

SEASTRAND OWNERS ASSOCIATION
RULES AND REGULATIONS

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SEASTRAND OWNERS ASSOCIATION RULES AND REGULATIONS

Adopted by the Board of Directors on February 6, 1992 and revised, as appropriate, thereafter.

These Rules and Regulations were developed to maintain our property values, to enhance our neighborhoods, and to promote harmonious living in the Seastrand Association. The Seastrand Association Board of Directors shall determine the definition of any terms or conditions herein, which are subject to interpretation.

For more information regarding the basis for these Rules and Regulations, please refer to the Seastrand Association Covenants, Conditions, and Restrictions (CC&Rs).

TENANTS

Owners are accountable and responsible for the consequences of their tenant's activities. Owners shall provide copies of the Association's Rules and Regulations, to tenants. Lease and rental agreements shall include a requirement that tenants must comply with all Association regulatory documents.

CLOTHES DRYING FACILITIES

Clothes Drying facilities: Outside clotheslines or other drying structures are not permitted unless they are concealed such as to not be visible from neighboring lots or public ways.

GARAGE USE

Storage Limitations: Garage use shall be limited to storage of vehicles and typical household items only.

Garage Use Limitations: Garages shall not be remodeled or used for any purpose that would interfere with the accommodation of two full-sized passenger vehicles, or one, if a one-vehicle household.

Garage Doors: Resident will keep their garage doors closed except during entering and leaving the garage to maintain the attractive appearance of the neighborhood and to reduce the possibility of unlawful entry and theft.

GARBAGE AND RECYCLING CONTAINERS

Container Collection: Garbage or recycling containers may be left at the street curb for pickup on the day scheduled in the area by the City. At all other times, containers must be stored inside a resident's garage or side yard. Containers may not be stored in the Association's landscaped Common area.

Garbage Containers: Garbage containers must be covered at all times to avoid odor and loose trash. The container shall be black, brown or dark green plastic or metal in sizes from 15 to 35 gallon capacity. If the City of Alameda offers an approved garbage container in the future, it will be acceptable.

Recycling Containers: The container size, type and use shall be dictated by the agencies collecting recycled materials.

HOUSEHOLD PETS

Pet Behavior: No unreasonably noisy, destructive and/or aggressive pets are permitted at Seastrand. The Board of Directors has the final authority to determine if a pet is unreasonably noisy, destructive and/or aggressive.

Pet Control: The CC&Rs require that pets shall be kept under reasonable restraint when outside of a resident's property either by leash, cage or hand-held. Owners must clean up after their pets who have soiled the common areas, streets, sidewalks or private property. Dog and cat owners must comply with Alameda's Pet Ordinances, i.e. dogs on leashes, cats not allowed to roam.

Domestic Birds: Birds may be kept outside a house provided the birds do not disturb neighbors.

Pet Complaint Procedures: When the Board of Directors or the Manager receives one verbal or written complaint regarding a pet, a First Notice will be sent to the pet owner. The Notice shall contain the specific nature of the complaint and the remedy sought. If two or more complaints are received regarding the same pet, or the Board determines the pet to be a nuisance, the pet owner will be called before the Board for a hearing regarding the complaints. The Board shall consider all facts and render its decision in writing to the owner within three working days following the hearing. The Board may require the owner to remove the pet permanently.

NOISE

Noise Restrictions: Residents shall not create noise of any kind that is discernable on other property that interferes with concentration or sleep.

Landscape Installation and/or Construction Exceptions: Individual homeowners may install landscape or hardscape between 7:00 A.M. and 7:00 P.M. in accordance with the City of Alameda Noise Ordinance #2177.

PARKING RULES AND ENFORCEMENT

Boats, Trailers and Recreational Vehicles: The parking of recreational motor homes trailers, boats, or campers larger than pick-up trucks is prohibited within private property or in Association Common Areas.

SIGNS

Sign Categories: Two categories of signs are permitted to be displayed within the windows or in the front yard of a Seastrand home. Commercial signs, including those of contractors hired by homeowners are not permitted within the Community of Harbor Bay Isle.

Real Estate Signs: Signs may be displayed only when there is an active and serious attempt to rent or sell the home.

A maximum of one sign per home may be may be displayed in a window or in the ground; however a second sign may be placed on property owned by another, such as on a street corner, with that owner's written consent.

For Rent/For Sale signs shall be a maximum of 18 by 24 inches displaying the words "for rent" or "for sale". A maximum of two additional hook-on signs of 6 by 24 inches each are permitted for the agent's name and telephone number and other information for a total sign area of 30 by 24 inches.

On lagoon or bay front lots, a second sign may be displayed in the ground facing the lagoon or bay.

No for sale or for rent signs shall be located upon any of the common area properties, or properties within the areas and jurisdiction of the Planned Development Permit issued by the City of Alameda pertaining to the properties of the Community of Harbor Bay Isle.

Campaign/Political signs are permitted, but must be removed within five (5) days following the election date.

SPORTS APPARATUS & RECREATIONAL USES

Basketball standards, which are non-permanent and portable, are permitted if they comply with all of the following conditions. They shall be:

Freestanding from any residential building, fence or other permanent structure;

Temporary in their location and removed after each day of use; stored out of view from public ways or neighboring properties; used only during daylight hours; used only in driveways, except standards no higher than five feet may be used in backyards; used without any artificial lights.

Basketball standard use shall not create a nuisance for any neighbor or other resident.

Temporary Installations: Temporary sports and/or recreational equipment higher than the developer-installed fence, as seen from ground level, may be used, but must be stored in an area not visible from the neighboring homes overnight or when not in use.

Exception Petitions: A resident may petition the Board of Directors for an exception to the permanent or temporary sports or recreational equipment structure, as described above, which exceeds the fence height. The petition must be submitted a minimum of ten (10) days prior to the next regular Board meeting. The Board shall hear the petition, consider all of the facts, and shall render its written decision to the petitioner within three working days of the meeting. The Board has the option to prohibit a temporary or permanent sports/ recreational structure or apparatus remaining in the Seastrand Association project.

WINDOW COVERINGS

Definition: Window coverings are defined as any covering of a window or glass door that may be seen from outside of the house.

Window coverings shall be installed within ninety (90) days of close of escrow.

Window Covering Restrictions: Reflective material window covering is prohibited. The prior written approval of the Board of Directors may permit window tinting or the installation of solar bronze glass.