according to Map. No. 5606 filed in the Office of the County Recorder of San Diego County on August 3, 1965.

Corporation II is controlled by all 82 Homeowners and is managed by a Board of Directors elected by the Homeowners. Corporation II fees are the same for each Homeowner. These fees are paid monthly by check and can be mailed or delivered to the Office during office hours, or dropped through the kitchen-door mail slot in the Recreation Building.

Corporation II is managed by a seven- member Board of Directors plus any appointed officers. Board members are elected for two-year terms with four members and three members respectively being elected in alternate years to maintain continuity on the Board. Meetings are held at 6:30 p.m. on the fourth Wednesday of each month through the year. Residents are encouraged to attend these meetings and provide pertinent input to the decision making process.

II GENERAL

The Rules and Regulations set out many of the items covered in the CC&R's which have to do with living at Pacific Bluffs. They are for the safety and welfare of all Homeowners, Tenants and Guests. Non-resident Owners relinquish the privilege of using swimming pools and other recreation facilities to their resident Tenants. Homeowners are responsible for all actions and damages caused by Tenants, Occupants and Guests.

All activities in or around the Condominiums are expected to be conducted with proper respect for the safety and enjoyment of neighbors and others in those areas. Loitering, loud music and other excessive and continuing disturbances, drunkenness, abusive language and immoral or illegal acts are prohibited and may result in fines to Homeowners.

III. COMMON AREA

There shall be no obstruction of the Common Area. Nothing shall be stored in the Common Area without the prior consent of the Board of Directors. No waste shall be permitted in the Common Area. No gasoline, kerosene or other flammable liquids shall be stored in the Common Area or in the Unit; provided, however, that reasonable amounts in metal containers may be stored in the storage spaces.

IV. PARKING

Residents are permitted to park two registered automotive passenger vehicles on the property which must be parked in the carport or garage directly behind their Unit. Residents are not permitted to park in the guest parking areas or in the driveway behind their carport or garage. No boats, RV's or inoperable vehicles are allowed in the carports, garages or in the Common Area. Parking near red Fire Lanes will result in immediate towing. Overnight guests must obtain a short-term guest parking pass which is available at the Office and it must be displayed in the window of their vehicle. As a safety precaution, residents are required to register their vehicles with the Pacific Bluffs Office. Failure to do so, could result in unidentified vehicles being towed.

V. GARAGES/CARPORTS

All homeowners and residents shall use their garage or carport for parking two passenger vehicles. No garage shall be converted to any use which prevents the parking of two automobiles. No garage shall be converted or used for living purposes. Garage door codes must be registered and updated, as necessary, with other pertinent information at the Office. No automobile overhaul, repair or maintenance work, other than emergency work, shall be permitted on Corporation II property. Drip pans must be placed under vehicles leaking oil or other fluids.

VI. NOISE AND OTHER DISTURBANCES

Noise is easily transmitted through Unit walls and can be a continuous disturbance to your neighbors. Be considerate of your neighbors - refrain from loud music, loud television and other loud noises especially after 10:00 P.M. Excessive disturbances are not acceptable and may result in fines by the Board of Directors.

VII. TRASH

Trash storage areas are to be kept clean and all trash containers must have lids. If trash containers have holes, splits or are without lids, new containers must be purchased. Trash is to be put out for collection on Monday and Thursday, and containers must be returned and stored after pick-up. Any excess trash must be put in trash bags and tied tightly. Waste materials shall be kept in properly covered containers. Any special pick-up must be put out on the morning of the pick-up.

VIII. CHANGES

Installation of any apparatus or structure on or about the building or roof must be approved by the Board of Directors (i.e. patio covers, air conditioners, television antennas, satellite dishes and associated power lines, spas or solar energy devices to name a few). No homeowner or resident shall have the right to paint or stain any exterior surface of his Unit, without the written consent of the Board of Directors. Permanent changes to the exterior of the Unit including windows, doors, screen doors, balconies and patios must have written approval of the Board of Directors. Architectural Change Forms are available at the Office.

IX. WINDOW COVERINGS

Only appropriate window coverings (i.e. shades, blinds, shutters, drapes and curtains) shall be placed on any window or exterior door in the Unit. The use of sheets, towels, blankets and aluminum foil as a window covering is prohibited.

X. LAUNDRY

Bathing suits, towels or other articles of clothing cannot be hung outside to dry on patios, fences and balconies, if it is visible from the Common Area.

XI. SIGNS

One small real estate sign can be displayed in the Unit or Exclusive Use Area. Signs are not permitted in the Common Area.

XII. SUMP PUMPS

The owners of tri-level units have one or two sump pumps. It is the Homeowner's responsibility to keep these sump pumps in proper working order and they are to be tested on a regular basis. Homeowners will be held responsible for any water intrusion if it is determined that their sump pump failed.

XIII. PETS

Each Unit is permitted to have two domesticated household pets. Each resident has a responsibility to ensure that their pets do not create a nuisance or disturb their neighbors. Dogs who are left on their patios unattended and bark, are required to wear a muzzle or a no-bark collar. Pet owners are expected to pick up their pet feces. Pet food is not permitted to be left on the patio. Pets are not to roam freely or unleashed in the Common Area. Pets are not to be tied in the Common Area.

XIV. GARDENING

No private gardening in the Common Area is permitted, except in the patio area. No trees or large shrubs are to be planted on the patio. Small trees placed in pots are permitted. Nothing can be planted on a patio if it is a nuisance to your neighbor.

THESE RULES AND REGULATIONS SUPERSEDE ALL RULES AND REGULATIONS PRIOR TO APRIL 30, 2007.

THE BOARD OF DIRECTORS HAS THE AUTHORITY TO HOLD A SPECIAL MEETING REGARDING RULE INFRACTIONS AND FINES CAN BE IMPOSED FOR NON-COMPLIANCE.