

ARTICLE 27.- The OBLIGATORY RULES OF CONDUCT within the DEVELOPMENT are as follows:

- 1) **ASSOCIATION'S RIGHT TO REPAIR NEGLECTED LOTS.-** In the event that any OWNER(s) shall in the ASSOCIATION's opinion permit any property which is the responsibility of the OWNER(s) to maintain to fall into a dangerous, unsafe, unsightly or unattractive condition as determined by the ASSOCIATION, then the ASSOCIATION shall have the right to demand that such condition be remedied. Should the condition not be remedied within fifteen (15) days, the ASSOCIATION shall have the right, but not the obligation, to correct the condition, and to enter upon the portion of the Project which has fallen into such condition for the purpose of doing so. The OWNER shall promptly reimburse the Association for the cost of the corrective action, including, but not limited to, the Association's legal costs should the ASSOCIATION determine it is in it's best interests to obtain a court order to effect such remedies.
- 2) **ALTERATION OF PUBLIC AND COMMON AREA IMPROVEMENTS.-** No public road, accessway, sidewalk, structure or improvement in the DEVELOPMENT and in the common areas are to be altered, moved or replaced without the approval of the ASSOCIATION and/or the City of Rosarito if necessary.
- 3) **CLOTHESLINES AND STORAGE.-** All clotheslines, refuse containers, woodpiles, storage boxes, tools and equipment shall be prohibited from any Lot unless obscured from view by a fence or appropriate screen approved by the Architectural Committee of the ASSOCIATION.
- 4) **COMMERCIAL ACTIVITY.-** No professional, commercial or industrial operations of any kind shall be conducted in or upon any Lot or the ASSOCIATION Property, except such temporary operations as may be approved by a majority of a quorum of the ASSOCIATION.
- 5) **DOMESTIC ANIMAL OR PET POSSESSION.-** No animals of any kind shall be raised, bred or kept in any lot or in the COMMON AREA, except that common household pets, including dogs or cats, may be kept in each lot; provided, however, that no animal shall be kept, bred or maintained for any commercial purpose or in unreasonable numbers. As used herein, "unreasonable numbers" shall ordinarily mean more than two (2) animals per lot. Each OWNER shall be responsible for cleaning up any excrement or other unclean or unsanitary condition caused by said animal on any lot in the DEVELOPMENT and/or the COMMON AREAS. The ASSOCIATION, upon the approval of a majority of the Board, shall have the right to prohibit maintenance of any animal within the DEVELOPMENT which constitutes a private nuisance to any other person. Every person bringing an animal upon or keeping an animal in the DEVELOPMENT shall be liable to each and all persons for any injury or damage to, persons or property caused by such animal. All animals maintained in a lot must be kept either within an enclosure, yard or patio, or on a leash being held by a person capable of controlling the animal.
- 6) **DOMESTIC EMPLOYEES - CASUAL WORKERS.-** Casual workers shall be treated in the same manner as building contractor staff and shall be escorted by