

RULES AND REGULATIONS

Campus View II Condominiums

1. DUES. All fees assessed against the individual homeowners by the Homeowners Association or Pepperdine University shall be due and payable on the first day of each month. Delinquent payments shall be subject to a late penalty and/or other remedies set forth in the Bylaws or the CC&Rs.

2. DAMAGE. Damage done to common property (e.g., lighting, landscaping, pool furniture) shall be the financial responsibility of the homeowner who caused the damage. The homeowner shall be responsible for damage done by his/her children, pets, visitors and renters/lessees. The Association and Pepperdine University are not responsible for damage to or loss of personal property items belonging to homeowners or their children, guests, invitees, contractors, etc. which are left or lost in the common area or exclusive use common areas of the Campus View II complex. All homeowners should secure their items accordingly.

3. CHILDREN/GUESTS. Homeowners are responsible for the behavior of their children and guests in all common areas. Children should be supervised by an adult at all times. BB guns, air soft guns and similar equipment are prohibited anywhere in the Campus View II complex. Bicycles, tricycles, skateboards and roller blades are allowed in the complex, but children should be supervised by an adult at all times for safety reasons, and common courtesy and respect should be afforded to all pedestrians and vehicles.

4. COMMON AREA RESTRICTIONS. The following common areas are restricted for access by contractors and service personnel only: roofs, retaining walls, trash enclosure walls, trees and slopes. For safety and maintenance reasons, all homeowners and their children, guests and invitees are prohibited from climbing on, walking or running on, and accessing these restricted common areas.

5. PATIO/OUTSIDE STORAGE. Plants, patio furniture, barbecue equipment and other related items may be kept on patios or balconies. However, all other personal property shall be stored inside each homeowner's unit. No clothes, sheets, or laundry of any kind shall be hung out or exposed on any part of the common area or any balconies or porches. No materials, such as garbage cans and toys, shall be stored outside the garages, in the entrances to the individual condominiums, or elsewhere in the common areas.

6. PARKING/SPEED/CAR MAINTENANCE. All homeowners should familiarize themselves with the parking restrictions set forth in Article XII of the CC&Rs. Homeowners may park cars in their driveways immediately adjacent to or in front of their garages, provided (i) there is sufficient street clearance (at least 20 ft.) for other large and small vehicles (e.g. firetruck, minivan, etc.) to easily drive past the parked vehicle on the street, and (ii) the parked vehicle allows for uninterrupted pedestrian passage across the sidewalk (no parking across sidewalks). Homeowners are to avoid parking which blocks

easy entrance to and exit from their neighbors' garages. For fire safety reasons, no other parking on the pad is permitted (except in designated parking stalls or in allowed curbside parking spaces in the streets).

It is the homeowner's responsibility to inform visitors of acceptable parking locations. Visitors may park in designated parking stalls or in allowed curbside parking spaces on the street for no more than twenty-four (24) hours at a time. As a courtesy, no homeowners or other occupants of the homeowner's Unit should occupy more than one designated Common Area parking stall/space at a time for themselves or visitors.

Parking which interrupts trash disposal or removal is prohibited. Recreational vehicles must be stored or parked only in areas designed for such use (contact Public Safety.)

The speed limit in the Common Area is 20 MPH or slower if 20 MPH is not safe under the circumstances (e.g., children playing).

Homeowners must be careful to prevent oil or similar substances from dripping on the driveways or discoloring Common Area property, and will be held responsible for cleanup of any such staining or discoloration. Major automotive repairs on the premises are expressly prohibited.

All vehicles parked in Common Area designated parking stalls or spaces must not be parked for more than a period of twenty-four (24) hours. If temporary storage is needed for a homeowner vehicle, contact Public Safety and they will direct you to an approved temporary parking area other than the Common Area for your vehicle until permanent storage can be found. There is to be no vehicle storage anywhere in the Common Area.

Each pad is given the flexibility to establish their own "on pad" parking policy regarding homeowners and visitors, pending approval by the Board of Directors of the Campus View II Condominiums Homeowners Association (the "Board") and, to the extent such policy is inconsistent with the CC&Rs, subject to the prior written approval of Pepperdine University.

7. NOISE. Homeowners shall not make, or permit to be made, on their premises any unreasonably loud or disturbing noises or sounds, and shall not engage in any conduct or activities which would unreasonably interfere with the rights of the other homeowners to the peaceful use and enjoyment of their homes and the Common Areas. Homeowners should be particularly considerate in the noise level of radios, stereos and other electronic equipment.

8. PETS. Common domesticated household pets are permitted to be kept in the condominiums in reasonable numbers so long as they do not become a nuisance to other homeowners. Pets shall be kept inside the homeowner's Unit at all times except for necessary airing and exercise. When they are outside the Unit or anywhere in the Common Area, pets must be on a leash and attended at all times. Pet owners shall be responsible for cleaning up after their pets. Pets are not allowed in the pool, spa, park or

planted areas. Habitual barking, whining or other such pet noises are cause for having the pet removed from the condominiums.

9. POOL/SPA/PARK. Children under 14 years of age are to be supervised by someone 18 years or older in the pool/spa/park areas. Parents who permit their children 14 years and older to be in the pool/spa/park areas unsupervised are responsible for any risks involved. Large flotation devices such as large rafts and boogie or surf boards are not allowed in the pool. Personal items should not be left in the pool/spa area when not in use as they may cause injury to others or be lost or stolen. The Association reserves the right to remove and/ or dispose of personal property left in the common area.

10. TRASH. All trash and debris must be placed only in the containers provided for that purpose. Homeowners are requested to breakdown boxes and other large items due to limited space in the dumpsters. Homeowners will be charged for the cost of cleaning up all trash and litter permitted by their carelessness or negligence.

11. PRIVACY/CONSIDERATION. It is important that all homeowners, children, guests and invitees respect the privacy of all residents in the Campus View II complex. Due to the openness of the view side of the condominiums where greater privacy may be desired, homeowners may use potted plants or shrubs in their patio areas as long as such plants or shrubs do not impair their neighbors' views. Installation of fencing is prohibited without the prior written approval of the Board and Pepperdine University.

12. STRUCTURAL ALTERATIONS. No changes shall be made to the exterior of the condominiums without the prior written consent of the Board and Pepperdine University. Structural alterations shall not be made to the interior of the condominiums without prior written consent of the Board and Pepperdine University. Structural alterations include, but are not limited to, changes which are controlled by building codes, threaten structural integrity, create sound transmission problems, or adversely affect marketability. Normal interior decorating is not considered a structural alteration.

13. RENTERS/LESSEES. Renters are those who rent a room or portion of the Unit while the homeowner occupies his Unit as his principal residence. Lessees are those who lease the Unit during the homeowner's absence. Leases are subject to the restrictions and limitations set forth in Articles XIII and XIV of the CC&Rs. With respect to renters, homeowners are required to register renters with the Campus View II Condominiums Homeowners Association (the "HOA") (contact management company for form). Renters are not to park in the Common Area parking stalls/spaces without the prior approval of the Board which shall be issued only upon proper registration of the renter. If parking in the Common Area becomes scarce or overcrowded on any pad, the Board may, in its reasonable discretion, prohibit parking by renters on that pad and require renters from that pad to park in permissible parking spaces along Via Pacifica. Due to the community water supply in the complex, renters are not to wash their cars. Renters are to use the pool/spa facilities on campus (assuming eligibility) rather than the Common Area facilities. Renters and lessees are expected to abide all of the Project Documents, including without limitation the CC&RS, Bylaws, Rules and Regulations.

14. REPORTING REQUIREMENT. Homeowners shall provide to the Board timely written notice of any damage to the homeowner's Unit that is or may be the responsibility of the HOA and/or its insurance carrier to repair or replace. For purposes of this provision, "timely written notice" shall mean notice that is received by the Board, in writing, within one year of the occurrence of the damage; or, in the event that the homeowner could not have reasonably discovered the damage within one year, written notice that is given within ninety (90) days of when, in the Board's judgment, the damage should have reasonably been discovered by the homeowner. Claims made by homeowners after the notice period(s) have expired may be denied by the Board and, in such event, shall be the responsibility of the homeowner, unless in the discretion of the Board compelling reasons justify coverage of the claim.

15. ENFORCEMENT/MODIFICATION. Failure of the HOA to enforce any of the foregoing Rules and Regulations shall not constitute a waiver of its right to enforce such rules or regulations later or in other instances, either against the same or any other homeowner. The Board encourages homeowners to discuss violations or resolve problems, especially those of a minor nature, directly with other homeowners. If these matters are not successfully resolved, then a report to the Board is appropriate. The Board shall have full authority and discretion to enforce such Rules or Regulations in the manner which it deems appropriate and equitable and may modify these Rules and Regulations from time to time to reasonably fit the needs and requirements of the HOA; provided, however, that any such modification that contradicts state law or any of the provisions of the CC&Rs or renders such provisions superfluous or ineffectual shall be void and of no effect.

NOTICE: In the event of conflict between these Rules and Regulations, and the Bylaws or Covenants, Conditions and Restrictions, the Bylaws or Covenants, Conditions and Restrictions shall prevail.