

TERRACES AT TIBURON ASSOCIATION  
CC&R'S SYNOPSIS AND HIGHLIGHTS

As an owner of property at The Terraces at Tiburon, you automatically hold a membership in The Terraces at Tiburon Condominium Association, Inc. This Association is formed by the Declaration of Covenants, Conditions and Restrictions (CC&R'S) which create systems to maintain common areas, enforce rules and establish architectural control in a fair, consistent and effective manner from the beginning. As a result, you may be assured that the Terraces at Tiburon will be maintained at the high standards to which it was originally conceived.

In maintaining these high standards we feel it would be beneficial to highlight some of the "CC&R'S" to keep you attentive as to their importance.

SINGLE FAMILY RESIDENTIAL USE

All units and restricted common elements shall be used, improved and devoted exclusively to residential use by a SINGLE FAMILY. No gainful occupation, profession, trade or other non-residential use shall be conducted on or in any UNIT or RESTRICTED COMMON ELEMENT. ( Art. IV Section 4.0 )

ANTENNAS

No antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be erected, used or maintained outdoors on any portion of the CONDOMINIUM whether attached to a BUILDING or structure or otherwise, unless approved by the ARCHITECTURAL COMMITTEE. ( Art. IV Section 4.1 )

IMPROVEMENTS AND ALTERATIONS

There shall be no structural alterations, additions or improvements to any UNIT or the GENERAL COMMON ELEMENTS without the prior written approval of the ARCHITECTURAL COMMITTEE. ( Art. IV Section 4.3 )

TRASH CONTAINERS AND COLLECTIONS

No garbage or trash shall be placed or kept on the CONDOMINIUM except in covered containers of a type, size and style which are approved by the ARCHITECTURAL COMMITTEE. ( Art. Iv Section 4.4 )

ANIMALS

No animals, birds, fowl, poultry, or livestock, other than a reasonable number of house pets, shall be maintained in or on the CONDOMINIUM. No pet or other animal shall be allowed to make an unreasonable amount of noise, cause an odor, or to become a nuisance. All dogs shall be kept on a leash not to exceed (6) feet in length when

outside a UNIT, and all dogs shall be under the OWNERS control. It shall be the responsibility of said OWNER, lessee or guest to remove immediately any droppings from pets. ( Art. IV Section 4.6 )

#### CLOTHES DRYING FACILITIES

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on the CONDOMINIUM. ( Art. IV Section 4.9 )

#### VEHICLES

No mobile home, motor home, recreational vehicle, boat, trailer of any kind, truck, camper or tent, or similar vehicle or structure shall be kept, placed, maintained, constructed, reconstructed or repaired, upon any portion of the CONDOMINIUM. No vehicle of any kind which is abandoned or inoperable shall be kept, placed or maintained on the CONDOMINIUM. ( Art. IV Section 4.12 )

#### SIGNS

No signs ( including "For Sale" or "For Rent" signs) other than a name and address sign not exceeding 9 x 30 inches in size shall be permitted on the exterior of any UNIT or building or any other portion of the CONDOMINIUM without the written approval of the ARCHITECTURAL COMMITTEE. ( Art. IV Section 4.13 )

#### NUISANCES AND OFFENSIVE ACTIVITY

No nuisance shall be permitted to exist or operate upon the CONDOMINIUM and no activity shall be conducted upon the CONDOMINIUM which is offensive or detrimental to any portion of the CONDOMINIUM or any OWNER or occupants of the CONDOMINIUM. ( Art. IV Section 4.15 )

#### WINDOW COVERINGS

No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed upon the outside of any windows of a UNIT without the prior written approval of the ARCHITECTURAL COMMITTEE. ( Art. IV Section 4.16 )