

Cypress Point Lakes (CPL) General Rules

Welcome to Cypress Point Lakes! Ours is a beautiful community and as an owner or renter you have a responsibility to our environment and to each other. Many people haven't really read the CC&Rs or their Residents' Handbook, so we've come up with this abridged version of the rules for harmonious living at CPL. Please take a few moments to read it and keep it somewhere handy for future reference.

<u>Description</u>	<u>Rules</u>
CC&Rs	Each resident should read a copy of their CC&Rs and Residents' Handbook to become acquainted with the rules and regulations of the CPL Community.
Animals	No dogs are allowed within the complex, even to visit. Cats are allowed, but MUST be kept inside at all times. Small birds, reptiles and other animals (rabbit, hamster, gerbil, guinea pig, mice) are allowed within the units. No food may be left outside to feed any animals within the complex. The food attracts unsavory visitors like raccoons and rats.
Businesses within the Units	The only businesses that are allowed within the units are those of a consulting nature that require just a computer and phone or ones that comply with the City of Mountain View City Code section 36.39.3. (http://www.ci.mtnview.ca.us/citydepts/cd/cp/pdf/Home_Occupation_Permit.pdf). All other business are not allowed. No one shall rent out their unit on a short term basis.
Notification of Rules to Tenants	It is the responsibility of the CPL owner to provide the tenant a summary of the rules of the Association or a copy of the CC&Rs.
Parking	Parking in open spaces is limited to 72 hours in any seven day period. Cars can't be stored for long periods of time. Residents are responsible for their guests following the parking rules. Commercial vehicles over 3/4 ton and all other vehicles such as boats, trailers, motor homes, campers, RVs are not permitted to park at CPL. Exception is made for attended vehicles, loading and unloading, as long as not obstructing movement of emergency vehicles or other occupants. Owners and tenants are required to park in their assigned carport. No part of CPL shall be used for repairs, construction or reconstruction of any vehicles, boats, etc. Vehicles must not be leaking fluids such as oil, gasoline, etc. Vehicles in unassigned spaces must be drivable and licensed and must have current registration stickers on the license plate. Violators are subject to towing at owner's expense without prior warning. No parking is allowed in areas marked "no parking" or "fire lane"
Tennis Court Rules	The tennis court rules are posted on the inside of the kiosk on the tennis court. Lights out at 10:00 pm.
Clubhouse Rules	The clubhouse rules are posted on the bulletin board within the clubhouse. When renting the clubhouse, please ensure that all guests abide by these rules. Quiet time is 10:00 pm.

CPL Architectural Control Committee (ACC) Rules

<u>Description</u>	<u>Rules</u>
Patios and Balconies Common Area - Sole Use	No pot or planter may be permanently attached to the balcony railing. Plants may not be perched on the railing for fear of falling over. No empty planters or plantings in the common area landscape are allowed. Plants should have a dish to catch the water and be elevated from the wooden decking to allow air circulation beneath the plant to prevent dry rot to the deck. Chairs, swings etc may not be attached to the beams of the balconies. Mops, brooms etc may not be stored in plain sight. Boxes and other large items may not be stored on patios or balconies. No Astro turf or other large mats may be placed on the balcony decks as they produce dry rot. No sunscreens are allowed on the balconies and patios.
Front Entranceways Common Area	Front entranceways and stairs must be kept free of carpeting, Astro Turf or other material affixed to them. Outdoor entry mats in a neutral color and appropriately sized for the entrance space are to be used. No shoes, shoe racks, strollers or other items may be stored in the entranceway. All front entrances and stairways need to be kept open for easy egress, in case of a fire or other emergencies. Please no large planters or furniture that could impede easy entry. Plantings are permitted under the stairwell. It is up to the owner to ensure that they are well maintained and watered.
Flower pots and front entries	A limit of 3 flower pots are allowed at front doorways. Flowers and pots are to be well maintained. Dead flowers and empty pots must be removed. Plantings should be appropriately sized to the space. No empty planters or plantings in the common area landscape are allowed.
Signs and decorations	No signs or other decoration may be attached to the walls of the common area. Decorations are limited to the doorway area.
Cables and Wiring	All cables and wiring installed are to tightly follow siding or hidden. No cable should be allowed to hang loosely from the building.
Satellite Dishes	Satellite dishes are to be placed in the most inconspicuous spot while still allowing for good reception. They should be on a free standing tripod and not attached to balcony railings or any part of the structure (e.g. wall or roof). No satellite dish may be installed on any roof without prior CPL ACC approval.
Air Conditioners	Window air conditioners are not allowed.
Washers and Dryers	Washers and Dryers are not allowed within the units.
Hanging Laundry	No laundry is allowed to hang outside of the unit where it may be visible to another unit.

CPL Architectural Control Committee Rules (continued)

<u>Description</u>	<u>Rules</u>
Hard Surface Floors on 2nd Floor	All requests for hard surface floors on the second floor must be approved in writing by the CPL ACC.
Holiday Decorations	Holiday lights are not allowed outside of the units.
Replacement Windows	Window replacements require written approval from the CPL ACC
Window Coverings	Window coverings are to be neutral in color from the outside and kept in good repair. Window coverings with holes or broken parts should be replaced immediately.
Screens, doors and windows	All of the described items should be kept in good repair, with no holes or bent frames. Any screen doors must have ACC approval prior to installation and must be dark bronze in color.
Stickers	No stickers are allowed on doors and windows facing the common area except child safety and security stickers. Child safety and security stickers should be in the left or right hand corner of the window.
Garbage	All garbage should be placed into securely tied garbage bags before placing in dumpsters. Recycling bins should be used for all recyclable materials. All cardboard boxes should be broken down and put into the cardboard recycling bins. No motor oil dumping or leaving near bins. Please read the entire list of rules posted at the dumpsters for garbage and recyclables.
Home Improvement Disposal	Each homeowner is responsible for removing any home improvement items, trash or garbage properly. No furniture, appliances, construction debris, or other items should be disposed of outside units, placed in the common area, in the common dumpsters or placed in fire lanes or parking spaces. If furniture or appliances are to be picked up by recycling or a charity, please keep it from the common area until the night before pickup and place a note on them.
Home Improvements	Any internal structural modifications require ACC approval. That means anything that goes into the walls.
Moving in and Out	When moving in or out please do not discard items in the dumpsters or leave them in the common area. Each homeowner/renter is responsible for removing trash or garbage properly. All cardboard boxes should be broken down and put into the cardboard recycling bins.

For ACC Approval: please email Pauline Moore at CMS at pmoore@communitymanagement.com to get a form.