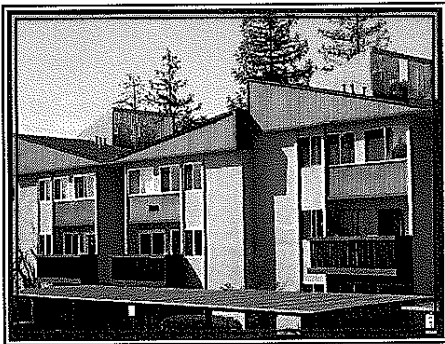


California Gardens Community Newsletter



California Gardens Homeowners Association Newsletter

February 2009



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News and Views from the Board of Directors

At the January 14, 2009 Board of Directors meeting the following actions took place:

- ◆ The Board approved the order of light fixtures for replacement of the common area building lighting.
- ◆ The Board approved the replacement, resealing and striping of the all of the asphalt parking surfaces.
- ◆ The Board approved the replacement of the wrought iron fences on several buildings.
- ◆ The Board approved the replacement of several patio fences as part of the overall reconstruction.
- ◆ The Board renewed the Association Insurance coverages' for the 2009 policy term.

Pet Rules

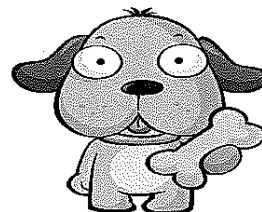
For those owners and residents who want to keep a pet, the following rules shall apply. "Pet" shall mean any domesticated bird, cat, dog, or aquatic animal confined to an aquarium (ADA assistance animals notwithstanding).

No more than one cat or dog is permitted per unit; no exceptions.

The weight limit on any pet is 30 pounds.

A pet shall not be kept, bred, or used for any commercial purpose.

The following dog breeds, due to their aggressive nature, are not permitted in the Association: Pit Bull, Rottweiler, German Shepherd, Husky, Malamute, Wolf-Dog hybrid, Chow-Chow, Doberman-Pinscher, Great Dane, St. Bernard.



Pet Rules Cont'd

All pets must be confined to their unit of residence, must not be allowed to roam free in any common area (including landings and hallways), and may not be tied or left unattended in any common area. When a pet is taken to and from the unit, it must be carried, restrained by a leash, or placed in an animal carrier. The dog walk area is the lawn by the laundry room under the electrical tower.

All waste droppings must be picked up by the pet owner and disposed of in an appropriate waste container.

A pet shall never be left alone on any patio or balcony. Leaving pet food on patios and balconies and outside front doors is likewise prohibited, as it attracts rodents and stray animals.

The owner of the unit in which the pet resides shall be responsible for any damage to the common area caused by the pet. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy such damage shall also be the full financial responsibility of said owner. Pet owners shall have sole liability for all damages claimed by any person harmed by such pet and shall indemnify, hold harmless and defend the Association from any and all liability whatsoever resulting from such claims and damages, including, without limitation, damage awards as well as costs and reasonable attorney fees incurred by the Association.

No pet shall be permitted to become a nuisance or create any unreasonable disturbance. If a pet, in accordance with the Association's complaint and hearing procedures, has been determined to constitute a "nuisance" or if cumulative assessed fines for violation of these Rules exceed \$500, the pet shall be permanently removed from the development within 14 days of notice of the Board's decision.

Pets are never permitted in the pool area, laundry facility, or bike rooms

Guests may not bring pets when they visit residents in the Association.

No person may allow a pet, when unprovoked, to bite, attack, endanger, or inflict injury on another person or animal, or chase or approach an individual in a menacing fashion or apparent attitude of attack. If a pet previously determined by the Board to be aggressive attacks or bites a human being or domestic animal without provocation, the owner shall be subject to significant fines and may be required to (i) sterilize the pet, (ii) provide the Association with proof of a current health certificate for the pet issued by a veterinarian, (iii) keep the pet muzzled at all times in the common areas and restrained by a 6-foot or shorter chain or leash under control of a competent person, (iv) permanent removal from the property.

Any person who owns, harbors, or otherwise provides custody for a dangerous pet shall be responsible for any damage or injury caused by that pet, including, but not limited to, veterinary or medical bills or property damage.

There is a \$100 fine per occurrence for pet violations unless noted otherwise above. The Board may order the permanent removal of any pet where cumulative fines related to the pet exceed \$500.

Holiday Schedule

ACI will be closed on Monday February 16th in observance of Presidents Day.

