

AMENDMENT
TO THE BYLAWS
EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

As delineated in ARTICLE XI, entitled GENERAL PROVISIONS, paragraph 11.5, Amendments, Page 24 of The Eucalyptus Grove Homeowners' Association Bylaws, the owners by written ballot have voted (69% -- 123 signatures filed with the Board of Directors) to add the following amendment effective June 1, 1989:

ARTICLE XII entitled ASSOCIATION RULES shall be added to the bylaws as pages 25(a) through 25(e) as follows:

ARTICLE XII
ASSOCIATION RULES

1. **PARKING** - Parking in any of the red zones marked FIRE LANE TOW AWAY is illegal at any time. Any cars parked in a red zone are subject to being towed 24 hours a day. The same applies to cars parked in front of the trash bins and to cars that are double-parked. The tow truck operator makes random sweeps to find illegally parked cars on his own initiative. The tow truck is also requested when the security patrol sees an illegally parked vehicle and when any Grove resident asks that a vehicle to be towed via Bartlein & Co.

There have been instances when a car was hooked onto the tow truck while the owner was unloading groceries. Parking in a red zone for a few minutes while unloading should not result in being towed, and the tow company has been so advised. It is a good idea, however, to make sure that the tow truck driver is aware of the unloading, and the best way to do that is to not leave the car unattended.

Also, those of you who park motorcycles in the unassigned spots should recognize that these spots are large enough for two motorcycles. Please double up to make as many spaces as possible available for cars. Failure to cooperate may result in a ban on motorcycles in the Phase I and II unassigned parking areas. Since motorcycle stands tend to gouge the asphalt, a plate of some kind should be used to prevent this damage.

A. **PARKING ON HOLLISTER** - The Board has received numerous complaints from residents concerning the practice of parking in the striped area to the right of the exit gate. Vehicles parked in this area block the view of those exiting, making it difficult and dangerous to pull out on Hollister. The CHP has been asked to ticket such vehicles since it is plainly marked as a "NO Parking Anytime" zone. Residents are encouraged to call the CHP to request ticketing if they see violations (The CHP responds more rapidly to multiple complaints.)

B. **PARKING UNREGISTERED VEHICLES** - At a Board meeting, a motion was passed making it generally illegal to park unregistered vehicles in the Grove. If you are responsible for an unregistered vehicle, please either register or remove it as quickly as possible. Since we have no means of identifying and

individually notifying the owner of an unregistered vehicle, please be aware that this may be your only notice of this policy. Also be aware that your vehicle may be towed and that unregistered vehicles become the property of the towing company. The towing company then recovers it's costs by disposing of the vehicle. The Board can and will make special arrangements for residents on extended trips who may have let their registrations expire while they were gone. Any unregistered vehicles for which special arrangements have not been made will be stickered and towed a few days later.

C. PARKING NON-VEHICLES AND UNAUTHORIZED VEHICLES - The covered parking areas are for parking authorized vehicles only. Storing other objects, such as boxes, furniture, etc, is not permitted. Unauthorized vehicles; which include recreation vehicles (RV's), campers, boat trailers, and jet-ski trailers; may not be parked anywhere in the complex.

D. ASSIGNED VS. UNASSIGNED PARKING - Each of the 179 units in the Grove has been assigned one covered parking spot that is marked with the unit number. Also, 159 uncovered, unassigned parking areas are available for the exclusive use of Grove residents. The total number of unassigned parking areas appears to be adequate, but the distribution of those spaces is, at best, unfortunate. Phase I and II don't have nearly enough spaces and Phase III has more than enough. For those who live in Phase I or II, the policy regarding unassigned spaces is very simple. They are available on a first-come-first-served basis. When they are all gone, the only way to ensure that you won't be towed is to park in the Phase III unassigned area and walk back.

2. POOL RULES - GENERAL - The following rules and regulations are for the purpose of establishing equitable guidelines on the common use and care of the pool, sauna, spa and adjoining areas. Individual owners, tenants, their dependents, and their guests are responsible for following these rules and regulations as established by duly elected members of the Board of Directors.

A. HOURS OF OPERATION - The pool, spa, sauna, and adjoining areas will be open seven days a week (Sunday - Saturday) during the following hours:

Sunday - Thursday	7 AM to 10 PM
Friday - Saturday	7 AM to 11 PM

Reserved Hours. For those who wish to pursue a consistent program to exercise in the swimming pool, the following hours are available:

Daily	7 AM to 8:30 PM
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B. USE AND OCCUPANCY - All resident Grove owners, tenants, and their dependents are entitled to the use of the pool area and facilities. The following restrictions apply to the use of the pool and adjoining facilities.

1. GUESTS. Guests are limited to two for each individual occupant. For example, a household of three persons may invite up to six guests for use of the pool, spa, sauna and adjoining facilities. No more than two guests are allowed for each household member. Guests must be accompanied by a resident at all times.

2. GLASS. At no time is glass of any form or purpose allowed in the pool area.

3. CARE. All owners, tenants, dependents, and guests are encouraged to maintain the pool and its adjoining facilities in a clean and uncluttered condition.

Every effort should be made to remove all materials that were brought to the area for personal use and consumption. Treat this pool as if it were your own, because it is.

4. REPORTING DAMAGE OR MAINTENANCE NEEDS. All pool-area users are encouraged to report the need for damage repair or maintenance needs as soon as it is noticed. If urgent repairs are needed, please contact Bartlein & Co. For routine problems, please use the Suggestion Box.

5. REQUESTING SERVICES AND/OR MATERIALS. All perceived needs for improvement of pool area maintenance, services, and materials (e.g., chaise lounges, deck chairs, ect.) should be communicated in the same manner as above.

C. IMPROPER USE OF POOL - A common source of complaints has been parties in the pool area, sometimes extending after the posted hours. Residents should be aware that it is a violation of the Bylaws (Article 10.1) to have more than two guests in the pool area, and such guests must be accompanied at all times by the responsible resident. The Bylaws and the Pool Rules both prohibit the use of glass anywhere in the pool area. Also prohibited are kegs of beer (Article 5). Residents bothered by loud parties in the pool area or elsewhere in the complex are encouraged to call the Sheriff's Department on 911. The Sheriff's Department has been very cooperative in this regard, so don't hesitate to use this service when your right to the "peaceful enjoyment of your unit" is violated.

D. COMBINATIONS - The combinations to the locks in the restrooms in the pool area are the same as that for the Phase I weight room. Press II and IV simultaneously, then III.

3. WEIGHT ROOM - The Board had an acoustic ceiling installed in the weight room in an attempt to reduce the noise level in the unit above the weight room. Please cooperate by not playing loud music and not dropping weights. The fan should only be turned on in case of extreme heat. Normally, with the door open, the fan is not needed, and leaving it off will contribute greatly to the neighbors' peace and quiet. Because of the limited space available, residents are allowed no more than one accompanied guest in the weight room.

4. PORCH/PATIO GUIDELINES - In the effort to preserve the attractive appearance of our complex, all occupants should give attention to the following guidelines for porches, patios, and balconies. Residents should also familiarize themselves with related items on pp. 9 thru 11 of the Grove's C.C. & R.'s

A. FURNITURE - Any furniture present should be "patio-type" and consistent with the general tone of the complex. No exterior areas should be used for storage of excess furniture, equipment, or items that are not suited for patios.

B. PLANTS - A number of units have potted plants and small bushes. It is important that the "care and feeding" of these plants be a priority. Those plants that are exhausted or growing voluminosly should be cultivated properly. Plants may not be placed on the railings of those units that have flat railings because water collects under the pot and rots the wood. Plants may not be placed in the common area.

C. BICYCLES & MISC. - Bicycles and small miscellaneous items (i.e. BBQ grills) should be kept in an orderly arrangement. Bicycles may not be stored in the pathways between units or in the planted areas.

D. CLOTHES LINES - Towels, rugs, and clothing should not be hung on porch railings. Clothes lines and racks for drying articles of clothing are not permitted. Each unit has been equipped with facilities for a dryer, which should be used for that purpose.

E. EXTERNAL MAINTENANCE AND MODIFICATIONS - Exterior areas, even those provided for the exclusive use of the associated residents, are generally considered part of the common area. That is, the painted surfaces are maintained, for the most part by the Association. An exception to this rule applies to the patio or deck surfaces that are for the exclusive use of the associated residents. Maintenance of these patio and deck surfaces is the associated homeowner's responsibility.

In order to maintain a uniform appearance in the Grove, any modifications to a porch or patio must have prior approval by the Board. Certain lattice-work privacy screens have been approved for some patios, but each such project requires individual approval. If you plan a modification of any kind, put a written description of the proposed change in the Suggestion Box, and the Board will act on the request at the next meeting and send you written notification of the disposition.

F. REMEMBER - While the items that you store on your patio may be out of your sight, your neighbors have to see them every time they look out their windows. If everyone will cooperate with these guidelines the few "eyesores" that still persist will soon be eliminated.

5. TRASH DISPOSAL - The trash bin near the Phase II mailbox is inadequate for the number of people who would like to use it. If this single bin is full, the double bin toward the railroad track should be used rather than cause the single bin to overflow. The condition of all bins would be improved if we break down cardboard cartons, don't throw trash bags over the wall hoping they'll go in (they seldom do), and put wet garbage in plastic bags to keep the odors down.

6. REAL ESTATE SIGNS - A policy on real estate signs was established by the Board at a recent meeting and is as follows. "A small For Rent or For Sale" sign may be placed in one window of the affected unit. The sign should be no larger than one window pane. No other, semi-permanent sign of any size may be placed inside or outside the unit. During the time that an Open House is in effect, it is permissible to have signs placed in the grass on Hollister and elsewhere within the complex as long as they are removed as soon as the Open House is over.

7. SCREEN DOORS APPROVED - The Board has voted to allow any screen door that is kept in good repair and painted white to be installed at the Grove.

8. CAR WASH - A facility for washing cars has been provided in the Phase III parking area. Please use the water sparingly and return the hose to an orderly condition when through. No other common-area faucets may be used for washing cars, and no common-area faucets may be used for cleaning carpets, or other personal use.

9. RENTER ID'S - A number of homeowners have failed to comply with the C.C. & R.'s and Bylaw requirements, that all renters be identified to Bartlein & Co. We know that the common-area facilities are being used by non-residents. But when our list of renters is incomplete, it is difficult to confirm residency claims when such persons are challenged. If you have renters living in your unit, please make sure that Bartlein has all their names and phone numbers.

10. YARD SALES - Yard sales and any other use of common-area facilities for commercial purposes are not allowed at the Grove.

11. PLAYING ON UNPAVED COMMON AREAS - The creek beds and associated banks are not a playground. Use of these areas by children and others causes damage to the plantings and should be avoided.

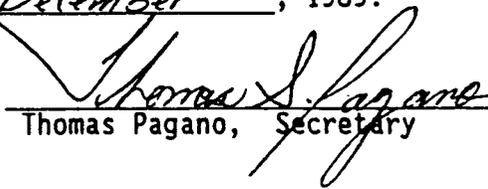
NOTE - The playground behind the Ellwood School has excellent facilities and is available for public use during non-school hours.

CERTIFICATION OF SECRETARY:

The undersigned, being the Secretary of The Eucalyptus Grove Homeowners Association, does hereby certify that:

1. He is now and at all relevant times mentioned herein has been the duly elected and acting Secretary of the Eucalyptus Grove Homeowners Association, a California nonprofit mutual benefit corporation;
2. That the foregoing is a true and correct copy of the amendment to the By-Laws of said Association which were duly adopted by an affirmative vote of 63% (123 units) of the owners of record of said Association.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the Association on this 6th day of December, 1989.


Thomas Pagano, Secretary

(SEAL)

**AMENDMENT
TO THE BYLAWS
EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**

As delineated in ARTICLE XI, entitled GENERAL PROVISIONS, paragraph 11.5, Amendments, Page 24 of The Eucalyptus Grove Homeowners' Association Bylaws, the owners by written ballot have voted (54% -- 96 affirmative signatures filed with the Board of Directors) to add the following amendment effective January 1, 1990:

ARTICLE XIII entitled OCCUPANCY RESTRICTIONS shall be added to the bylaws as pages 25(f) and 25(g) as follows:

ARTICLE XIII

OCCUPANCY RESTRICTIONS

Whereas, many insurance companies now require that a majority of condominium units be occupied by owners in order for the condominium association to obtain coverage;

And, whereas, most mortgage lenders require a high percentage of owner occupied units in a condominium association before lending;

The association has voted to require that each unit must have in residence at least one owner of record; and, in the event an owner is not in residence, the unit must remain vacant.

This provision shall become effective JANUARY 1, 1990; all owners of record prior to this date shall be exempted from said provision.

The intent of this article is to require occupancy by owners for all units transferred after the above date.

"Owner of record" is defined as an individual, corporation, trust, estate, or other legal entity empowered to own real estate in the State of California which holds legal or constructive title as evidenced by a deed or other conveyance on record at the Santa Barbara County Recorder's office. In the event the owner is a corporation, the unit must have in residence an individual owning at least 25% of the voting stock of the corporation. In the event the owner is a trust, the unit must have in residence an individual who is a beneficiary of the trust. In the event the owner is an estate, the unit must

have in residence an individual who is an heir to the estate. In the event the owner is another legal entity, the unit must have in residence an individual who has a majority ownership or other control of that legal entity.

"Residence" shall be defined as occupying the unit for at least 90 days during each calendar year.

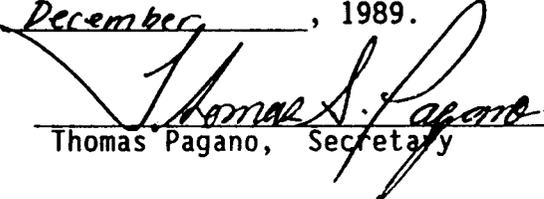
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2. That the foregoing is a true and correct copy of the amendment to the By-Laws of said Association which were duly adopted by an affirmative vote of 54% (96 units) of the owners of record of said Association.

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Thomas Pagano, Secretary

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