

EXHIBIT A

Eldorado Neighborhood First Homeowners Association
Rules and Regulations

Note: These rules and regulations are refinements of provisions of the existing CC&R's for Eldorado Neighborhood First Homeowners Association. Conditions or exceptions to these rules may be found in the governing documents.

1. No changes (including color changes) or additions may be made to the exterior of a home or landscaping without the approval of the Architectural Review Committee. All changes must be submitted to the Committee for review prior to any work being performed. (Article 12.2).
2. Ground cover which is acceptable to the Association must be installed within 60 days of close of escrow. (Article 11.6).
3. All lots and landscaping must be maintained in a neat and orderly condition. No rubbish, weeds or debris shall be placed or allowed to accumulate on a lot. (Article 11.7).
4. All structures must be maintained in good repair and condition. No rusty or broken furniture, dead plants, appliances or unsightly articles may be stored or allowed in view of any street, other lots or common areas. (Article 11.9).
5. No clotheslines may be placed in any location on a lot that is in view of a public street. No clothing may be hung in any manner that is in view of a public street, including but not limited to garage doors. (Article 11.17).
6. Garages may not be used for a living area and garage doors are to remain closed except during periods of ingress and egress. (Article 11.2 and 11.24).
7. No antenna (including satellite dish antenna) is permitted on the exterior of a home or lot (Article 11.4) unless approved by the ARC.
8. No signs other than one standard "FOR SALE" or "FOR LEASE" sign not larger than 24" x 24" are permitted. (Article 11.11).
9. Only single-family residences are permitted and they may not be used for non-residential purposes. (Article 11.1).
10. No action or condition may exist that is in violation of any local, county, state or federal law or ordinance. (Article 11.3).
11. No owner or resident shall permit any condition to exist that may become an annoyance or nuisance to other residents. Peace disturbance (including that caused by animals) is a police matter and the affected owner or resident is responsible for calling the police or proper authority to register a complaint. (Article 11.8).

EXHIBIT A

Rules & Regulations (cont)

12. Only common recognized household pets are permitted. The total number of household pets may not exceed four (4) and the total number of any one species may not exceed two (2). Animals which are determined to be dangerous must be removed from the project. (Article 11.13).
13. All pets shall be confined to the pet owners lot. Any pet outside the owners lot must be leashed and under the control of the pet owner at all times. (Article 4.18).
14. No vehicle may be parked on any street for more than 72 hours AND no boat, motor home, trailer, camper, other recreational vehicles or commercial vehicles may be parked on any portion of the project for more than 72 hours unless it is screened to minimize its view from streets and other lots. (Article 11.19).
15. No vehicle that has expired plates, flat tires or other inoperable conditions may be parked on any street in the project. (Article 4.18 and 11.3).
16. Repairs to vehicles may not be performed on any portion of the lot visible from a public street. (Article 4.18, 11.8 and 11.24).
17. Trash cans must be stored behind the closure walls or in your garage except on the day of collection. (Article 11.20).
18. Basketball equipment, back boards and goals may be installed in rear yards only as set forth. Temporary equipment must be stored in the rear yard or garage except during times of actual use. (Article 12.5 and 11.20).
19. Owners are legally responsible for damage to the common area that is caused by the owner, his tenants, guests or invitees. (Article V, Sec. 5.8).

72 hours

Commercial Vehicles, Motor Homes, Trailers, Construction Equipment, etc. shall not be parked within Eldorado for more than 72 hours.

The clause was written into our CC&Rs to protect the community from degradation by cluttering the streets with unsightly vehicles and equipment. The documents clearly communicate and imply that these items are not to be stored or parked on the streets of our residential neighborhood.

The intent of the document is not to prevent our residents from owning or enjoying this items, or from being visited by people who are traveling with these items. However, there can be no parking or storing of any of these items except in the briefest possible way.

Neighborhood residents who have one or more of these items may park them in front of their house on a short term basis for the purpose of loading, unloading, cleaning, or similar purposes. Boats and Motor homes may be stored in side or rear yards if earnest attempts to conceal them are made.

72 hours does not mean multiple repetitions of time blocks up to 72 hours. 72 hours is an upper limit that the board of directors has been given the power to enforce to the best of their ability. Because the interpretation of the clause may be unclear without added definition, the board is adopting the following policy as the basis of enforcement actions in the future.

If a Commercial Vehicle, Motor Home, Trailer, unit of Construction Equipment or similar item is noticed or reported to have been parked or stored in the same vicinity for a period longer than 72 hours, the owner will be fined for every day that item remains in the vicinity over the first 72 hours. If the item is removed, the fines will cease to accrue. If the item is returned to the same vicinity any time during the next twelve months the fines will begin to accrue again immediately upon verified report or complaint.

APPROVED 9-14-04.