

ADDENDUM

Common Area Rules and Regulations

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Introduction

The University Glen amenities are provided to help maintain University Glen as a safe, harmonious, and inclusive community for all residents, residents' families, and resident's guests. The Site Authority is proud of what it offers and has designed regulations to keep all facilities safe and available for use. Please exercise care when enjoying the facilities, as the Site Authority is not responsible for physical injuries that result from the use of the facilities.

Residents are reminded that other rules and regulations affecting behavior in the community are defined in Exhibit E of the Ground Sublease. As a further reminder, University Glen is on state-owned land and is subject to applicable state laws, ordinances and regulations established and enforced by a variety of state agencies, including CSUCI police. Where applicable, these laws and ordinances will take precedence over the rules and regulations in this document.

Violations of any of these rules and regulations by a homeowner or their guests or any other resident of University Glen may require that the resident pay an assessment described in Exhibit E, Article 9.4, of the Ground Sublease. In addition, as described in Exhibit E, Article 2.7, of the Ground Sublease, the Site Authority may impose and collect reasonable fees to cover their cost of operations.

Enforcement

Exhibit E, Article 7 of the Ground Sublease refers to enforcement policies and procedures for the community. In addition, the Site Authority retains the right to offer mediation in instances where not easily resolved disputes exist between two or more parties within the community.

Common Areas

1. Insurance coverage maintained by Site Authority under the ground sublease section 8.1 for the attached properties does not protect homeowners from loss of personal property, including but not limited to vehicles, by theft, fire, water damage, etc. Each Homeowner is advised to obtain a policy of the Homeowner's Insurance protecting their household goods and personal property.
2. The speed limit is 25 mph on CSUCI roads and 15 mph on alleys unless otherwise posted.
3. Inoperable vehicles (such as cars with flats, broken windows, etc.) will not be permitted in or around the University Glen. Any recreational vehicles, boats, and vehicles without a current registration will not be allowed in or around University Glen and will be towed (with adequate notice) at the owner's expense. Recreational vehicles must be stored off the University Glen property. Vehicles with registration that has expired more than one year will also be towed (with adequate notice). No major repairs to any vehicles are permitted on the property. Minor vehicle adjustments may be accomplished provided work areas are kept clean at all times. Environmentally unfriendly fluids are not to be changed in University Glen. These fluids include but are not limited to oil, differential oil, brake fluid, transmission fluid, and anti-freeze. Residents are also responsible for keeping their garages and driveways clean and free of oil stains. Vehicles shall not be parked on the streets or alleys if and when required by Site Authority, not more frequently than weekly, for a reasonable period to allow for street sweeping.
4. Clothes, brooms, mops, rags, etc. may not be hung on the balcony/patio. Patios/backyards are to be kept neat and orderly at all times. There shall be no tin foil, sheets, blankets, or any type of coverings over the windows to darken rooms.
5. Please be considerate of neighbors. Residents are requested to control the volume of car stereos, stereos, TV's and musical devices outside, and inside their structures so they do not disturb other Residents. Noisy or disorderly conduct annoying or disturbing other Residents will NOT be permitted. Noise may not exceed 45dBA between the hours of 10PM and 8 AM. Peace disturbance is a crime under Penal Code section 415 that is enforceable by the campus police department. The police can investigate the violation and issue a citation if the crime elements are met.
6. Trash containers are located at various places throughout University Glen. These containers are provided for convenience. Do not place trash on the ground if these are full. Simply proceed to the next closest container to dispose of waste. Do not use park trash containers for household trash. For household trash, containers are picked up at the curb each trash collection day. Please remember to bring in trash containers on the same day. Trash containers should be marked with your address to minimize the possibility of loss. Littering (trash, paper, cigarette butts, cans, etc.) in or around University Glen is not

permitted. Small commercial dumpsters may be placed temporarily in driveways to assist in removing construction debris and other unwanted items. These dumpsters are to be removed within 30 days. Placement of a dumpster for more than 30 days requires approval from the UGCAM office.

7. Barbecue grills, smokers, and recreational fire pits will be permitted in backyards or patios/decks. Residents must use proper safety procedures as defined in state laws and ordinances while operating and storing these devices.
8. No unnecessary loitering in the amenity areas, parking lots, parks, or around the University Glen is allowed.
9. University Glen is a smoke-free environment. Use of any smoke-emitting products, including cigarettes, cigars, cigarillos, pipes, hookahs, e-cigarettes, vapor devices or similar products is all prohibited in Common Areas, University-owned property and amenities. Smoking and vaping is only permitted in residential homes and their patio areas.
10. Placement of barriers, safety cones, and other stationary objects in sidewalks, alleys, and streets is prohibited. The UGCAM and the Site Authority reserves the right to review situations a resident brings forward a community safety concern and approve at their discretion.
11. As a reminder, personal transportation devices must be operated in compliance with California Vehicle Code. This Code defines device operation on University Glen roads, alleys, sidewalks, and pathways. CSUCI police have the authority to enforce California Vehicle Code.
 - a. As a complement to the existing California Vehicle Code, allowable personal transportation devices may not exceed 5 MPH on sidewalks and trails. Pedestrians shall have the right of way.
 - b. All wheels of personal transportation devices, except skates, must remain in contact with the pavement at all times.
12. Restrictions regarding placement of recreational/athletic equipment are defined in Exhibit E, Article 6.4 of the Ground Sublease. In addition, airborne recreation objects that can injure nearby pedestrians; or damage nearby parked vehicles or impact a nearby residence are prohibited.
13. Residents requesting to hold a special event that will restrict traffic flow in an alley or roadway must request a special event permit from the UGCAM office. Driveways, sidewalks, stairwells, etc., must be accessible at all times. Access for emergency vehicles shall be maintained at all times.
14. Placement of potted plants, sculptures, and other similar items in common areas are limited to the following conditions:
 - a. The pot/item and its contents must be in good condition.
 - b. Placement of a pot/item on a paved sidewalk or pathway which a homeowner uses is allowed if the unobstructed pathway between these items is at least 30 inches and the width of the walkway is at least 30 inches.
 - c. Pots/items should not pose a hazard to pedestrians. No object, including contents, may exceed 12 inches in width nor weigh more than 50 lbs.
 - d. Objects of less than 12 inches in overall height may be placed within six feet of a unit front entrance area so long as it does not inhibit landscape maintenance or

irrigation water. Objects may also be placed within three feet of the edge of the owner's paved patio under these same conditions.

- e. Planters/pots/other sculptures may not contain dead plants, weeds, standing water or artificial plants or flowers.
 - f. A maximum of two (2) items of yard art may be placed. Numbers exceeding this amount must have approval from the UGCAM or the Site Authority.
 - g. All placement of potted plants, sculptures shall be in good taste and used sparingly. . Questionable items may be reviewed and requested to be removed by the UGCAM and the Site Authority.
 - h. Exceptions to the above requirements require submission of a Property Improvement Application.
15. Firearms: Except as otherwise permitted under state law, firearms and explosives or explosive devices are prohibited anywhere within the University Glen project (except by campus police). The term "firearms" includes B-B guns, pallet guns, and other firearms of all types, regardless of size.
16. This is a residential community and should be used for residential purposes only.

Pools and Spas

1. **NO LIFEGUARD WILL BE ON DUTY:** Persons using pool facilities do so at their own risk. Management assumes no responsibility for accidents or injuries. Management is not responsible for articles lost, damaged, or stolen.
2. **THERE IS TO BE NO DIVING AT ANY TIME INTO THE POOL OR SPA**
3. Swimsuits must be worn while in either of the pools or spas. Cutoffs and swimsuit thongs are not allowed.
4. Traditional diapers are not allowed in the pools or spas. Swim diapers are required for those who are incontinent.
5. Because no lifeguard service is provided, children under the age of 14 must be accompanied by an adult when in the pool area. Please refer to the pool safety sign.
6. No pets are allowed in the pool or spa areas.
7. No glass or glass objects will be allowed inside the pool areas.
8. No food or alcohol is allowed within 6 feet of the edge of the pools or spas.
9. No pins, clips, barrettes, curlers, ribbons, etc. are to be worn in the hair while swimming.
10. Residents and their guests are expected to dry off, cover up and wear footwear before entering other community buildings.
11. No toys or air mattresses are allowed in or around the pools or spa areas.
12. Running and jumping, "horseplay," fighting, continuous loud yelling, boisterous or dangerous conduct and/or any noisy behavior disturbing to the other residents is forbidden in or around the pool area.
13. Personal sound devices with headphones are permitted but should not disturb other pool users.
14. Safety equipment is not to be used except in case of emergency.
15. Suntan lotion may be used sparingly. Oil of any kind is not permitted, as it will clog the filters in the pool and spa.
16. No person under the influence of alcoholic beverages or drugs shall use the facility.

17. When the pool is being cleaned, all persons must leave the area at that time. Cleaning will generally be done in the morning.
18. From time to time the pool or spa areas may be closed for maintenance reasons.
19. The pools are not intended to be used for swimming classes.
20. Additional restrictions may apply in compliance with CDC guidelines.

Fitness Centers

1. The hours of operation may vary and will be posted in the facility.
2. All activities and use of the facilities in any of the fitness centers or rooms are unsupervised. Use at your own risk.
3. Children are permitted to accompany an adult into the fitness center and must be supervised at all times.
4. Property owners and management assume no responsibility for accident or injury.
5. Residents should consult your physician before participating in any physical exercise since inherent risks may be associated.
6. Use equipment only in manner intended by the manufacturer. Please wipe down machines after use.
7. Immediately notify the office if you believe any equipment is malfunctioning.
8. The fitness center should not be occupied by anyone not using the exercise facilities; no loitering allowed
9. Only drinks in plastic containers with lids are allowed. Food is not allowed.
10. Pets are not allowed unless approved by the management office.
11. Appropriate exercise attire is required. No street clothes allowed. Shoes and shirts must be worn at all times. Management will determine appropriate clothing.
12. Fitness strength and cardio machines are available on a first-come first-serve basis. Maximum machine use is 30 minutes if another person is waiting. No one group is allowed to monopolize the facilities.
13. Outside trainers must be approved by Management. Resident trainers must have a release of liability from client before using facility. Number of guests, as indicated above, is strictly.
14. Management reserves the right to deny or revoke use of facilities.

Community Center and Study Rooms

1. Community Center
 - a. Center hours may vary and will be posted.

- b. Homeowner/resident must accompany guests at all times.
 - c. No pets allowed within any portion of the Center
 - d. No smoking, use of candles, incense or fire of any kind is allowed
 - e. If serving food, beverages, please use disposable dishware and make area is cleaned and trash removed from the facility. Do not use the bathroom trash receptacles. If additional cleanup is required the, a fee will be assessed to the resident/Homeowner
 - f. Event Room Usage:
 - i. If not reserved, and if it is open, the Event Room is available for general use
 - ii. If a reservation is desired, the Mission Hills Leasing Office should be contacted. A fee will apply. Resident/homeowner agrees that the room was delivered fully cleaned and will be returned in the same condition. If not, cleaning charges as well as damages, if any, will be invoiced and billed to the resident/Homeowner.
 - iii. Resident/Homeowner must check-in at the Resident Services Office a minimum of 15 minutes prior to their reservation start time. We ask that you make sure you are prepared to exit at the specified time of use. Check out should be no later than 30 minutes after your reservation end time or there will be a late checkout fee invoiced and assessed to resident's ledger.
2. Study Room Usage:
- a. If not reserved, Study Rooms are available on a first come, first served basis. Capacity is limited to 8 or less. If a specific availability is required, reservations can be made for a fee. Contact the Mission Hills Leasing Office
 - b. If media is needed, a remote will be checked out to resident/homeowner. The remote is required to be checked back in Resident Services Office at the end of reservation time. If remote is not returned at the end of your reservation time, there will be a fee billed to the resident/Homeowner.
 - c. The Study Room is intended for personal interests only (use for organizations, political purposes, fund raising or business income generating purposes are not permitted).

Tot Lot

1. Observe posted hours.
2. Be careful; use of the equipment is at your own risk. Owner/Agent/Management will not be held liable for any injuries resulting from accident, including but not limited to any unsafe play and misuse of toys and equipment.
3. Playground reserved for residents and guests only.
4. No pets.
5. Residents under the age of 14 must be accompanied by an adult.
6. No staff or attendant is on duty to supervise play.
7. Management reserves the right to decline the use to anyone who is considered to suffering from contagious diseases or sicknesses; or may cause possible danger, threats, or violence to others.

8. Please report all damage to the play equipment to the UGCAM office immediately.
9. If you or your child have any special medical conditions, please consult medical professionals about the suitability in using the equipment.
10. Shoes and proper attire must be worn at all times.
11. The equipment in the play area is designed for specific use. Please see posted weight or height limits prior to play. No jumping off slide.
12. Be considerate of others; no rough playing permitted. Aggressive behaviors such as pushing, hitting others, throwing any objects, or violating any other rules and regulations will not be tolerated.
13. Large gatherings are not allowed.
14. Food and alcohol are not allowed in the play area. All beverages must be in plastic containers. No glass.
15. Personal items must be removed after leaving the Tot Lot, management reserves the right to remove and dispose any items left behind.

Community Park Field

1. These rules apply only to the open field, turf portion of the Community Park parcel
2. Observe posted hours.
3. Equipment, furniture, and other materials may not be left in the Field between 10PM and 6AM
4. With the exception of electric powered, small ride-along personal transportation devices, other vehicles and personal transportation devices are not allowed in the park.
5. Littering is prohibited and no glass or glass containers are allowed.
6. Activity which damages the turf and sprinkler system is prohibited.
7. Rules applicable to the Common Area are also applicable to the Community Park Field.
8. Events in which over 50 attendees are expected, or which occupy more than 2,000 sq. ft. require a permit from the UGCAM office. Access to other amenities in the Community Park must not be restricted. Fees, deposits, and other restrictions may apply. An event specific insurance policy may be required to be obtained.
9. Exceptions to these rules may be requested from the UGCAM office.
10. Any person in violation of these rules will be asked to vacate the area immediately.

Community Garden

1. Observe posted hours
2. This is an organic garden. Practice organic methods such as integrated pest management.
3. The primary gardener working a plot must also reside at the assigned address of that plot.
4. No plot may be gifted, ceded, or sold to another resident. All surrendered or abandoned plots revert to the Garden Committee for reassignment.

5. A member-gardener is a resident in good standing of the University Glen who is assigned a parcel and actively garden within the rules and regulations. No discrimination of any kind will be allowed. Membership status is subject to revocation if the member has had three notices of non-compliance in one year. If a member has not maintained their parcel for the space of a season, or other essential rule violations. The gardener will be contacted by phone or email and given 2 weeks to respond to the negligent situation.
6. Avoid planting invasive plants in the plots. Plants which spread through underground runners are only appropriate in areas where crabgrass has invaded and that need to be dug out and competed with. Cane berries, bamboo and cactus are examples of plants that should not be planted.
7. Community tools are located in the shed. Some tools are personal property that people are willing to share. Do not remove items from the shed without prior permission. The garden committee is not responsible for any personal items that are damaged, lost or stolen. Please clean tools before putting them back in the shed. Notify the Committee if tools need replacing.
8. Turn off all water before leaving the garden and coil the hose.
9. Any issues regarding water rights will be decided by the Garden Committee.
10. Always supervise children.
11. Gardeners should treat each other at all times with dignity and respect. No disruptive behavior, threats or other intimidation of other gardeners will be tolerated.
12. Gardeners are responsible for maintaining the adjoining pathways around their plots, keeping them free from crabgrass or other weeds. Mulch will be provided by the Site Authority.
13. Do not put weeds or diseased plants on the compost pile. **NO DOMESTIC FOOD SCRAPS** in the compost, and no composting within the interior of the garden due to the attraction of unwanted pests.
14. Gardeners must contribute 1 hour per month to community work in the garden, such as mulching paths, picking up trash, or maintaining the outside perennial border. Workdays are scheduled the first Saturday of the month. If you are unable to attend a workday check with the Garden Committee for an alternate time and chore.
15. Do not pick from other people's plots unless invited to do so. Do not enter people's plots unless invited. The Garden Committee may enter parcels to move non-compliant items, or to control pests.
16. If the outside border adjacent to your parcel has not been landscaped with beneficial insect attracting plants and flowers you are welcome to dig out 2 feet from the fence and plant such plants. These plants are irrigated with reclaimed water making them inappropriate for human consumption.
17. The herb garden is for the entire community's enjoyment.
18. All gardener contracts will be reviewed by the Committee as needed, but no less than annually.
19. Rules may be amended at any time by the Garden Committee.

Community Dog Parks

1. Large Dog Park
 - a. Observe posted hours
 - b. Enter Dog Park at your own risk. Dog behavior can be unpredictable.
 - c. Dogs must remain on leash until inside of park.
 - d. No one under age 6 is allowed in the large park.
 - e. Park users age 6-12 must be accompanied by an adult.
 - f. Dogs must be currently licensed with Ventura County Animal Services and properly vaccinated.
 - g. Owners and handlers are strictly responsible for any damage or injury.
 - h. Dogs must not be left unattended and must be under voice command.
 - i. Clean up and dispose of your dog's waste.
 - j. Dogs in heat and puppies under 4 months of age are not permitted.
 - k. Dogs that fight or exhibit aggressive behavior must be immediately removed from the park and may be prohibited from future use.
 - l. No more than two dogs per handler at one time.
 - m. No smoking, food, or alcohol allowed within the park.

2. Small Dog Park
 - a. Observe posted hours
 - b. Enter Dog Park at your own risk. Dog behavior can be unpredictable
 - c. Dogs must remain on leash until inside of park.
 - d. No one under age 6 is allowed in the park unless accompanied by an adult and there are no other dogs in the park. Adults with under age 6 children must leave the park if another dog owner arrives.
 - e. Park users age 6 -12 must be accompanied by an adult.
 - f. Dogs must be currently licensed with Ventura County Animal Services and properly vaccinated.
 - g. Owners and handlers are strictly responsible for any damage or injury.
 - h. Dogs must not be left unattended and must be under voice command of handler.
 - i. Clean up and dispose of your dog's waste.
 - j. Dogs in heat and puppies under 4 months of age are not permitted.
 - k. Dogs that fight or exhibit aggressive behavior must be immediately removed from the park and may be prohibited from future use.
 - l. No more than two dogs per handler at one time.
 - m. No smoking, food, or alcohol allowed within the park.

Basketball Court

1. Observe posted hours
2. Play is limited to one hour in total when another resident is waiting to use the facility.
3. No beverages, food, or glass objects are permitted on the courts
4. Use of bicycles and other similar wheeled devices is not permitted on the court.
5. Use of proper safety equipment and footwear is the responsibility of the user

6. Hanging from rims and nets is not allowed
7. Any person in violation of these rules will be asked to vacate the Court immediately.

Parking and Display of Parking Permits

For all questions regarding parking permits (University Glen resident or visitor) please contact the UGCAM office at (805) 702-4038 or at UGCAM@kennedywilson.com.

1. Each household is provided with two-Resident Parking Permit per household. Each vehicle must be registered with the UGCAM office and have a registration address of their residence location. Permits must be affixed on the inside, lower left of the driver's side windshield or a permit holder displaying it (facing forward) from the rearview mirror. Each permit is assigned to a specific vehicle. Failure to display the permit can result in a parking citation. There is no initial charge to residents for the parking permits.
2. Each household will also be provided two Guest Parking Permits to be used for visitor's vehicles. These Guest Parking Permits are valid for street parking only. Guest permits should be hung from the rearview mirror so that the numbers face out.
3. There is no initial charge to residents for the Resident and Guest parking permits. However, there will be a replacement fee if a permit is lost, stolen, or not returned upon move-out. If you need a replacement parking permit, please complete the [Parking Registration Application](#) and e-mail the completed form to UGCAM@kennedywilson.com. All homeowner replacement fees can be dropped off with the UGCAM Office. Once the application has been processed and the replacement fee has been received a new parking permit may be issued to the homeowner.
4. Information provided on the registration forms will be kept on file at the UGCAM office as well as Police and Parking Services on campus.
5. All lost, stolen, or permits no longer in use should be immediately reported to Police and Parking Services on Campus.
6. Upon termination of the individual's resident status, the permit(s) must be surrendered to the UGCAM office. No permit(s) is (are) to be traded or transferred to another resident, or any other individual.
7. If more than 2 guest passes are needed for a specific event, residents may contact the UGCAM office at (805) 702-4038 or at UGCAM@kennedywilson.com at least 72 hours in advance to make arrangements to obtain temporary guest passes. Guest passes are to be provided to people visiting you at your residence and may not be provided to anyone intending to visit the campus. This is considered a misuse of a guest permit.

8. All residents of University Glen and their visitors are required to abide by the parking rules and regulations established and enforced by CSU Channel Islands Transportation and Parking Services.
9. Resident and Guest Parking Permits are not valid on the CSUCI campus nor in the Mission Hills nor Town Center parking lots and will be subject to a fine. These permits are valid for street parking in University Glen only or any area with a sign indicating authorization.
10. Unauthorized parking in red zones, green zones, blocking fire lanes or parking in a way that interferes with garage access, alley access or landscape maintenance can result in fines and with vehicles also subject to being towed at owner's expense.
11. It is the expectation that every resident with a garage will park at least one of their registered vehicles/trailers in their garage or park at least one vehicle on their driveway apron to prevent over-crowding on the streets of our community.
12. License plates and registration tags are to be current and displayed at all times.
13. Vehicle repair is prohibited. Disabled and unattended vehicles will be towed at owner's expense. Street parking spaces are unassigned and open to all residents and guests when a proper parking permit is displayed on the vehicle. However, no vehicle can remain in one place for more than a 72-hour period.
14. The Site Authority shall have the right to regulate and/or prohibit the overnight parking of motor vehicles on streets. Vehicles will be kept in clean, operable condition. Inoperable cars (such as cars with flats, broken windows, etc.) without a current displayed registration and commercial purpose vehicles will not be permitted in or around the premises.
15. The overnight parking or storage of any boat, trailer, recreational vehicle, camper, motorhome, truck, commercial vehicle, or any other vehicle too large to fit in a normal residential garage is prohibited and will be towed at owner's expense. Exceptions may be requested on a case-by-case basis by contacting the UGCAM Office. Residents may secure a Temporary Parking Pass at the UGCAM office to park oversized vehicles including RVs and trailers for up to 72 hours on the following perimeter streets: Channel Islands Drive and Santa Cruz Island Drive between Twin Harbor Drive and Cuyler Harbor Drive. The Temporary Parking Pass is the only valid parking permit and is subject to enforcement by CSUCI Public Safety.
16. Misuse or fraudulent use of a parking permit can be subject to a fine.
17. Please refer to CSUCI Traffic and Parking Regulations enforceable by the CSUCI campus police. The CSUCI Site Authority community has adopted the California State University Channel Islands Transportation and Parking Rules and Regulations pursuant to sections 21113 (a) of the California Vehicle Code, Sections 42200 and 42201 of Title 4 of the California Code of Regulations, Sections 67311.5 89030, 890301, 89701, and 90012 of the Education Code.

