Operating Rules (Required Civil Code Sec. 4525)
1645 Pacific Avenue Owners Association

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

MOVE-IN/MOVE-OUT AND/OR DELIVERY PROCEDURES

PRIOR TO YOUR MOVE AND/OR DELIVERY

TO INSURE PROPER SCHEDULING FOR YOUR MOVE OR DELIVERY; PLEASE CONTACT THE PROPERTY MANAGEMENT COMPANY AT YOUR EARLIEST OPPORTUNITY TO RESERVE A TIME(S) FOR YOUR MOVE-IN OR DELIVERY. At that time, you should review any-questions that you might have regarding these Move-In procedures. You must also submit a Move-In/Move-Out Agreement which may be obtained from the Property Management Company prior to your move.

MOVING FEE AND SCHEDULING

Each Owner must schedule their move-in or delivery date. Owners are required to pay a deposit of $500.00. For a resale unit, at the time you schedule your move, you must sign the Move-In Agreement stating that you understand that a non-refundable fee of $250 plus a deposit of $500 must be delivered to the Property Management Company Office five (5) working days prior to the scheduled Move-In/Move-Out or Delivery. Otherwise your move/delivery date may need to be rescheduled at the discretion of the Management Company. This deposit is applicable to all damage, repair, cleaning, losses or other liabilities and charges incurred as a result of the move-in/move-out or delivery. Additionally, you accept total responsibility for the cost of any damage, repair, cleaning, losses or other liabilities that may exceed the amount of the. Such costs may be the subject of an Enforcement Assessment pursuant to Section 6.7 of the Declaration.

AN ADDITIONAL CHARGE OF FIVE HUNDRED DOLLARS ($500) WILL BE LEVIED IF A MOVER, OWNER OR RESIDENT ATTEMPTS TO BEGIN A MOVE IN/OUT WITHOUT A PRIOR RESERVATION.

TIMES YOU MAY MOVE

Move-ins/Move-outs and Deliveries will be allowed between 9:00 a.m. and must be completed (including take up/set down preparation) by 5:00 p.m. during our lobby ambassador or working hours on Monday through Friday. No move-in/move-out or deliveries will be allowed on the following Holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, Yom Kippur and Christmas Day. Move-ins/outs may also be conducted on Saturdays from 9:00 a.m. to 5:00 p.m. completed (including take up/set down preparation) but since this is outside the normal hours of our Lobby Ambassador all charges associated with hiring a Lobby Ambassador will be charged back to the requesting Owner. An appointment to schedule a move-in or move-out of the building must be made seven (7) working days in advance of the move to insure access to the elevator within a specific timeframe and day. Delivery appointments must be scheduled a minimum of 2 days prior to the delivery. Please call the Property Management Company to schedule moves and deliveries and to obtain an access key from the Property Management Company. Unscheduled moves will not be allowed use of the elevators.

PARKING

If you are using a professional moving company, be sure to inform them that it will be necessary to park large moving trucks in the areas designated by the Property Management Company. You must obtain a permit to park a large moving van on the public street for your move. You obtain a permit by contacting the permit officer at San Francisco Municipal Transit Agency at 415-701-2311. You should arrange to apply for your permit at least eight (8) days in advance. Currently the fee for a permit is $163.00, but this may change at any time. As certain areas must be kept free of parked vehicles, it is essential that the arrival time of moving vans be confirmed with the Property Management Company. If you have any questions or concerns about the size of the vehicle you intend to use, please discuss this matter with the Property Management Company PRIOR to the day of your Move-In.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

INITIAL MOVE-IN

Your Moving Company

Please choose your moving company carefully! You, as the Owner or tenant, are fully responsible for any damage done to the Association Property during your move. Because of this liability It is important that the moving company carry its own insurance for such damage.

If you plan to move from out of state, please either use a destination (local) agent for the company or instruct the driver to call the Property Management Company **a minimum of seven (7) working days in advance** to coordinate the time of arrival and to Insure availability of the designated elevator.

Owners who wish to move in without using a professional moving company may do so providing they meet all the requirements of the moving companies, i.e., scheduling the elevator seven (7) days in advance, of the move and accompanying the Association's Representative on walk-throughs before and after the move.

An elevator can be reserved for your movers for up to a four (4) hour block of time. In order to allow the elevator to be held to one floor, the mover must register with the Property Management Company,

THE MOVING COMPANY MUST PROVIDE PROTECTIVE COVERING FOR THE ELEVATOR CAB WALLS DURING THE MOVING PROCESS. IT IS THE MOVER'S RESPONSIBILITY TO ENSURE THAT THESE COVERINGS ARE IN PLACE PRIOR TO BEGINNING THE MOVE. IN THE ABSENCE OF PROTECTIVE COVERINGS, ALL ITEMS MUST BE WRAPPED IN MOVING BLANKETS.

NO MOVES WILL BE PERMITTED IF THE PROTECTIVE COVERINGS ARE NOT FULLY IN PLACE. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR REPAIRS NECESSITATED BY THE MOVE.

Please provide the moving company with a copy of the attached **Move-In/Move-Out Procedures** which may be obtained from the Property Management Company so that they have a clear understanding of 1645 Pacific Avenue's moving requirements.

SUGGESTIONS FOR MOVING PREPARATION

MAKE A PLAN

You will save time and money if you plan the location of your furniture in your new home before it is delivered by the moving company.

BE SURE YOU KNOW:

. Your Unit number.

- The day, date and the block of time you are assigned for the Move-In/Out and have verified this with your moving company.
- The size of the designated moving elevator and hallways. **THE FINISH ON THE ELEVATOR AND HALLWAY WALLS IS EASILY DAMAGED AND EXPENSIVE TO REPAIR.** Measure your large items to be sure they fit through the standard door openings and elevators.

AFTER MOVING IN

BOXES AND PACKING MATERIALS
At the end of the move the hallways and elevator must be cleared of all debris.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

All trash and debris must be carried off-site on a daily basis by your moving company. The trash dumpsters inside the garage may not be used for disposing of debris. Please contact the Property Management Company for further details

Any Owner who disregards this regulation by leaving packing materials and boxes in the hallways will be required to cover the cost of having a contractor remove this nuisance and fire hazard.

FUTURE MOVES/DELIVERIES

In the event that you find it necessary to move or have any items delivered that require two (2) or more persons to transport, you must file the Move-In/Move-Out Agreement with the Association prior to such a move or delivery and schedule the delivery/move with the Property Management Company in advance. A walk-through before and after the move will be made with the individual or individuals making the move or delivery.

Please remember the intent of these guidelines is to assure the enjoyment of all and to minimize damage to the Association Property. Thank you for your efforts and consideration.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

MOVE IN/OUT DELIVERY AGREEMENT

Instructions:

Owners, please sign Agreement and fax to the Property Management at (650) 286-0296. If Residence will be rented, Owners must provide form to the tenant. No moves or deliveries will be permitted without a signed agreement on file with the Property Management Company.

I have read the Move-In/Move-Out Procedures for 1645 Pacific Avenue. For deliveries and any initial move after the completion of construction no move-in fees will be required. For other moves, a deposit of $750.00 shall be required, of which $500.00 shall be refundable if there is no damage to the common areas caused by the move and $250.00 shall be a non-refundable deposit (checks must be payable to 1645 Pacific Avenue Owners Association) to the Management Company at least (5) working days prior to the date of your move-in/out or delivery.

I understand and agree that if any damage is incurred as a result of my move or delivery, I accept total responsibility for the cost of any damage, repair, cleaning, losses or other liabilities. I further understand and agree that if my move or delivery requires more than the allotted time, it may be interrupted or delayed to allow other scheduled Moves or deliveries to undertake their scheduled work/or postponed to the next business day (excludes Holidays), based on the judgment of the Property Management Company.

AN ADDITIONAL CHARGE OF FIVE HUNDRED DOLLARS ($500) WILL BE LEVIED IF A MOVER, OWNER OR RESIDENT ATTEMPTS TO BEGIN A MOVE IN/OUT WITHOUT A PRIOR RESERVATION.

_____ _____

_____ _____
Owner/Resident's Name(s) Date

_____ _____

_____ _____
Owner/Resident's Signature(s) Residential Unit No.

Accepted for 1645 Pacific Avenue by:

_____ _____
Name Position Date

_____ _____
Signature Time

Move scheduled: Date: _____

Moving Company: _____

Moving Company Insurance Provided: _____ yes _____no

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE

COMMUNITY

HANDBOOK

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

TABLE OF CONTENTS

Page

INTRODUCTION **4**
1645 PACIFIC AVENUE OWNERS ASSOCIATION 5
COOPERATION 5
MAINTENANCE AND INSPECTION OBLIGATIONS 5
SEVERABILITY 5

COMMUNITY GUIDELINES **6**
INTRODUCTION 7
ACTIVITIES WITHIN THE ASSOCIATION PROPERTY 7
ACCESS PROCEDURES 8
CONDUCT AFFECTING INSURANCE 8
RESIDENTIAL CONDOMINIUMS 8
ANIMALS 10
ELEVATOR USE 11
FIRE SAFETY DEVICES 11
GARAGE AND PARKING GUIDELINES APPLICABLE TO RESIDENTIAL UNITS 12
OFFENSIVE CONDUCT & NUISANCES 13
HOLIDAY DECORATIONS 13
RENTAL OF RESIDENTIAL CONDOMINIUMS 14
SIGNS 11 14
TRASH DISPOSAL 14
RECYCLING 15
WATER DAMAGE 15
COMMON DECK 15
RESIDENTIAL FACILITIES 16
ENFORCEMENT OF GOVERNING DOCUMENTS 16
COMMERCIAL CONDOMINIUM USE RESTRICTIONS 16

ELECTION PROCEDURES **18**
1. Equal Access 19
2. Qualifications and Procedures for Nomination of Candidates 19
3. Secret Ballot 20
4. Selection of Inspectors 20
5. Voting Periods 21
6. Eligibility and Vesting of Voting Rights. 21
7. Proxies. 22
8. Voting Procedures and Custody 22
9. Contesting the Results of an Election 22
10. Restriction on Use of Association Funds 22
11. Right of Enforcement 23

ARCHITECTURAL GUIDELINES **24**
INTRODUCTION TO THE ARCHITECTURAL GUIDELINES 25
PURPOSE 25
SUBMITTAL OF APPLICATION FOR ARCHITECTURAL APPROVAL 26
ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS 27
ARCHITECTURAL REVIEW PROCESS AND PROCEDURES 27
GENERAL CONDITIONS FOR RESIDENTIAL OR COMMERCIAL CONDOMINIUMS 29
REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL CONTRACTORS 30
COMPLIANCE WITH REQUIRED PROCEDURES 31
DISAPPROVAL BY THE ARCHITECTURAL COMMITTEE (APPEAL) 31
INSPECTION AND CORRECTION OF WORK 31
STANDARDS APPLICABLE TO ALL UNITS 33
DRAINAGE 33
LIGHTING (EXTERIOR) 33
WATER SUPPLY SYSTEMS 33

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

WINDOW COVERINGS AND TREATMENTS 33
DECKS 31 34
BARBECUES 34
STRUCTURAL LOAD CHANGES 34
FLOORING 34
ADDITIONAL REQUIREMENTS FOR HARD SURFACE FLOORING 35
SOUND ATTENUATION 35
SIGNS—RESIDENTIAL UNITS 35
SIGNS — COMMERCIAL UNIT 36

MOVE-IN/MOVE-OUT PROCEDURES 37
PRIOR TO YOUR MOVE 37
MOVING FEE AND SCHEDULING 37
TIMES YOU MAY MOVE 37
PARKING 37
INITIAL MOVE-IN 38
SUGGESTIONS FOR MOVING PREPARATION 38
AFTER MOVING IN 38
SALE/LEASE/EXCHANGE OF PARKING SPACE/BICYCLE STORAGE SPACE 41
MISCELANEOUS INFORMATION 41

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

INTRODUCTION

Welcome to 1645 Pacific Avenue!

1645 Pacific Avenue is a mixed-use condominium community containing residential condominiums and three (3) commercial condominiums. Because mixed-use and attached living are unique experiences that rely on the mutual cooperation of all to be successful, 1645 Pacific Avenue Owners Association **("Association")** created this Community Handbook. Inside you'll find practical rules, regulations and guidelines that are intended to help foster a harmonious, enjoyable and safe environment for all residents and retailers of 1645 Pacific Avenue **("Community").**

This Community Handbook details basic guidelines that, if observed, help to ensure that the structures and grounds of the Community remain in good condition and that neighbors treat each other with respect and consideration. There are also basic move-in and move-out procedures to help you through those transitions and to keep inconveniences to neighbors at a minimum.

Finally, you'll find fire emergency procedures and an earthquake preparedness guide in the back of this Community Handbook. Another important issue for you to know about is mold. Please refer to your maintenance manual to learn about the hazards of mold and how it can be addressed, should a problem arise.

Bear in mind that the rules and guidelines established in this Community Handbook are always subject to the Declaration of Covenants, Conditions and Restrictions of 1645 Pacific Avenue **("Declaration") and** the Association's Articles of Incorporation and Bylaws. These documents (referred to collectively as the **"Governing Documents")** establish and govern the Association and the Community. The Board of Directors of the Association **("Board")** has the power to revise the rules, regulations, guidelines, policies and procedures set forth in this Community Handbook from time to time. If you would like to contribute suggestions for this Community Handbook, please submit them to the Property Management Company for consideration by the Board.

Please read this Community Handbook carefully, and be sure your family, guests and tenants fully understand and follow the rules, regulations and guidelines set forth below. If you have questions, please contact the Property Management Company:

1645 PACIFIC AVENUE OWNERS ASSOCIATION
C/O COMMON INTEREST MANAGEMENT SERVICES
1720 S. AMPHLETT BLVD. SUITE 130
SAN MATEO, CA 94402
(650) 286-0292

If you want to make any modifications to the interior or exterior of your Unit, including Exclusive Use Easement Areas, a request must be submitted to the Property Management Company in writing for approval by the Architectural Committee if there is one, otherwise by the Board of Directors. The procedures and guidelines for such modifications are located in the Architectural Guidelines section of this Community Handbook.

As you read through this Community Handbook, you will encounter defined terms, identifiable by their initial capital letters. Except as the context otherwise requires, these defined terms have the same meaning as set forth in the Declaration.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE OWNERS ASSOCIATION

The purpose of the Association is to operate, manage and maintain the Community for the benefit of the Owners. Common sense and consideration of your neighbors are the keys to its success.

The Board governs the Association and meets regularly to make decisions pertaining to those matters for which the Association is responsible. Homeowners will be notified of the date, time and location of all meetings of the Members and the Board. If you are interested in becoming involved in the Association, please contact the Property Management Company.

Residents of the Community are encouraged to work together to build a harmonious community. If any disputes between individual Owners should arise, the parties are encouraged to try to resolve them on their own.

To report problems related to the Association Property (such as landscape, sewer, maintenance, etc.), please contact the Property Management Company.

COOPERATION

As a mixed-use residential and commercial community, the Community is a unique living and working environment that calls for mutual cooperation, common sense and consideration of neighbors. To facilitate harmony within the Community, all residents and their guests must comply with the rules and guidelines set forth in this Community Handbook and the Governing Documents. If you believe that a rule or restriction is unfair, you may provide feedback to the Board, during any open forums, submit feedback in written form to the Property Management Company, participate in a committee appointed by the Board or run for a Board of Director's seat. Any modifications which Owners may want to make to certain of the Governing Documents may require approval of the Membership, sometimes with simple majority votes of approval, (such as many provisions of the Bylaws) and sometimes with large margins of affirmative votes of more than a majority.

The Rules may generally be amended or supplemented by action of the Board, but the Association must first comply with significant prior notice requirements to the Membership. Additionally, some changes require the approval of the Commercial Owners.

The Association welcomes communication from its Members. Please feel free to call or write to the Property Management Company, the Association's liaison, to discuss any questions or issues and the Property Management Company will bring your questions or issues to the Board.

MAINTENANCE AND INSPECTION OBLIGATIONS

Owners and the Association have maintenance and inspection obligations. Owners should consult their Owner Maintenance Manual, applicable warranties and other manufacturers' maintenance schedules and recommendations for specific maintenance requirements. As set forth in the Declaration, a portion of the Owners' maintenance and inspection obligations require Owners to implement commonly accepted maintenance practices to prolong the life of the materials and construction of the Units. Similarly, specific maintenance and inspection requirements for the Association are set forth in the Association Maintenance Manual, applicable warranties and other manufacturers' maintenance schedules and recommendations. The Association is also required to implement commonly accepted maintenance practices to prolong the life of the materials and construction of the Association Property.

SEVERABILITY

If any provision of this Community Handbook is held to be invalid, the remainder of the provisions shall remain in full force and effect.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE

COMMUNITY

GUIDELINES

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

COMMUNITY GUIDELINES*

INTRODUCTION

The Community Guidelines are intended to foster an environment of neighborliness, consideration and cooperation. These Community Guidelines constitute Association Rules contemplated by the Declaration. All Owners, residents and their guests are required to follow these Guidelines as a means of acting on behalf of the greater good of the Community and its well-being. The Board has adopted these Guidelines, in addition to the provisions of the Declaration and the Bylaws.

As a point of clarification, all references below to Association Property include, but are not limited to the elevators, Parking Garage, residential lobby and Common Roof Deck.

ACTIVITIES WITHIN THE ASSOCIATION PROPERTY

It cannot be stressed enough that all Owners and their tenants be thoughtful and considerate of their neighbors. General rules of good conduct should be observed at all times. The following are general guidelines you, your tenants and guests must observe at the Community.

1. Safety and Noise. Please use common sense and courtesy in regard to voice levels, unnecessary noises and boisterous conduct. This includes, but is not limited to, televisions, radios and/or other sound emitting devices. Keep the volume at a reasonable level at all times so other residents are not disturbed. **AFTER 10 P.M., THE VOLUME MUST BE SIGNIFICANTLY REDUCED TO KEEP FROM DISTURBING OTHER RESIDENTS.**

2. Damage Caused by Owner. Please take due care when using the Association Property. As provided in the Declaration, Owners may be liable to the Association and will be responsible for and bear all costs of repairs and/or replacement for any damage to the building, equipment, or any other Association Property, if it is determined that the damage was caused the negligent or willful misconduct of owner, or its lessees, guests, employees or contractors. Such costs may be the subject of an Enforcement Assessment pursuant to Section 6.7 of the Declaration. No Owner may store or place anything in the Association Property.

3. No Obstruction. Obstruction of the corridors, lobbies, or entranceways throughout the property is not permitted. The Association will not be responsible for any damage to, or loss of, any personal property left in any Association Property.

4. Waste. To ensure the attractive appearance of the Community, all Residential Owner's trash or waste must *be* deposited only in the trash chutes or trash room receptacles maintained in the Association Property.

5. Antennas and Signs. Owners shall only have the right to install antennae and signs in accordance with the provisions of the Declaration and the Architectural Guidelines. For purposes of the sale of a Condominium within the Building, signs indicating an open house are strictly prohibited in the Association Property.

6. Association Property. Each Owner benefits from the equipment and furnishings within the Association Property. Therefore, Owners may not borrow or remove any equipment or property belonging to the Association.

7. Solicitation. Owners of Residential Units shall not distribute or cause to be distributed any advertising, pamphlet, free newspaper or any other printed matter on or in any portion of the property or resident cars. This includes door-to-door solicitation, electioneering, etc.

*** Section 4.4.13 of the Declaration provides the Board with the power to adopt, amend and repeal these Community Guidelines as it deems reasonable. Section 4.3.3 of the Declaration provides the Association with the exclusive right to enforce these Rules and Regulations. In the event of any conflict between these Guidelines and the Declaration or Bylaws, the provisions of the Declaration or Bylaws (whichever applies) shall prevail.**

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

8. Recreational Equipment Limitations. Riding skateboards, scooters, bicycles or roller blades is not allowed in any interior or exterior Association Property, including the Common Roof Deck and Parking Garage.

9. SMOKING. THIS IS A NON-SMOKING COMMUNITY. Smoking is not allowed anywhere within the Community, including but not limited to your Residential Unit, Exclusive Use Easement Area, building corridors and elevators, Common Roof Deck and the lobby.

10. Emergencies. Should an emergency situation occur, the building personnel and all other types of emergency personnel shall have authorization to enter your Unit, Exclusive Use Easement Area and/or Assigned Storage Space to effect immediate cure, in some cases by forcible entry. Any person entering upon a Unit to effect such cure shall be subject to no liability to the Owner or Occupant and no trespass or other wrongful act shall be deemed to have been committed by reason of such entry or curing.

11. Outside Drying or Laundering. Exterior clotheslines shall not be erected or maintained or hung on balconies, patios or railings within the Community. Exterior drying or laundering of clothes, towels or any other items on any Association Property is also not permitted.

ACCESS PROCEDURES

Residents and their guests shall enter the building through the lobby. The Community is equipped with controlled access doors and locking mechanisms, fire monitoring and fire-life systems and related building improvements. A key FOB system allows Owners to access certain portions of the Association Property, including the garage gate. Even with this technology, however, no building has completely secured facilities and no warranty is made or implied as to safety. It takes the vigilant observation and prompt action of the Owners in order to prevent accidents, unauthorized access and failure of these systems. Please report any observed condition and violations promptly to the Property Management Company.

All Owners and their guests and tenants are responsible for seeing that all entry/exit gates and doors to the Community are closed and in a secure, locked position at all times. Forcing gates apart is prohibited. Contractors or other personnel are not allowed to keep gates propped open even for very short periods of time.

An access device shall control vehicular access to the Parking Garage. Occupants of the Residential Units will be assigned and issued one (1) remote control access device at the time of move-in by the Association. There is a charge (whatever the Board deems reasonable) for the replacement of each remote control that is lost.

The Association, the Board and the Property Management Company do not and will not assume any risk for injury, loss or damage of any kind, directly or indirectly resulting from, or connected with, an Owner's choice to issue keys or a remote-control device to cleaning personnel, employees, visitors, etc.

CONDUCT AFFECTING INSURANCE

Owners shall not do or keep anything in any Unit, Exclusive Use Easement Area or the Association Property that will increase the rate of insurance without the approval of the Association or could result in the cancellation or suspension of insurance or which would be in violation of any law.

An Owner who is responsible for an increase in the rate of insurance on the Association Property shall be personally liable for the cost of the additional insurance premiums.

Please refer to Article 11 of the Declaration for information regarding Association and Owner insurance requirements. If you have further questions, please contact the Property Management Company or your insurance agent.

RESIDENTIAL CONDOMINIUMS

1. Residential Use. The Residential Condominiums are to be used for residential purposes. Please refer to Section 7.1 of the Declaration for more information regarding the types of uses that are considered to be residential.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

2. Exclusive Use Easement Areas. Exclusive Use Easement Areas may be used as outdoor living areas containing patio furniture and other similar outdoor furnishings, equipped with protective leg caps or other devices to prevent damage to the floors.

(a) Owners shall not change or alter the surface of any Exclusive Use Easement Areas.

(b) The installation of any tiles or flooring material on the Exclusive Use Easement Areas is strictly forbidden as it will alter drainage patterns. Carpet, artificial turf or other material that can trap water next to the surface of the Exclusive Use Easement Areas is also prohibited. Owners shall use all due care to prevent puncture of the water-proofing material on the Exclusive Use Easement Area.

(c) Existing drainage patterns on Exclusive Use Easement Areas must be maintained and all drainage systems must be kept free of debris and free flowing. Changing the drainage pattern may cause damage to the Building.

(d) Potted plants must be approved by the Board and must have a tray placed underneath the pot to prevent water spillage onto the Exclusive Use Easement Area. Such trays, and any other device designed to hold water, must be raised above the surface of the Exclusive Use Easement Area in order to allow sufficient air flow beneath such tray or device. Owners shall make sure that the potted plants are placed in areas where they will not fall onto the Exclusive Use Easement Area below.

(e) Potted plants shall not be placed in a position on any Exclusive Use Easement Areas which will block any drains or obstruct drainage patterns.

(f) No hanging screens, linens, blankets, rugs, swimsuits, plants, banners, wind chimes, plants or other objects may be hung from an Exclusive Use Easement Area, except as permitted by the Board.

(g) Owners shall not use any Exclusive Use Easement Areas for storage purposes, including, without limitation, the storage of bicycles or surfboards.

(h) Owners shall use due care when cleaning their Exclusive Use Easement Area. Exclusive Use Easement Areas surfaces shall be mopped or cleaned in such a manner as to not cause any water to go beyond the boundaries of the Exclusive Use Easement Area.

(i) No improvements shall be nailed, bolted, or otherwise attached to the floor, walls, or any portion of an Exclusive Use Easement Area.

(j) Any furniture, furnishings, plants and other materials kept on any Exclusive Use Easement Area shall be of a neutral color that is harmonious with the color scheme of the exterior walls of the building and approved by the Board in writing or unless expressly permitted herein and shall not extend beyond the height of the deck railing.

(k) No vegetation shall extend beyond the railings, fences, walls and/or boundaries of an Exclusive Use Easement Areas.

(l) No barbecues may be installed or used within any Exclusive Use Easement Area.

(m) No pets shall be left unattended on an Exclusive Use Easement Area.

3. Alarms. Any alarm installed or connected in a Residential Unit shall be the type of alarm which is monitored by a certified alarm company.

4. Speakers. To help to ensure everyone's quiet enjoyment of their residence, wall and ceiling mounted music, television or surround sound systems, including, but not limited to, wall-mounted speakers or other audiovisual devices are not permitted to be supported by or come into contact with demising walls. Speakers of any sort shall not be placed directly upon the floor. All speakers must be elevated from the floor by a proper acoustic platform, such as a speaker stand.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

5. Window Cleaning. Owners are responsible to clean windows on an Exclusive Use Easement Areas. The Association will provide window cleaning services for the exterior window surfaces that cannot be reached by Owners of a Residential Unit. Each Owner of a Residential Unit must cooperate with the Association to provide access for such window cleaning, if necessary. The Association will provide reasonable advance notice to Owners of scheduled window cleaning dates.

6. Waterbeds. Waterbeds shall not be permitted in any Residential Unit. Each Owner acknowledges that substantial damage to other Units and/or Association Property may occur as a result of a violation of this restriction and that the Owner causing such damage would be responsible for all damage.

7. Aquariums. Aquariums holding more than 30 gallons of water shall not be permitted in any Residential Unit. Each Owner acknowledges that substantial damage to other Units and/or Association Property may occur from a leaking or broken aquarium and that the Owner causing such damage would be responsible for all damage.

8. Furniture Pads. Pianos shall have at least half-inch neoprene pads under the supports to minimize vibration transmission into the structure. If you have hardwood floors, all other furniture shall contain rubber castors and felt pads.

9. Vibrations and Noise. Owners shall not attach to the walls or ceilings of any Unit any fixtures or equipment which will cause vibrations or noise or unreasonable annoyance or damage to the Owners of the other Units or to the Association Property.

10. Bicycle Storage Area. Residents who have been shall have exclusive right to use the bicycle storage area on a first-come first-served basis and shall use the bicycle storage area for the storage of bicycles only. The Association is not responsible for any loss or damage to bicycles placed in the bicycle storage area. Storage in the bicycle storage area is strictly at resident's sole risk. Owners are advised to carry insurance.

(a) The Association and/or the Property Management Company shall have the right to enter the bicycle storage space area for the purpose of addressing an emergency.

(b) No resident shall modify the structure of the bicycle storage area.

ANIMALS

1. All Owners must comply with City and County laws and regulations with regard to control and health of pets. In addition to the restrictions regarding animals set forth in Section 7.1.4 of the Declaration, the following restrictions apply within the Community: Each Residential Unit may have a maximum of (2) dogs (other than dogs which in the reasonable determination of the Board are determined to be a threat to the safety of the occupants of the Community, which shall not be allowed under any circumstances in the Community) or two (2) domestic cats, or a combination thereof (but not to exceed two (2) total). No resident may keep a dog which is a "vicious dog" of any breed. For purposes of this Section, a "vicious dog" is any dog that, without provocation, has killed or caused injury to any person or has bitten or caused physical harm to or killed another domestic animal. Notwithstanding the foregoing, the Association Rules may further limit or restrict the keeping of such pets. All dogs and cats shall have a current license and identification tag. Loose, unattended dogs, cats or other animals without a license or identification tag may be reported to the local Animal Control for pickup. Fish in aquariums holding no more than thirty (30) gallons of water, birds inside birdcages, and domestic reptiles and rodents kept within appropriate enclosures may also be kept as household pets, so long as they are (a) kept in the interior of a Residential Unit, (b) kept as household pets, (c) are not so excessively noisy as to disturb the quiet enjoyment by each Owner of his or her Unit, and (d) are not kept in unreasonable numbers as determined by the Board. No livestock or poultry shall be kept, maintained or bred in any Condominium or elsewhere within the Community.

2. Guests shall not be allowed to bring animals onto the Association Property at any time.

3. Pets must be kept in a container or on a leash held by a person capable of controlling the animal in any Association Property at all times. Pets must be under the owner's control when outside living enclosures.

4. Fecal waste deposits made by pets on any Association Property, including landscaped areas, must be promptly cleaned up by the owner of the pet. Waste must be put in a tightly sealed plastic bag before being disposed

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

of. Any damage caused by a pet shall be repaired/replaced at the pet owner's expense. Such damages may be the subject of an Enforcement Assessment pursuant to Section 6.7 of the Declaration.

5. No animal shall be bathed at any time within any Association Property.

6. Pets must not be left outside unattended on the Exclusive Use Easement Areas. Pets must be kept within the Residential Unit when the Owner is away or cannot attend to them. Barking dogs on Exclusive Use Easement Areas or inside a Unit, or any other excessively noisy animal that disturbs the quiet enjoyment of any other Owner will not be tolerated. Pets shall not be allowed to defecate or urinate on the Exclusive Use Easement Areas.

7. Each Owner shall be absolutely liable to other Owners and their guests for any damage to persons or property caused by any pet brought upon or kept within the Community by such Owner or by members of his/her family or guests.

8. If, after notice and a hearing, the Board finds that a pet is dangerous or creates a nuisance, the Board may require the pet to be removed from the Community within seven (7) days.

9. Structures for the housing or confinement of any bird or other animal must not be visible from neighboring property.

10. Human assistance animals, such as seeing eye dogs, are exempt from rules that interfere with their duties. Notice of any exemption claimed by a resident should be sent in writing to the Board in a timely manner.

11. No animals may be kept, bred or raised for commercial purposes, or, as determined by the Board, in unreasonable numbers.

ELEVATOR USE

Please do not play with the elevator stop switches. The elevators have been electronically programmed to provide the most efficient service under normal conditions. Holding open elevator doors, pressing order buttons and corridor buttons unnecessarily will cause the service to be less efficient.

If the elevator stops for no apparent reason and stalls, **REMAIN CALM!** Use the phone provided in the elevator to notify the elevator monitoring company. Emergency personnel will come as soon as possible to let you out.

FIRE SAFETY DEVICES

1. Smoke Detectors. Each Owner must maintain the smoke detectors, alarms and horns installed in his or her Unit. As part of this maintenance, you must replace all smoke detector batteries regularly.

2. Fire Sprinklers. Each Owner must take care not to harm, damage or unnecessarily activate the fire sprinklers installed in his or her Unit. The fire sprinklers are heat activated and permitting high heat, steam or burning in the vicinity of a fire sprinkler may cause it to activate, potentially causing extensive damage to your Unit, your personal property, the Association Property, and the residences adjacent to and below yours. Except for periodic dusting, you should never touch or allow anything else to touch the fire sprinklers. In particular, you are not allowed to have any item hanging from the fire sprinklers, including, without limitation plants, laundry, posters or other objects. You should also not tie string, floss, wire or any other material on, around or across any portion of a fire sprinkler. Nothing should be stored within eighteen (18) inches of a sprinkler head.

3. Fire Alarm System. Owners and their guests are prohibited from tampering with the fire alarm system which includes: smoke detectors, heat detectors, flow switches, and tamper switches, etc. Disconnecting the horn in any Unit to the fire alarm system is against the law and will affect the operation of the horns in the other Residences in the Community. If you notice anything irregular about the fire alarm system in the Community, you should notify the Property Management Company immediately. The Association shall endeavor to conduct a full system test, including a simulated fire drill for residents, on at least an annual basis or as required by local fire regulations.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

GARAGE AND PARKING GUIDELINES APPLICABLE TO RESIDENTIAL UNITS

1. Vehicle Parking Spaces Only. All Parking Spaces are to be used for parking vehicles only, and cannot be used for storage, living, recreational or business purposes. No parking is allowed within the Community which obstructs free traffic flow, constitutes a nuisance or otherwise creates a safety hazard. The mechanical parking lifts shall be used in strict conformance with the manufacturer's guidelines, which will be provided to each Owner.

2. Vehicle Size. Your vehicle must fit completely within your Parking Space and not restrict your neighbor's ability to park in his or her Parking Space. Oversized vehicles such as limousines and extra-large vehicles, may not fit in your Parking Space and, therefore, it may be necessary to find parking outside the Community.

3. Opening Doors. Please take care when opening your car doors so you do not dent or chip the paint off your neighbor's car.

4. Speed and Lights. All drivers must maintain safe and proper speeds and observe a maximum speed of 5 miles per hour while driving in the Parking Garage. There may be blind spots. It is recommended that your headlights be turned on while driving in the Parking Garage.

5. Noise. No excessive noise from vehicles or revving up of engines is permitted. Vehicles which are of sufficient volume when driven to set off car alarms in the garage may not be parked in the Parking Garage.

6. Oil Leaks. Excessive oil leaks and stains caused by a user's vehicle will be subject to fines and/or the cost of cleanup and repairs. Please use and monitor the condition of oil catching and absorbing materials underneath your vehicle to prevent excessive staining. Preventative maintenance of your vehicle will help to alleviate this issue.

7. No Vehicle Maintenance. No working on vehicles is permitted anywhere in the Parking Garage. This includes, but is not limited to, washing, changing oil, light maintenance, etc.

8. Prohibited Vehicles. Recreational vehicles, retail-type vehicles, buses, vans designed to accommodate ten (10) or more passengers, vehicles with more than two (2) axles, inoperable vehicles or parts of vehicles, aircraft, boats, jet skis, trailers, campers or unregistered vehicles, etc. or any vehicle or vehicular equipment deemed a nuisance by the Board are not permitted in the garage. Except for vehicles required by Seller for completion of construction, no contractors' vehicles shall be permitted in the Parking Garage. Residents must arrange for off-site parking for any contractor performing work on such Residential Unit.

9. No Bicycles, etc. No bicycling, skateboarding, roller skating, rollerblading or playing in any Parking Space or in the Parking Garage is allowed.

10. Towing. Any vehicles parked in Parking Spaces assigned to other Residents, on the garage apron (the concrete entry to the garage), or in any manner that obstructs free traffic flow, constitutes a nuisance or creates a safety hazard may be towed away at the vehicle owner's expense. The Owner to whom the Parking Space is assigned should contact the Property Management Company or the appropriate party as designated by the Property Management Company, who shall be responsible for taking appropriate action, including, if necessary, calling the towing company.

11. Car Alarms. Should a car alarm continue to go off, the Property Management Company or the or the Association may, at the Owner's expense, hire a locksmith and take whatever action necessary to stop the noise. Vehicle alarms that do not automatically go off after an interval are not allowed.

12. Disabled Parking Space. Certain Parking Spaces in the Parking Garage will be designated for use by disabled persons **("Disabled Parking Spaces").** Such Disabled Parking Spaces will be assigned by the Association to disabled Owners on a "first-come first-served" basis. Disabled persons using a Disabled Parking Space must display a distinguishing license plate or placard issued by the California Department of Motor Vehicles. If an Owner is assigned a Disabled Parking Space, such assignment is in lieu of a Parking Space to which the Owner would otherwise be entitled. There is no guarantee that a Disabled Parking Space will be available to a disabled Owner, guest or tenant. If you are initially assigned a Disabled Parking Space but do not qualify for it, you may be reassigned to another space if a qualified resident requires the Parking Space. Declarant or the Association may reassign Parking Spaces to accommodate requests for Disabled Parking Spaces by qualified Residents.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

13. Parking Garage. The Parking Garage is for use by residents. There will be two (2) car share parking spaces located in the Parking Garage, subject to the availability of a reasonable agreement with a third-party car share company. The car share parking spaces may be available for use by residents of the Community and the public. Owners are prohibited from parking their own vehicles in Parking Spaces designated for car share parking. Seller does not control traffic or usage of car share Parking Spaces.

14. Sale, Lease, Exchange. The right to use Parking Spaces assigned for the exclusive use of the Owner of a designated Residential Unit may be leased, sold to, or exchanged with other Residential Owners. Such arrangements cannot allow a Parking Space to be alienated from an ownership interest in a Residential Unit. Only members of the Association can buy, sell, lease or otherwise acquire rights to the exclusive use of a Parking Space. The conveying Owner must notify the Property Management Company and the Association of the name of the Owner to whom the right to use Parking Space has been leased, sold or exchanged by submitting an Exchange/Lease/Sale of Parking Space form found in the Forms section of this Community Handbook to the Property Management Company.

OFFENSIVE CONDUCT & NUISANCES

1. No Dumping. No person shall discharge into the Community's sewer system, storm drain or any toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, welfare, violate any law, subject any Owner to liability under state and federal law for any clean-up or cause injury or damage to neighboring property or business elsewhere on the Community. The disposal of such pollutants and materials into a storm drain system may result in significant penalties and fines. You may be responsible for any activities by your contractors (e.g., painters, landscapers, etc.) who dispose of such pollutants from your Residential Unit into a storm drain system. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers, and other such chemicals must meet all federal, state, and City requirements and requirements of any other governmental agencies having jurisdiction over the Property. You are encouraged to consult with the City, and other governmental authorities, concerning the proper disposal of any toxic or hazardous materials. Dumping any such materials into sewers, gutters or storm drains is against the law.

2. Audio Volumes. The volume of radio, stereo sets, television and musical instruments shall be held at a reasonable level at all times so other residents are not disturbed.

3. Speakers. Speakers and floor supported musical instruments (i.e. pianos and organs) must be properly isolated (as provided in the Architectural Guidelines) from direct contact to floors and walls in order to minimize vibrations.

4. Odorous Matters. No odorous matters shall be emitted upon or about the Community in such quantity as to be readily detectable outside the physical boundaries of the space within which such odor was generated. Front doors to the Residential Units shall remain closed except for when accessing a Residential Unit in order to control cooking, smoking and other odors.

5. Conduct. Management reserves the right to remove anyone from the Association Property not fully in compliance with any of the policies, rules, regulations or restrictions of the facilities as authorized by the Board of Directors. Use of abusive or offensive language in any Association Property may result in the resident being ejected from the applicable area and subject to other action by the Board.

HOLIDAY DECORATIONS

1. Acceptable Timeframe. The acceptable timeframe for winter holiday decorations is from the day after Thanksgiving until January 10th. All other decorations must be displayed no more than seven (7) days prior to the day of the holiday and must be removed within seven (7) days after the holiday.

2. Location. Holiday decorations must only be displayed from inside the Residential Unit. No Owner may place holiday decorations in the Association Property structures, (including Exclusive Use Easement Areas), or on the front door of any Unit. Owners may not damage or puncture any other portion of the Building in the process of displaying decorations.

3. Lights. Outdoor holiday lighting is not permitted.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

RENTAL OF RESIDENTIAL CONDOMINIUMS

1. Rental. An Owner shall be entitled to rent the Owner's Residential Unit (but not a portion thereof) for a term of not less than one hundred eighty (180) days and for a maximum initial term of 2 years. The Owner shall be responsible for all actions of the lessee.

2. Property Management Company Notification. All Owners who rent their Condominiums shall submit names and contact numbers for their tenants to the Property Management Company.

3. Written Lease or Rental Agreement. Any rental or leasing agreement shall be in writing, shall provide that the lease or rental is subject to the Governing Documents and shall provide that any failure to comply with any provision of the Governing Documents shall be a default under the terms of the lease agreement. A copy of any lease agreement shall be provided to the Association.

4. Compliance with Governing Documents. A copy of the Governing Documents shall be provided by the Owner to each tenant or lessee. The leasing Owner shall, at all times, be responsible for their tenant's or lessee's compliance with all of the provisions of the Governing Documents pursuant to the occupancy and use of the Condominium.

5. Association Amenities. If you lease your Residential Condominium, then your rights to use the amenities in the Association Property transfer to the Lessee. An Owner shall have no personal use privileges upon leasing their Residential Unit.

6. Timesharing. No Unit may be divided or conveyed on a time increment basis of measurable chronological time periods. There shall not be any agreement, plan, program or arrangement under which the right to use, or occupy or possess the Condominium rotates among various persons, either corporate partnership, individual or otherwise, on a periodically recurring basis for monetary or like-kind use privileges.

7. Assessments and Voting Rights. A Lessee shall have no obligation to the Association to pay assessments imposed by the Association nor shall any Lessee have any voting rights in the Association.

SIGNS

Owners displaying signs within the Community are subject to the parameters set forth in the Governing Documents and the City of San Francisco requirements.

TRASH DISPOSAL

Residents have access to trash chutes for the disposal of garbage and trash. There is trash chute access on each floor of the Community. Never force the trash chute door to shut. The trash chute door shuts automatically after opening. When depositing items into the trash chute, please make certain that all hands and fingers are away from the trash chute door before it closes. Never put your head, arms, hands, etc., inside the recycle chute or trash chute for any reason since another person located above your floor may be depositing trash at the same time. Trash and other debris being sent down the chutes are moving at very high speeds and could cause severe injury. All Owners and residents must comply with the following rules when depositing into the chutes:

1. All refuse deposited into the trash chute must be securely bagged and sealed.

2. Only plastic bags are permitted down the trash chute since paper bags can rip or burst on their way down to the trash compactor.

3. To avoid bags becoming stuck, no trash bag larger than seventeen (17) gallons may be sent down the trash chute.

4. Open containers such as drink bottles, boxes, unsecured plastic bags, and/or reusable garbage cans are also prohibited.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

5. To avoid obstructing the trash chute, NO BOXES MAY BE THROWN DOWN A TRASH CHUTE unless such box is small enough to fit in a trash bag as provided herein. As a rule of thumb, any box that must be broken down to fit though the trash chute door may NOT be placed down the trash chute.

6. All oversized items that do not fit though the trash chute opening must be taken to the trash room located in the Parking Garage.

7. Compacted trash may not be placed in any trash chute as the velocity and weight of such trash may damage the interior of the trash chute and other related equipment.

8. Volatile, flammable or hazardous materials may not be disposed of through the trash chute.

Take care to ensure your trash or trash bags do not leak or cause any type of damage to the floors in the hallways/corridors or other common areas. Owners are responsible for cleaning up any trash spilled in the Association Property and disposing of all trash properly. Any Owner who causes damage or the need for cleanup services the Association Property will be assessed for such services.

All boxes must be broken down before placing them in the dumpster. Items may not be left outside the trash dumpster areas. If any oversized trash does not fit the dumpster, it is the Owner's sole responsibility to remove these items from the premises and dispose of them properly at such Owner's sole cost and expense.

Commercial Owners will not have access to the trash chutes or the Parking Garage. Commercial Owners must arrange for trash pickup at their individual Unit.

BATTERIES OF ANY TYPE MAY NOT BE DISPOSED OF IN THE TRASH CHUTE OR DUMPSTERS AND MUST BE DISPOSED OF PROPERLY IN ACCORDANCE TO APPLICABLE LAW.

RECYCLING

Recycling will be deposited in the recycle chute. Please separate your recycling before sending it down the recycle chute. All oversized recycling must be brought down and placed in the trash room. Place all glass, plastic and paper items in their appropriate containers. Recycling is picked up on the same schedule as trash for the Community. All schedules are subject to change without notice by the recycling service provider. The Association reserves the right to discontinue recycling services for the Project at any time.

Contractors will be charged a fee for placing construction materials in the dumpsters.

WATER DAMAGE

Owners leaving their Units for extended periods must turn off the water supply to avoid damage that could be caused by leaks in their absence. You are encouraged to make arrangements for someone to check on your Unit if you will be absent for an extended period.

Washing machines must be equipped with high pressure hoses of a quality commercial grade of braided stainless steel.

Owners must comply with the Association's Water Intrusion and Mold Policy and the Mold Prevention Section attached to the Community Handbook.

COMMON DECK

The Community has a Common Deck that all Residents may use. Arrangements to reserve the Common Deck must be scheduled through the Property Management Company along with a complete reservation form seven (7) days prior to the event. All Residents intending to use the Common Deck for a private event must provide a guest list to the management company of persons to use the Common Deck within twenty-four (24) hours of the event. Please contact the Property Management Company for a reservation form. Reservations for the Common Deck are taken on a first-come first-

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

served basis. The Common Deck may be reserved for private events taking place between the hours of 8:00 a.m. and 10:00 p.m. daily, Sunday through Thursday, and 8:00 am and midnight, Friday and Saturday. After 10 PM on Fridays and Saturdays, noise shall be reduced so as not to disturb other residents Now on days where special public events are planned in San Francisco, such as airshows, Fourth of July, New Year's Eve or other special occasions, the Common Deck may not be reserved for a private event.

All clean up and trash removal is the responsibility of the party making the reservation and must be completed immediately after the conference. Clean up also includes the restroom and any trash in and around the building.

Please keep music and party noise to a volume so that you do not disturb residents or other occupants within the Community.

The reserving Resident on the application form must be present at all times. Failure of this requirement will result in forfeiting of the deposit and immediate cancellation of the reservation.

Management reserves the right to terminate any function due to excessive noise, abuse of the facilities, violations of the terms of any contract entered into as part of the use of such facilities, or the failure to adhere to these Guidelines. The reserving Resident is responsible for keeping his/her guests within the reserved area.

The reserving Resident agrees to indemnify, hold harmless and defend the Association, the Property Manager and the Board of Directors from any and all claims for damage, liability, loss of property, expense or costs incurred or connected with the reservation of the Meeting Room.

RESIDENTIAL FACILITIES

The term "Residential Facilities" refers to all of the parking facilities, Common Deck, residential lobby, elevator and other facilities for the use and enjoyment of the Residential Owners and their Invitees, situated within the Association Property. The Residential Facilities will be subject to any housekeeping policies created by the Association or the Property Management Company.

ENFORCEMENT OF GOVERNING DOCUMENTS

If there is a violation of the Governing Documents, including these Community Guidelines or Architectural Guidelines, then a Member may contact the Property Management Company, describing the violation, the Unit number of the violator, and all other pertinent information, including their own information. If you would like to report a violation, please contact the Property Management Company for a Violation Complaint Report Form. No member complaint can be acted upon unless there is supporting documentation, i.e., the written complaint.

Upon receiving the first written complaint, a "courtesy reminder" will be sent to the member complained about, if appropriate. If the violation is not cured, then upon receiving a second written complaint regarding the violation, a second violation letter will be sent. The second violation letter will advise that if the violation is not corrected, the Board will schedule a hearing for the Owner to address the Board regarding the alleged violation at which monetary fines and penalties may be imposed and may include the revocation of membership rights. If there is a third written complaint, then the Board will approve the matter for handling, and a due process hearing will be scheduled. Failure to correct a violation may also result in legal action, the cost of which will be the Owner's responsibility.

COMMERCIAL CONDOMINIUM USE RESTRICTIONS. Restrictions set forth below shall apply only to the Commercial Condominiums and Commercial Owners:

1. Commercial Use Only. The Commercial Units may be used and occupied for commercial purposes. Please refer to Section 7.2 of the Declaration for more information regarding commercial use restrictions.

2. Hours of Operation. The Commercial Units may operate between 7:00 a.m. and 11 p.m. Monday through Friday and 7:00 a.m. and 12:00 a.m. Saturday and Sunday, or such other hours as the Board determines to be reasonable. The hours in which business may be conducted may be extended with express permission of the Board for holidays and special events, and if necessary, to accommodate a particular business. The Commercial Owners

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

shall undertake all commercially reasonable efforts to receive deliveries between 7:00 a.m. and 8 p.m. and to otherwise minimize disruption to Residents.

3. Alarms. Any alarm installed in a Commercial Unit shall be the type of alarm which is monitored by a certified alarm company.

4. No Commercial Parking. There is no commercial parking within the Community.

5. Window Cleaning. The Association will not provide window cleaning services for the Commercial Condominiums, so long as the Commercial Condominiums are occupied. The Commercial Owners shall be responsible for maintaining the interior and exterior surfaces of their windows in a clean condition at all times.

6. Animals. Except as otherwise permitted by law, the Commercial Owners may not keep, bring or allow animals (except human assistance animals) of any kind in the Commercial Condominiums.

7. Advertising. The Commercial Owners shall not employ an advertising medium that can be heard or experienced outside of the Commercial Condominiums, including flashing lights, searchlights, loudspeakers, phonographs, compact disk players, radios or television.

8. Insurance. The Commercial Owner or its lessee shall maintain a policy of commercial general liability and public liability insurance in an amount that is reasonable for the use of the Commercial Condominium and shall demonstrate proof of such insurance to the Board annually upon request.

9. Non-Use. During any period that any portion of the Commercial Condominium is unoccupied, the Owner shall keep those portions of the Commercial Condominium that are visible from public areas from appearing abandoned, by installing smoked glass or privacy paper/screens on windows or glass doors and by keeping the area free of stored materials, clean and otherwise maintained such that it is not readily apparent that business is not being conducted therein.

10. Food Services. Food Services within the Commercial Condominium shall be subject to the following restrictions:

(a) Noise and odor caused from the operation of food service shall be sufficiently controlled such that neither would cause an unreasonable nuisance to the other Occupants, or unreasonably disturb any Occupant's right to the quiet enjoyment of their premises.

(c) Food may not be cooked on site. Food may be prepared offsite and brought and sold at the Commercial Condominiums. The food may be reheated and sold as packaged product (i.e., microwave usage). *// Confirm*

(b) All utilities serving the Commercial Condominiums shall be provided independent from the utilities servicing the Residential Condominiums.

11. Signage. The Occupants of the Commercial Condominiums shall have the right to display identification and other commercial signs on or in the Commercial Condominium in accordance with the Commercial Signage Guidelines, in accordance with all applicable federal, state and local laws and regulations and approval of the Board. So long as Declarant owns any interest in the Community, these Commercial Signage Guidelines may be modified or amended only by Declarant. When Declarant no longer owns any interest in the Community, the Commercial Guidelines may be modified or amended by the Board, so long as the action of the Board does not unreasonably restrict a commercial use which is otherwise permitted by the Declaration. So long as Declarant owns any interest in the Community, all identification and other commercial signs for the Commercial Condominium (and any changes thereto) are subject to the prior written approval of Declarant.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE

ELECTION PROCEDURES

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

ELECTION PROCEDURES

Election Procedures for 1645 Pacific Avenue Owners Association
Pursuant to California Civil Code Sections 4355, 5105(a) and 4900

*The following election procedures for 1645 Pacific Avenue Owners Association **("Association,** are being adopted in accordance with California Civil* Code *Sections 5105(a) and 4900. The statute requires owners' associations to adopt rules regarding election procedures.*

1. Equal Access.

(a) If, in the course of an election campaign for a position on the board of directors of the Association, any candidate or member of the Association advocating a point of view is provided access to a form of media (including, but not limited to, newsletters and Internet web sites) that is owned or entirely run by and for the Association, for a purpose that is reasonably related to that election, equal access shall be provided to all candidates and members of the Association for the same purpose ***("Equal Access").***

(b) Equal Access, as described above in **Section 1(a),** shall also apply to members of the Association and candidates not endorsed by the current Board, and shall be for the purposes of advocating a point of view reasonably related to the election.

(c) The Association shall not edit or redact any content from the presentation of the points of view described in this Section (to the extent that such content does not violate any provision in the Governing Documents or any applicable state, federal or local law. The candidate or member of the Association, and not the Association, is responsible for the content of such point of view.

(d) The Association shall give all candidates, including those candidates who are not incumbents, and those who are not endorsed by the board of directors of the Association, Equal Access to the common meeting area (i.e., time and space available for such candidate's use), if any, to present a point of view reasonably related to the upcoming election.

(e) The Association shall not charge candidates a fee for access to the common meeting area for the purposes described in this Section.

2. Qualifications and Procedures for Nomination of Candidates.

(a) A member of the Association is eligible to be nominated or to nominate himself or herself for a position on the Board if: (a) the member's subdivision interest is not subject to a Notice of Delinquent Assessment that, as of the date of nomination, has been of record for thirty (30) or more days; (b) the member has paid the first month's assessments, as provided for in the Declaration, levied against such member's Condominium; (c) the escrow by which such member acquired his or her Condominium closed at least sixty (60) days prior to the date on which the first ballot is mailed or solicited from members of the Association for voting purposes; (d) the member is at least eighteen (18) years old. If so, required by the bylaws of the Association, directors shall be members of the Association or representatives of Declarant.

(b) All members of the Association eligible to vote in the forthcoming election are eligible to nominate another eligible member of the Association or himself or herself as a candidate for the Board.

(c) Provided that a member of the Association seeking candidacy for a position on the Board satisfies the eligibility requirements set forth in **Section 2(a)** above, such member of the Association may be nominated or nominate himself or herself by the following procedures.

Nominations for Board candidates may be submitted in writing and deposited in a receptacle designated by the current board of directors of the Association or mailed to the secretary of the Association or the management company of the Association, whichever the board of directors of the Association decides, not less than thirty (30) days prior to the mailing or distribution of ballots for the election of new board of directors of the Association members. Members of the Association shall not be prohibited from nominating

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

themselves for any Board position and any attempt to prevent a member of the Association's self-nomination shall be invalidated.

(ii) After collecting all properly submitted nominations, the current Board shall issue a list of the prospective candidates, having confirmed that each nominated person is eligible under Section 2(b), and contact each of the qualified members of the Association on that list to confirm that individual's acceptance of the nomination.

(iii) The Board shall issue a full list of confirmed candidates, and shall draft a corresponding ballot to be distributed to all members of the Association for voting purposes. Such ballots must satisfy the requirements set forth in Section 3 below.

3. Secret Ballot

(a) Pursuant to California Civil Code Section 5105(a), elections and votes related to assessments, selection of members of the Board, amendments to the Governing Documents adopted by the Association, and the grant of certain exclusive use easements shall be by secret ballot. The secret ballot must satisfy the requirements set forth in the California Civil Code and this Section 3. The Association shall send to each eligible member of the Association a ballot and two (2) pre-addressed envelopes not less than thirty (30) days prior to the voting deadline for the election.

(b) Ballots must not identify the voter's name, address, or lot, parcel or unit number.

(c) The ballot itself must not be signed by the voter. It must be inserted into a sealed envelope. That sealed envelope must then be sealed within a second (2"^{d}), outer envelope. The outer envelope shall have, in the upper left-hand corner, space for the voter to print and sign his or her name and print his or her address.

(d) The outer envelope is pre-addressed to the inspector or inspectors of election, as defined below, who will be counting the votes. The envelope containing the ballot shall then be hand delivered or mailed via first class mail to a location specified by the inspector or inspectors of the election. The member of the Association may request a receipt for delivery.

4. Selection of Inspectors

(a) The current Board shall select either one (1) or three (3) independent third parties to serve as the inspector of inspectors of the election *("inspector(s)")* not less than fifty (50) days prior to the voting deadline. A person or persons currently employed or under contract to the Association for any paid services may not be selected to be an Inspector unless such person is expressly allowed to serve as an Inspector under the rules of the Association. The Association's current property management company is hereby authorized to serve as the Inspector.

(b) For the purposes of this Article, independent third parties include the following:

(i) A volunteer poll worker working for the county registrar of voters;

(ii) A Licensee of the California Board of Accountancy;

(iii) A Notary Public; or

(iv) A member of the Association that does not hold a position on the current Board, is not related to a member of the current Board, is not a candidate for the forthcoming election, for which such member of the Association would serve as an Inspector.

(c) The inspector(s) of the election shall have the following responsibilities:

(i) Determine the number of memberships entitled to vote as of the record date and voting power of each said membership;

(ii) Determine the authenticity, validity, and effect of proxies, if any;

(iii) Receive ballots;

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

(iv) Hear and determine the outcome of all challenges and questions regarding a member of the Association's right to vote in the election;

(v) Count and tabulate all votes submitted;

(vi) Determine the hours of operation of any polling facilities;

(vii) Determine and announce the result of the election based on the ballots received and votes tabulated; and

(viii) Perform any acts as may be proper to conduct the election with fairness to all members of the Association in accordance with this Section and all applicable rules of the Association regarding the conduct of the election that are not in conflict with these procedures.

(d) An Inspector shall perform his or her duties impartially, in good faith, to the best of his or her ability, and as expeditiously as practical.

(e) If there are three (3) Inspectors, the decision or act of a majority shall be effective in all respects as the decision or act of all Inspectors.

(f) Any report made or issued by the Inspector(s) is prima facie evidence of the facts stated in such report.

5. Voting Periods.

(a) Ballots and all related materials required for voting under these procedures shall be sent to eligible members of the Association not less than thirty (30) days prior to the date on which the collection and tabulation of votes has been set to begin by the Inspector(s).

(b) Ballots, if hand delivered to a location or receptacle designated by the Inspector(s), must be received within seven (7) business days after the first (1st) day of ballot collection and tabulation, as determined by the Inspector(s).

(c) If ballots are sent to the designated location or recipient via first class mail, such ballot must be postmarked no later than the third (3rd) business day after the first (1st) day of ballot collection and tabulation.

(d) No further ballots shall be accepted, by mail or otherwise, after the tenth (10th) day of ballot collection and tabulation. Any ballots received after the tenth (10th) day shall be discarded and will not be counted in the Inspector's/(s)' tabulation of votes. The member of the Association whose ballot has been discarded will not be entitled to notification of such action and shall not have the right to cast another vote in the present election. Such discarded ballots shall not be counted in any subsequent recount or challenge to the election procedures.

6. Eligibility and Vesting of Voting Rights.

(a) A member of the Association is eligible to vote if: (a) the member's voting rights have not been suspended pursuant to the Declaration or the Bylaws; (b) the member has paid the first month's assessments, as provided for in the Declaration, levied against such Owner's Condominium; (c) the member closed escrow on his or her Condominium on or before the "Record Date," being not less than sixty (60) days prior to the date on which the ballots are mailed to or solicited from members of the Association for voting purposes; (d) the member is at least eighteen (18) years old.

(b) Except where cumulative voting is authorized, Class A members may cast only one (1) vote per condominium. If more than one (1) party is record owner of a condominium, the vote for that Condominium shall be decided by said parties between themselves, as so provided in the Declaration.

(c) Such voting rights attributed to any given condominium in the project shall vest as provided in the Declaration.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

7. Proxies.

(a) Any eligible member of the Association may authorize another person to act by proxy, pursuant to the Bylaws.

(b) Any instruction given in a proxy that directs the manner in which the proxy is to cast the vote shall be set forth on a separate page of the proxy that can be detached and given to the proxy holder to retain. The proxy holder shall cast the vote by secret ballot, in the manner prescribed in these procedures. The inspector shall determine the authenticity, validity and effect of proxies. Proxies shall be presumed valid if executed in accordance with California Corporations Code Section 7613 and the Bylaws.

8. Voting Procedures and Custody.

(a) All votes shall be counted and tabulated by the Inspector(s) in public at a properly noticed open meeting of the Board and/or members of the Association. Any candidate or member of the Association may witness the counting and tabulation of the votes. No person, including, but not limited to, members of the Association and employees of the management company, if one has been selected, shall open or otherwise review any ballot prior to the time the ballots are counted and tabulated by the Inspector.

(b) The results of the election, as tabulated by the Inspector(s), shall be promptly reported to the current Board and shall be recorded in the minutes of the next meeting of the Board, and shall be made available for review of members of the Association. The Board shall publicize the results of the election in a communication directed to all members of the Association, within fifteen (15) days of the date the final tabulation of votes has occurred.

(c) The sealed ballots shall at all times be in the custody and control of the Inspector(s), or at such location designated by the Inspector(s), until after the final tabulation of votes, after which time the custody and control of the ballots shall be turned over to the Association.

(d) After the final tabulation of the votes has been completed by the Inspector(s) and custody and control of the ballots has been turned over to the Association, the Association shall store the ballots or cause them to be stored, in a secure location for not less than two (2) years from the date of final tabulation of votes.

9. Contesting the Results of an Election

(a) An action challenging the validity of any election must be commenced within nine (9) months of the final tabulation of votes and report of the results to the Board at the open meeting in the election challenged.

(b) In the event of a recount or other challenge to the election process, the Association shall, upon written request, make the ballots available for review by members of the Association or authorized representatives. Any recount must be conducted in a way that preserves the confidentiality of all ballots recounted.

10. Restriction on Use of Association Funds.

(a) Association funds shall not be used for campaign purposes in connection with any board of directors of the Association election. Association funds shall not be used for campaign purposes in connection with any other Association election, except to the extent necessary to comply with the duties of the Association imposed by applicable law.

(b) For the purposes of this Section, "Campaign Purposes" includes, but are not limited to, the following:

(i) Expressly advocating election of defeat of any candidate that is on the Association election ballot; or

(ii) Including a photograph or prominently featuring the name of any candidate on a communication from the Association or the Board, excepting the ballot and ballot materials, within thirty (30) days of the distribution or mailing of ballots to members of the Association for voting purposes.

(c) Such action is not considered a "Campaign Purpose" (for which Association funds may not be used) if the communication is one that is required for Equal Access as described in Section 1 above.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

11. Right of Enforcement.

Pursuant to California Civil Code Section 5145, members of the Association shall have the following rights:

(a) Members of the Association may bring a civil action for declaratory or equitable relief (including, but not limited to, injunctive relief, restitution, or a combination thereof) for a violation of these procedures by the Association within one (1) year of the date the cause of action accrues.

(b) Upon finding that the Association violated the election procedures herein, a court of law may void any results of the election in question.

(c) Members of the Association who prevail in an action based on this Section shall be entitled to reasonable attorney's fees and court costs.

(d) The court may impose a civil penalty of up to Five Hundred Dollars ($500.00) for each violation; however, a violation that affects each member of the Association equally shall be subject to one (1) penalty only.

(e) If the Association prevails, it shall not be entitled to recover attorney's fees or court costs unless the court finds the action to have been frivolous, unreasonable or without foundation, all as defined by applicable laws.

(f) A cause of action brought pursuant to the rights of a member of the Association under Civil Code Section 5145 with respect to Equal Access, as described in Section 1, the receipt of a ballot by a member of the Association, or the counting, tabulation, reporting of, or access to ballots for inspection and review after tabulation may be brought in small claims court, provided that the amount of the demand in such action does not exceed the jurisdiction of that court.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE

ARCHITECTURAL

GUIDELINES

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

ARCHITECTURAL GUIDELINES

INTRODUCTION TO THE ARCHITECTURAL GUIDELINES

These Architectural Guidelines are designed with the goal of maintaining the aesthetic beauty, and preserving the safety, value and desirability of 1645 Pacific Avenue. By adhering to these Guidelines, which include guidelines and standards for all improvements and sound and noise guidelines, all Owners will benefit from the beauty and enjoyment of the Community. Upon approval from the Board or Architectural Committee in accordance with Article 9 of the Declaration and these Architectural Guidelines, an Owner shall submit to the Architectural Committee, in accordance with the provisions set forth in the Declaration.

Prior to making any Improvements to your Residential Unit or any Exclusive Use Easement Area (collectively "Unit"), you must first submit a complete Home Improvement form and submittal package to the Board or, if appointed, the Architectural Committee. After receiving written approval from the Board and complying with applicable Governmental Agencies, you may install your Improvements, or undertake your approved action. Please review these "Architectural Guidelines" prior to completing your application form to ensure your submittal is complete. In the event of a conflict between these Architectural Guidelines and the Declaration, the Declaration shall prevail.

It is recommended that you also refer to Article 9 of the Declaration in conjunction with these Architectural Guidelines to insure a complete understanding of the submittal and review process. If at any time you have any questions regarding the review process, please contact the Property Management Company.

PURPOSE

These Architectural Guidelines are not intended to restrict individual creativity or personal preference, but rather to assure and preserve the value, desirability, attractiveness and architectural integrity of the Community.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

SUBMITTAL OF APPLICATION FOR ARCHITECTURAL APPROVAL

Submittal of Application: Prior to the commencement of any addition, alteration, construction work or other Improvements, you must first submit an application to the Board for approval of such work in accordance with the procedures set forth below. The following is intended to describe some of the Improvements which require approval by the Board. Even though a proposed Improvement may not be listed below, you should submit an application for your proposed Improvement, unless the Declaration or Architectural Guidelines specifically exempts that particular Improvement from architectural review.

1. **Residential Units.** Board approval is required for the following proposed Improvements to Residential Units:

a. **Interior Improvements:** All interior Improvements to your Unit which impact or alter any part of the Common Area and any hard surface flooring require the approval of the Board. For the purpose of these Architectural Guidelines, the term "Interior Improvements" shall include, but not be limited to:

- Flooring (tile, marble, granite, wood, etc.)
- Moving of non-bearing walls
- Window coverings including draperies, shutters, shades, etc.
- Plumbing
- Security system
- Permanent fixtures
- Ceilings and columns
- Any other Improvement (including demising walls) which may impair or alter the structural integrity of the building or the Unit

b. Electrical, HVAC/Heat and Plumbing: New installations or changes to any originally installed electrical, HVAC/heating or plumbing of any kind require approval by the Board.

c. Exterior Changes or Additions: Any changes or additions to the exterior of any Exclusive Use Easement Area including, but not limited to, patio covers, windows, screens, sunshades, awnings, walls, doors, railings and gates, require approval by the Board.

d. Improvements in Exclusive Use Easement Areas: All landscaping within any Exclusive Use Easement Area requires the approval by the Board.

e. Entry Door Hardware: Owners shall not remove or replace any hardware on any entry doors without the prior approval of the Board.

2. **Exclusive Use Easement Area Furnishings.** The Board will review the types of balcony, deck or patio furnishings solely to confirm the furnishings are aesthetically harmonious with the exterior of the Community.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

3. **Commercial Units.**

a. The Board shall have the power to review all signs which are not in conformance with the Signage Program adopted by the Association.

b. Interior Improvements: Improvements to the interior of the Commercial Condominiums that do not affect any of the Association Property do not require prior Board approval. Any interior Improvements that do affect the Association Property or are visible from the exterior of the Property require prior Board approval.

c. Electrical, HVAC/Heat and Plumbing: New installations or changes to any originally installed electrical, HVAC/heating or plumbing of any kind require approval by the Board.

Failure to Obtain Approval: It is important that you obtain the approvals of the Board before making any alterations or improvements so that you are not in violation of the Governing Documents. Please also remember that a building or other permit may be required by the County or City Building Department, or other governmental agencies prior to the commencement of any work.

Declarant Approvals: In addition to the approvals by the Board, any Improvements within an Owner's Unit or the surrounding Common Area shall, for a period of ten (10) years after the date that a certificate of occupancy is issued for the last Unit in the Community, require the prior written consent of the Declarant unless the Declarant has notified the Association, in writing, that it (i) waives its consent to the particular work of Improvement, or (ii) no longer desires to exercise such right of review and approval for any future works of Improvement.

Combining Two Units: If an Owner desires to combine two Units, the Board shall not grant approval of the removal of a demising wall or floor between two (2) or more adjoining Residential Units which are owned by one (1) Owner unless: (a) Outside Consultants consisting of both an architect and structural engineer licensed in the State of California have approved the Plans and Specifications for such Improvements, (b) such Improvements do not adversely impact the structural integrity of the Community, do not contain any common utilities, and do not affect any other Residential Units, and (c) the Plans and Specifications are otherwise in conformance with the requirements of the Declaration and these Architectural Guidelines.

ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS

Send requests to:

1645 Pacific Avenue Owners Association
Attention: Board of Directors
c/o Common Interest Management Services

ARCHITECTURAL REVIEW PROCESS AND PROCEDURES

Application for Approval: All applications for any Improvements requiring approval by the Board must be submitted in writing **("Home Improvement Form"),** together with the items described below **("Submittal Package").**

Delivery of Submittal Package: The Submittal Package and any resubmittals should be delivered in a manner where receipt for delivery can be obtained. This may include personal delivery, overnight courier or any method where the Property Management Company acknowledges receipt of the Submittal Package in writing.

Submittal Package: In order to expedite the approval process, the Submittal Package for any Improvements (other than patio furnishings and window coverings) must include three (3) sets of each of the following:

- Home Improvement Form
- Plans and specifications showing the location, nature, kind, shape, height and materials, including the color and any other requirements set forth herein **("Plans and Specifications"),** clearly indicating all proposed modifications
- Floor plans, if an Owner is requesting permission to remove or relocate a wall

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

- Description of materials and colors and material samples
- A proposed construction schedule (including proposed start and completion dates)
- Certificates of insurance (including contractor's exclusions and proof of valid workers compensation insurance)
- Permits and licenses, if applicable
- An Application Processing Fee in an amount established by the Board on its fee schedule. Please obtain a copy of the fee schedule from the Property Management Company.
- Names, addresses and phone numbers of all contractors and subcontractors who will work on the project.

The Board will not be able to review your application unless all required plans, forms, fees and information for your proposed Improvement(s) are included in your Submittal Package.

Submittal Package for Deck Furnishings and Window Coverings: For any Exclusive Use Easement Area furnishings and window coverings, the Owner shall submit one (1) copy of a picture showing deck furnishings, and samples of proposed fabrics and finishes.

Submittal Package Review Fees:

1. Application Processing Fee: Each Owner must pay an application processing fee in an amount established by the Board **("Application Processing Fee").** The Application Processing Fee is payable to 1645 Pacific Avenue Owners Association.

2. Outside Consultant Fee: The Board may also require an Owner to pay any fees, costs or expenses associated with the review and approval of the Owner's Plans and Specifications by an Outside Consultant or any costs associated with the review of the Plans and Specifications by an architect on the Architectural Committee, if any. Any structural improvements must be approved by a licensed architect, sound engineer and any other person reasonably required to evaluate the design.

3. Additional Fees: Additional fees may be imposed on Owners if determined necessary, based upon the complexity or scope of the Submittal Package and/or to retain consultants. If such fees are determined necessary, you will be notified by the Property Management Company and you will be required to submit the additional fee(s) within ten (10) days of the request.

Review of Application: The Property Management Company shall, upon behalf of the Board, review the Submittal Package to ensure that it contains all of the information and fees required.

If the Submittal Package is complete, the Property Management Company will forward the Submittal Package to the Board. The Property Management Company may determine and notify the Owner that, based upon the proposed Improvements or the complexity of the proposed Improvements, additional review fees will be required. The Submittal Package will not be submitted to the Board unless the Submittal Package is completed and until such fees are paid. Failure to submit a complete Submittal Package and include the appropriate fees with the Submittal Package will constitute an incomplete application, and the application will be returned to the Owner for completion prior to review by the Board. The Submittal Package may be deemed complete by the Owner unless the Owner is informed otherwise by the Property Management Company, within ten (10) days after delivery to the Property Management Company.

The Board will review the Submittal Package and will provide written notification of approval, approval with conditions, or disapproval of the proposed modifications to the Property Management Company. The Property Management Company will then provide written notice of the actions taken by the Board within thirty (30) days from the receipt of the Submittal Package along with one (1) set of the Submittal Package, appropriately marked with the Board's action. If an Owner fails to receive notice of the action by the Board within the thirty (30) day period, then the Owner shall have the right to deliver a reminder notice to the Board and Property Management Company. If the Owner fails to

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

receive a response within fifteen (15) days after delivery of the Owner's reminder notice to the Board and the Property Management Company, the Submittal Package will be deemed disapproved.

If an Owner's proposal is not approved, or returned as incomplete, a revised Submittal Package may be submitted. Provided the re-submittal is prompt, and does not constitute a substantially revised proposal, the Board will attempt to review the re-submitted application within the initial thirty (30) day period. If the re-submittal is not prompt or includes substantially revised Plans and Specifications, an additional fifteen (15) days may be required to complete the Board's review.

A construction deposit shall be required in the amount of $1000.00. Provided no damage is incurred in the Association Property during the course of construction, 75% of the deposit amount is subject to refund to the Residential Owner. The balance of the deposit shall be used to cover the administrative costs incurred by the Association.

Diligence in Construction: Upon final approval of the Submittal Package, the Owner shall promptly commence construction and diligently pursue completion of the construction in conformance with the construction schedule.

GENERAL CONDITIONS FOR RESIDENTIAL OR COMMERCIAL CONDOMINIUMS

Approval by the Board does not constitute waiver of the requirements of any Governmental Agencies. Architectural approval of plans does not constitute acceptance of any technical or engineering specifications, and 1645 Pacific Avenue Owners Association assumes no responsibility for such. The function of the Board is to review submittals for architectural design of Improvements, placement of Improvements, color schemes, exterior finishes and materials and similar features which are recommended for use in the Community. All technical and engineering matters are the responsibility of the Owner. In addition to the restrictions set forth in the Declaration and the Community Handbook, each Owner shall also comply with the following restrictions and guidelines.

1. Building Permits: Building permits may be required for certain Improvements or changes. The applicant shall obtain Board approval of any Improvements requiring a building permit prior to requesting such permit from the City.

2. Damage to Association Property: An Owner shall be responsible for any damage to the Association Property. All applicable charges for restoration will be charged back to the Owner by the Association and are due and payable within thirty (30) days from notification to the Owner.

3. Effect of Approval: Approval of plans is not authorization to proceed with Improvements on any property other than the Unit owned by the applicant.

4. Building Code Requirements: It shall be the responsibility of the Owner to ensure that proposed modifications shall be consistent with applicable building code requirements. No Improvements will be permitted that could impair the structural integrity or mechanical systems of the Community or lessen the support of any portion of the Community.

5. Zoning. All uses shall be in conformity with the zoning ordinances of the City.

6. Structural Alterations. No structural alterations to the interior of or Association Property surrounding any Unit shall be made and no plumbing, electrical or other work which would result in the penetration of the unfinished surfaces of the ceilings, walls or floors shall be performed by any Owner without the prior written consent of the Board.

7. Mechanic's Liens. No Owner may cause or permit any mechanic's lien to be filed against the Community for labor or materials alleged to have been furnished or delivered to the Community or any Condominium for such Owner, and any Owner who does so shall immediately cause the lien to be discharged within five (5) days after notice to the Owner from the Board. If any Owner fails to remove such mechanic's lien, the Board may, discharge the lien and charge the Owner a Special Assessment for such cost of discharge.

8. Concrete Walls or Slabs. No Owner shall drill, penetrate or otherwise tamper with the concrete or other structural components of the Community, including the Exclusive Use Easement Areas.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL CONTRACTORS

Insurance and Contractor's License: Each Owner shall ensure that all contractors, subcontractors, or any other person or entity who/which performs work on or within the Community, shall provide proof of insurance, proof of valid workers compensation insurance, a California State Contractors License (if applicable) and a San Francisco Business License (if applicable) to the Board. The Association shall be named as an additional insured on the Certificates of Insurance for the period of time the work is in progress.

Registration of Work: All contractors, subcontractors, or any other persons who perform work on or within the Community, shall provide prior notice to the Property Management Company. A representative of the Property Management Company has the right to accompany the person or persons performing the work and take photographs of the condition of the Association Property prior to the commencement of the work and after completion of the work.

Damage: Any damage caused by contractors or sub-contractors to any Association Property or Units is the Owner's responsibility. Any damage must be reported immediately to the Property Management Company. The Owner will be held liable for the actions of his/her contractors, subcontractors and/or workers and the Owner will be responsible for any costs of repair incurred by the Association. Such costs may be the subject of an Enforcement Assessment pursuant to Section 6.7 of the Declaration. Contractors performing construction for the Commercial Units may not have access to the Association Property except upon 48 hours prior written notice to the Association and approval by the Association, which approval shall not be unreasonably denied.

Protecting Floor Areas and Elevators: The elevator and common floor areas must be protected with padding during any work by an Owner which could cause damage. The protective coverings must be removed by 6:00 P.M. each day. Contractors performing construction for the Commercial Units may not use the elevator for access to the roof, unless such access is approved in advance by the Association.

Parking. Construction vehicles may not be parked in the Parking Garage.

Trash and Debris: All trash and debris must be carried off-site on a daily basis. Trash receptacles in the Association Property may not be used for disposing of construction or installation debris Contractors may use the trash dumpsters only with the permission of the Property Management Company and will be charged a fee for placing construction materials in the dumpster.

Electrical and Plumbing: All electrical and plumbing work must be performed by a contractor licensed in the State of California in accordance with authorized Plans and Specifications. All plumbing must be properly insulated for sound and must be isolated from walls, studs, joists, ceilings and flooring.

Utility Shutdowns. Any plan to temporarily disconnect for any reason a Unit's utilities must occur on a date coordinated with the Property Management Company at least one week prior to the proposed date for interruption of utility service. If any Property Management Company or Association staff is used, the Owner must pay all expenses (including overtime) when using such services.

Working Hours: Working hours for any Improvements are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m., except that the Commercial Owners may perform construction work from 8 AM to 5 PM on Saturday if the Commercial Owners have received prior written approval from the Association to perform such work. Otherwise, no work is allowed on weekends or on the following holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas Day. Workers may access the Community thirty (30) minutes before the applicable "Working Hours," but may not make any disruptive noise until 'Working Hours" begin. Painting that does not disrupt others and work that does not create disturbing noise, vibrations or odors is not subject to the 'Working Hours" limitation.

Conduct by Workers: Workers shall exhibit proper behavior consistent with the terms of this Handbook and shall show respect toward other Occupants. Workers are not allowed to bring their pets within the Community and will be denied entry if they have a pet with them. Workers are prohibited from creating nuisance noise unrelated to the construction work. Workers are also prohibited from eating meals or taking breaks on the grounds in the Association Property. Workers must perform work such as carpet cutting and tile cutting in an area designated by the Property Management Company. All workers must wear shoes, pants or shorts and shirts with sleeves in the Community at all times. Contractors and/or workers performing work on the Commercial Units shall not have access to the Association Property, except as otherwise approved in advance in writing by the Association.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

Stopping Work: The Association has the right to stop any work that is in violation of these regulations, creates a fire or safety hazard, or interferes with activities in the Association Property.

Fire Safety Devices: No one shall remove any permanent smoke detectors, sprinklers, security speakers or fire safety devices anywhere in or about a Unit or the Association Property. If spray paint, sanding, or any other work that could potentially set off the smoke detectors or fire sprinklers will be performed, it is permissible to cover smoke detectors and/or fire sprinklers with plastic (and no other material), but the plastic **must be removed at the end of each day. A fine of $500 will be charged for each smoke detector or fire sprinkler left covered overnight.** Arrangement with the Association do the Property Management Company needs to be made in order to cover and protect smoke detectors located in the corridors adjacent to the Unit.

Fire exits may not be blocked at any time.

Equipment: Contractors must use their own equipment. The use of Association electricity facilities, and Association tools and equipment is prohibited. Workers are also prohibited from using or storing their equipment in the Parking Garage, or other common areas. The Association is not responsible for the disappearance of any tools, equipment or materials left in the Association Property.

Minimizing Dirt, Etc.: The front door of each Unit must be kept closed during construction in order to contain dust, dirt, noise, paint fumes, etc.

Owner Responsibility: Each Owner is responsible for any violations by such Owner's contractor or subcontractors of the Architectural Guidelines, the Rules and Regulations and the Declaration.

COMPLIANCE WITH REQUIRED PROCEDURES

If any architectural change is made without the approval by the Board or any violation of the Architectural Guidelines occurs, the Board may deliver written notice of violation to the Owner. The violation notice shall specify a time period for removal of the non-conforming Improvement which the Board reasonably determines is necessary to remove the non-conforming Improvement. The Owner shall, upon receipt of the violation notice remove the non-conforming Improvement within the time period specified in the Violation notice or make an appeal to the Board in writing (if an Architectural Committee is formed, violation notice appeals should still be made to the Board). If an Owner fails to file an appeal within fifteen (15) days of the receipt of the notice of violation, the Owner shall have waived any right to appeal.

Upon receipt of a written appeal, the Board shall, if there is a fine schedule adopted by the Board, stay the enforcement of the fine or imposition of any further fines until an appeal hearing has be concluded. Within thirty (30) days of a request for a hearing, the Board shall schedule an appeal at a time and date to be determined by the Board. The appeal hearing shall be conducted in an informal manner and the Unit Owner shall have the opportunity to present any information or evidence to have the fine excused or mitigated. The decision of the Board shall be final.

DISAPPROVAL BY THE ARCHITECTURAL COMMITTEE (APPEAL)

If the Architectural Committee is appointed and the Architectural Committee disapproves any application or approves any application with conditions, the party or parties making such application may appeal in writing to the Board. The Board must receive the written request for appeal not more than thirty (30) days following the disapproval decision of the Architectural Committee. Within thirty (30) days following receipt of the written request for appeal, the Board shall render its written decision. The failure of the Board to render a decision within the thirty (30) day period shall be deemed a decision against the appellant. The decision of the Board shall be binding and final.

INSPECTION AND CORRECTION OF WORK

Right of Inspection During Course of Construction: The Board or its duly authorized representative may enter into any Unit during the course of construction or installation of any Improvements for the purpose of inspecting such construction and/or installation to determine whether it is performed in substantial compliance with the approved Plans and Specifications, the contractor's guidelines and applicable governmental rules and regulations.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

The Board may not enter into a Unit without obtaining the prior permission of the Owner or occupant of such Unit; provided, however, that such permission shall not be unreasonably withheld and shall be given for entry by the Board during the daylight hours within forty-eight (48) hours of the request for entry.

Notice of Completion: Upon the completion of any construction or reconstruction or the alteration or refinishing of any Improvements, or upon the completion of any other work for which approved Plans and Specifications are required, the Owner shall give written notice of completion thereof to the Board.

Inspection: Within a reasonable period thereafter, the Board, or its duly authorized representative, shall have the right to enter into the Unit, as provided in Section 9.6.1 of the Declaration, to inspect such Improvement to determine whether it was constructed, reconstructed, altered or refinished to substantial compliance with the approved Plans and Specifications. If the Board finds that such construction, reconstruction, alteration or refinishing was not done in substantial compliance with the approved Plans and Specifications, it shall notify the Owner in writing of such noncompliance specifying particulars of non-compliance and shall require the Owner to remedy such non-compliance.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

ARCHITECTURAL STANDARDS

The standards set forth below shall apply to the Improvements within the Community. These standards are in addition to the standards set forth in the Governing Documents.

STANDARDS APPLICABLE TO ALL UNITS

DRAINAGE

There shall be no interference with the established drainage patterns, level, or grade over any Unit or Association Property unless an adequate alternative provision is made for proper drainage and written approval is obtained from the Board. The installation of any tile or other flooring material on decks is strictly forbidden as it will interfere with proper drainage.

LIGHTING (EXTERIOR)

No exterior electrical, gas or other artificial exterior lighting shall be installed (including holiday lights), other than lighting initially installed by Declarant.

WATER SUPPLY SYSTEMS

No individual water supply, sewage disposal or water softener system shall be permitted in any Residential Unit.

WINDOW COVERINGS AND TREATMENTS

SUBMITTAL REQUIREMENTS:

Except for tinting that is part of the original construction, window tinting is prohibited.

GUIDELINES:

1. Each Residential Owner shall, within a reasonable time after the Close of Escrow for the Owners Unit, install window coverings on all windows. All window coverings must be of a neutral color harmonious with and not conflict with the color scheme of the exterior wall surface of the Unit. Window coverings may consist of draperies, shades or shutters. Aluminum foils or other reflective materials, bed sheets, papers, and the like may not be applied to windows, at any time.

2. Exterior wrought iron or metal bars are prohibited.

3. Exterior screen doors must be approved by the Board.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

STANDARDS APPLICABLE TO RESIDENTIAL UNITS

DECKS

1. Outdoor Furniture: Deck furniture and other similar outdoor furnishings must be in good condition.

These furnishings must be equipped with protective leg caps or other devices to prevent damage to the floor of the Exclusive Use Easement Area. Additionally, none of these furnishings or other Improvement shall be nailed, bolted, or otherwise attached to the floor, walls, or any other portion of the Exclusive Use Easement Area.

2. Plants: Vegetation that extends beyond the railings, fences, walls and/or other boundaries of an Exclusive Use Easement Area is prohibited.

3. Awnings, Etc.: Awnings, ornamental screens, and sunshades shall not be permitted on any structure or elsewhere within the Community except those that are installed in accordance with the original construction of the Community or as authorized or approved by the Board.

BARBECUES

Barbecues are not allowed on an Exclusive Use Easement Area.

STRUCTURAL LOAD CHANGES

The Community is designed to support a residential floor live load as outlined in the California Building Code, Table 16A, Item 12. Additionally, it has been designed to allow for flooring materials (all material installed above the concrete slab) weighing up to 5 pounds per square foot (psf). Any modifications to a Unit that might increase the Unit's floor loading must be approved by a structural engineer and the Board. These items include, without limitation, changes in flooring (i.e., installation of flooring which exceeds 5 psf such as ceramic tile, marble, granite, hard wood, etc.) and the placement of heavy furnishings such as water beds, pool tables, grand and baby grand pianos, very large potted plants or trees, and aquariums over 30 Gallons in capacity.

FLOORING

SUBMITTAL REQUIREMENTS:

Except for those floors installed by Declarant, no Residential Owner shall install flooring (including without limitation tile or hardwood floors) or replace any flooring unless the prior approval of the Board has been obtained. Any installation of hardwood flooring permitted by the Board must include a sound control underlayment system. Installation of such sound control underlayment system shall include provisions for a perimeter insulation material which will ensure that impact noises are not transmitted into the Residential Units below the floor either directly through the floor or by going around the floor and through the surrounding walls.

GUIDELINES:

1. Standard Terms and Conditions and impact insulation class will be approximately 58 for carpet and pad.
2. Standard Terms and Conditions and impact insulation class will be a minimum of 60 for wood or tile.
3. All floor areas within a Residential Unit shall be covered with materials designed to minimize noise transmission. The installation of carpet must also include the installation of padding if the Residential Unit is situated on any floor above any other Residential Units or Association Property.
4. For any living areas (i.e. excluding kitchens and bathrooms) in which hardwood flooring is installed in an upper level unit, such flooring must be covered at least seventy-five (75%) by rugs or carpets.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

ADDITIONAL REQUIREMENTS FOR HARD SURFACE FLOORING

SUBMITTAL REQUIREMENTS

The Owner of any Residential Unit wishing to install a hard surface floor must submit to the Board the following:

(a) A construction drawing clearly indicating the type of flooring to be installed and the underlayment to be provided to mitigate against impact noises such as footfalls. The drawing must clearly identify all materials, their composition and thickness.

(b) A plan view drawing of the hard surface flooring area indicating the location of all adjacent partitions, cabinets, etc., with referenced details indicating the method of isolating the hard surface flooring along the entire perimeter.

(c) A copy of the installation instructions from the acoustical floor underlayment manufacturer.

(d) The name, qualifications, and experience of the contractor who will install the hard surface flooring and acoustical underlayment with a listing of his or her experience in the installation of floors utilizing impact insulation materials.

(e) The proposed individual(s) who will oversee the installation in order to verify that the installation is in accordance with the manufacturer's requirements.

SOUND ATTENUATION

In any multi-family dwelling, sound may be audible between Units, particularly where the sound level of the source is sufficiently high and the background noise in an adjacent Unit is very low. Each Owner shall endeavor to minimize any noise transmission from his or her Unit.

GUIDELINES:

1. No holes or other penetrations shall be made in demising walls (party walls) without the prior approval of the Board. No penetrations of any sort shall be made in the ceiling of any Unit. Acoustical sealant shall be packed around all holes made by nails or screws when hanging items from the wall.

2. No modifications shall be made to any Residential Unit which would result in a reduction in the minimum impact insulation class of the Residential Unit.

3. Speakers for music reproduction, television and other audio-visual devices shall not be supported from or contact demising walls and shall be elevated from the floor by a proper acoustic platform.

4. Pianos shall have at least $^1/_2$-inch neoprene pads under the supports to minimize vibration transmission into the structure.

5. All furniture placed on hard surface flooring shall contain rubber castors or felt pads to minimize noise and vibration.

SIGNS—RESIDENTIAL UNITS

REQUIREMENTS: No sign or advertising device shall be displayed on or in a Residential Unit which is visible from the exterior of the Residential Unit, except the following:

GUIDELINES:

1. If permitted by applicable law, each Unit may have no more than one (1) for sale or lease sign that is no larger than eighteen inches (18") by twenty-four inches (24") in size and shall be of a color and style authorized by the Board.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

2. Non-retail signs permitted by law.

3. Any other sign or display authorized by the Board.

SIGNS - COMMERCIAL UNITS

The Occupants of the Commercial Condominiums shall have the right to display identification and other commercial signs on or in the Commercial Units in accordance with all applicable federal, state and local laws and regulations. At all times, the Commercial Signage Guidelines shall preserve the right of the Commercial Owners to place reasonable identification and other commercial signs in or on the Commercial Units consistent with the permitted commercial use of the Commercial Units. So long as Declarant owns any interest in the Community, all identification and other commercial signs for the Commercial Condominiums (and any changes thereto) are subject to the prior written approval of Declarant.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

MOVE-IN/MOVE-OUT AND/OR DELIVERY PROCEDURES

PRIOR TO YOUR MOVE AND/OR DELIVERY

TO INSURE PROPER SCHEDULING FOR YOUR MOVE OR DELIVERY; PLEASE CONTACT THE PROPERTY MANAGEMENT COMPANY AT YOUR EARLIEST OPPORTUNITY TO RESERVE A TIME(S) FOR YOUR MOVE-IN OR DELIVERY. At that time, you should review any-questions that you might have regarding these Move-In procedures. You must also submit a Move-In/Move-Out Agreement which may be obtained from the Property Management Company prior to your move.

MOVING FEE AND SCHEDULING

Each Owner must schedule their move-in or delivery date. Owners are required to pay a deposit of $500.00. For a resale unit, at the time you schedule your move, you must sign the Move-In Agreement stating that you understand that a non-refundable fee of $250 plus a deposit of $500 must be delivered to the Property Management Company Office five (5) working days prior to the scheduled Move-In/Move-Out or Delivery. Otherwise your move/delivery date may need to be rescheduled at the discretion of the Management Company. This deposit is applicable to all damage, repair, cleaning, losses or other liabilities and charges incurred as a result of the move-in/move-out or delivery. Additionally, you accept total responsibility for the cost of any damage, repair, cleaning, losses or other liabilities that may exceed the amount of the. Such costs may be the subject of an Enforcement Assessment pursuant to Section 6.7 of the Declaration.

AN ADDITIONAL CHARGE OF FIVE HUNDRED DOLLARS ($500) WILL BE LEVIED IF A MOVER, OWNER OR RESIDENT ATTEMPTS TO BEGIN A MOVE IN/OUT WITHOUT A PRIOR RESERVATION.

TIMES YOU MAY MOVE

Move-ins/Move-outs and Deliveries will be allowed between 9:00 a.m. and must be completed (including take up/set down preparation) by 5:00 p.m. during our lobby ambassador or working hours on Monday through Friday. No move-in/move-out or deliveries will be allowed on the following Holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, Yom Kippur and Christmas Day. Move-ins/outs may also be conducted on Saturdays from 9:00 a.m. to 5:00 p.m. completed (including take up/set down preparation) but since this is outside the normal hours of our Lobby Ambassador all charges associated with hiring a Lobby Ambassador will be charged back to the requesting Owner. An appointment to schedule a move-in or move-out of the building must be made seven (7) working days in advance of the move to insure access to the elevator within a specific timeframe and day. Delivery appointments must be scheduled a minimum of 2 days prior to the delivery. Please call the Property Management Company to schedule moves and deliveries and to obtain an access key from the Property Management Company. Unscheduled moves will not be allowed use of the elevators.

PARKING

If you are using a professional moving company, be sure to inform them that it will be necessary to park large moving trucks in the areas designated by the Property Management Company. You must obtain a permit to park a large moving van on the public street for your move. You obtain a permit by contacting the permit officer at San Francisco Municipal Transit Agency at 415-701-2311. You should arrange to apply for your permit at least eight (8) days in advance. Currently the fee for a permit is $163.00, but this may change at any time. As certain areas must be kept free of parked vehicles, it is essential that the arrival time of moving vans be confirmed with the Property Management Company. If you have any questions or concerns about the size of the vehicle you intend to use, please discuss this matter with the Property Management Company PRIOR to the day of your Move-In.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

INITIAL MOVE-IN

Your Moving Company

Please choose your moving company carefully! You, as the Owner or tenant, are fully responsible for any damage done to the Association Property during your move. Because of this liability It is important that the moving company carry its own insurance for such damage.

If you plan to move from out of state, please either use a destination (local) agent for the company or instruct the driver to call the Property Management Company **a minimum of seven (7) working days in advance** to coordinate the time of arrival and to Insure availability of the designated elevator.

Owners who wish to move in without using a professional moving company may do so providing they meet all the requirements of the moving companies, i.e., scheduling the elevator seven (7) days in advance, of the move and accompanying the Association's Representative on walk-throughs before and after the move.

An elevator can be reserved for your movers for up to a four (4) hour block of time. In order to allow the elevator to be held to one floor, the mover must register with the Property Management Company,

THE MOVING COMPANY MUST PROVIDE PROTECTIVE COVERING FOR THE ELEVATOR CAB WALLS DURING THE MOVING PROCESS. IT IS THE MOVER'S RESPONSIBILITY TO ENSURE THAT THESE COVERINGS ARE IN PLACE PRIOR TO BEGINNING THE MOVE. IN THE ABSENCE OF PROTECTIVE COVERINGS, ALL ITEMS MUST BE WRAPPED IN MOVING BLANKETS.

NO MOVES WILL BE PERMITTED IF THE PROTECTIVE COVERINGS ARE NOT FULLY IN PLACE. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR REPAIRS NECESSITATED BY THE MOVE.

Please provide the moving company with a copy of the attached **Move-In/Move-Out Procedures** which may be obtained from the Property Management Company so that they have a clear understanding of 1645 Pacific Avenue's moving requirements.

SUGGESTIONS FOR MOVING PREPARATION

MAKE A PLAN

You will save time and money if you plan the location of your furniture in your new home before it is delivered by the moving company.

BE SURE YOU KNOW:

. Your Unit number.

- The day, date and the block of time you are assigned for the Move-In/Out and have verified this with your moving company.
- The size of the designated moving elevator and hallways. **THE FINISH ON THE ELEVATOR AND HALLWAY WALLS IS EASILY DAMAGED AND EXPENSIVE TO REPAIR.** Measure your large items to be sure they fit through the standard door openings and elevators.

AFTER MOVING IN

BOXES AND PACKING MATERIALS
At the end of the move the hallways and elevator must be cleared of all debris.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

All trash and debris must be carried off-site on a daily basis by your moving company. The trash dumpsters inside the garage may not be used for disposing of debris. Please contact the Property Management Company for further details

Any Owner who disregards this regulation by leaving packing materials and boxes in the hallways will be required to cover the cost of having a contractor remove this nuisance and fire hazard.

FUTURE MOVES/DELIVERIES

In the event that you find it necessary to move or have any items delivered that require two (2) or more persons to transport, you must file the Move-In/Move-Out Agreement with the Association prior to such a move or delivery and schedule the delivery/move with the Property Management Company in advance. A walk-through before and after the move will be made with the individual or individuals making the move or delivery.

Please remember the intent of these guidelines is to assure the enjoyment of all and to minimize damage to the Association Property. Thank you for your efforts and consideration.

.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE

FORMS

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

SALE/LEASE/EXCHANGE OF PARKING SPACE

All record Owners (for example, husband and wife/all joint tenants/all tenants in common) of a Residential Unit must agree to the sale/lease/exchange of its Assigned Parking Space (circle as applicable) and all such record Owners must sign this form. Please submit proof of ownership with this form.

Owner: _____
Owner: _____
Unit No.:_____
Action: _____ (sale, lease or exchange)
Assigned Parking Space No.: _____

The above-named Owner has _____ (sold, leased or exchanged) his, her or its above referenced Assigned Parking Space Number _____ , to:

Owner/Resident: _____
Owner: _____
Unit No.:_____
Action: _____ (purchase, lease or exchange)
Assigned Parking Space No.: _____

If a lease, the lease commences on _____ and expires on _____ **("Lease Term").**

The above-named Owners/residents acknowledge and agree that only residents of the Community have rights to use an Assigned Parking Space. As such, the right to use a Parking Space or cannot be separated from residency at the Community.

By signing this agreement, the above-named Owners acknowledge and agree that this form affects their rights to use the above referenced Assigned Parking Space for the Lease Term referenced above, or in the case of a purchase and sale or exchange of Assigned Parking Space, forever. The parties further acknowledge and agree that the agreement contained herein is binding on all future owners, tenants, and other successors and assigns. The parties hereby authorize the Association to change the records of the Association to reflect the agreement contained herein and release the Association from any claims arising from such change in Association records.

Signature: _____ Unit #: _____ Date:_____

Print Name: _____

Signature: _____ Unit #: _____ Date:_____

Print Name: _____

Signature: _____ Unit #: _____ Date:_____

Print Name: _____

Signature: _____ Unit #: _____ Date:_____

Print Name: _____

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

MOVE IN/OUT DELIVERY AGREEMENT

Instructions:

Owners, please sign Agreement and fax to the Property Management at (650) 286-0296. If Residence will be rented, Owners must provide form to the tenant. No moves or deliveries will be permitted without a signed agreement on file with the Property Management Company.

I have read the Move-In/Move-Out Procedures for 1645 Pacific Avenue. For deliveries and any initial move after the completion of construction no move-in fees will be required. For other moves, a deposit of $750.00 shall be required, of which $500.00 shall be refundable if there is no damage to the common areas caused by the move and $250.00 shall be a non-refundable deposit (checks must be payable to 1645 Pacific Avenue Owners Association) to the Management Company at least (5) working days prior to the date of your move-in/out or delivery.

I understand and agree that if any damage is incurred as a result of my move or delivery, I accept total responsibility for the cost of any damage, repair, cleaning, losses or other liabilities. I further understand and agree that if my move or delivery requires more than the allotted time, it may be interrupted or delayed allowing other scheduled Moves or deliveries to undertake their scheduled work/or postponed to the next business day (excludes Holidays), based on the judgment of the Property Management Company.

AN ADDITIONAL CHARGE OF FIVE HUNDRED DOLLARS ($500) WILL BE LEVIED IF A MOVER, OWNER OR RESIDENT ATTEMPTS TO BEGIN A MOVE IN/OUT WITHOUT A PRIOR RESERVATION.

_____ _____

_____ _____

Owner/Resident's Name(s) Date

_____ _____

_____ _____

Owner/Resident's Signature(s) Residential Unit No.

Accepted for 1645 Pacific Avenue by:

_____ _____

Name Position Date

_____ _____

Signature Time

Move scheduled: Date: _____

Moving Company: _____

Moving Company Insurance Provided: _____ yes _____no

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE OWNERS ASSOCIATION
VIOLATION COMPLAINT REPORT

Name: _____

Address:_____

Daytime Phone Number: _____

DETAILED DESCRIPTION OF INCIDENT (Please give as much information as possible such as date, time, name and address of person(s) involved, damage, location, license # or anything else which may be pertinent.)

_____

_____

_____

_____

_____

_____

If possible, give name and phone number of any potential witness:

1. _____ _____
2. _____
3. _____

Were any photographs taken? YES, NO By whom? _____

Attach all photographs to this form or forward to the Property Management Company as soon as possible. Include photographer's name and date photographs were taken, and the names of any individuals present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO ME. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEYS TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

SIGNATURE _____ **DATE SIGNED** _____

PRINTED NAME _____

1645 PACIFIC AVENUE OWNERS ASSOCIATION
C/O COMMON INTEREST MANAGEMENT SERVICES
1720 S. AMPHLETT BLVD. SUITE 130
SAN MATEO, CA 94402
(650) 286-0292

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE OWNERS ASSOCIATION
NEIGHBOR AWARENESS

THE INTENT IS TO ADVISE YOUR ADJACENT NEIGHBORS OF YOUR PROPOSED IMPROVEMENTS. ANY NEIGHBORS WHO MAY REASONABLY BE AFFECTED BY THE IMPROVEMENTS MUST BE NOTIFIED. THE OPINIONS OF ADJACENT NEIGHBORS WILL BE CONSIDERED; HOWEVER, SUCH OPINIONS ARE BY NO MEANS DISPOSITIVE ON THE ULTIMATE DECISION OF THE BOARD. THE BOARD SHALL CONVENE TO DISCUSS PROPOSED IMPROVEMENTS. **THIS SECTION MUST BE COMPLETED.**

_____

2 . _____

3 . _____

4 . _____

(BOARD USE ONLY)

- ❑ Approved by The Board
- ❑ Approved Subject to Conditions Outlines Below
- ❑ Denial for Reason Listed Below

_____

_____

_____

BOARD MEMBER SIGNATURE DATE SIGNED

_____

BOARD MEMBER SIGNATURE DATE SIGNED

_____

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE OWNERS ASSOCIATION

Architectural Modification Form

For Architectural Review Committee (ARC) Review & Approval

Submit to:

1645 PACIFIC AVENUE OWNERS ASSOCIATION
c/o **CIMS**, 1720 S. Amphlett Blvd, Suite 130, San Mateo, CA 94402
Attention: Maj Messiah, Property Manager
Phone: (650) 286-0292, ext 529 F: (650) 286-0296 Email: mmessiah@commoninterest.com

OWNER NAME:_____

ADDRESS: _____ UNIT NO: _____

DAY PHONE: _____ EVENING PHONE: _____

EMAIL ADDRESS: _____

PLAN REVIEW FEE OF $ _____ attached, MADE PAYABLE TO 1645 Pacific Avenue Owners Association.

APPLICATION DATE BY OWNER to HOA MGT: _____
DATE SUBMITTED BY HOA MGT to ARC: _____
DATE RETURNED BY ARC to HOA MGT: _____
DATE SUBMITTED TO HOA BOARD: _____
DATE RETURNED TO APPLICANT: _____
OTHER DATE(S): _____

DESCRIPTION OF REQUEST: *Please be as **specific as possible**; if request is for signage or item to be installed at/on/or within unit, please include detailed drawings, plans, pictures showing what you are requesting, and/or work order of any vendor performing works. Kindly note that providing a full and complete description will make the turnaround time for application review faster. The ARC Modification Form is not considered complete and will not be submitted to ARC and/or Board until all documentation, drawings, photos, liability forms, etc. are submitted in full with package. Kindly note that no installation of any kind can occur outside of your residential or commercial unit or in any common area. If you have any questions before submitting, please contact HOA Management Company for advice*.

_____
_____
_____
_____
_____
_____
_____
_____
_____

As the Owner, it is important to review our HOA governing documents which are contained in the Community Handbook and CC&R's ***before*** you submit any ARC Requests. These documents provide specific guidance on what you will need to know, understand and do regarding Architectural requests. You should have gotten a complete set of these documents when you purchased your unit. If you did not, or do not currently have, please contact the HOA Management Company. Thank you.

REQUESTED INSTALL DATE: _____ REQUESTED ENDING DATE: _____
ACTUAL INSTALL DATE: _____ ACTUAL INSTALL DATE: _____
OWNER INSTALLING? ☐YES ☐NO
If NO, please specify Installer Company Name: _____
Installer Contact Name: _____
Installer Phone (Work/Mobile): _____ Email: _____
Contractor License: _____

PLEASE NOTIFY THE PROPERTY MANAGEMENT COMPANY OF THE ACTUAL DATE COMPLETED.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE OWNERS ASSOCIATION
RESIDENT INFORMATION FORM

UNIT NUMBER _____

(Please return form so we may enter your name in call box. If desired, fax to

INFORMATION PROVIDED IS FOR - CHECK ONE: UNIT OWNER(S) *OR* _____TENANT(S)

NAME: _____ **NAME:**_____

PERMANENT ADDRESS IF OTHER THAN 1645 PACIFIC AVENUE:
Street: _____ **Street:** _____

_____ _____
City State Zip City State Zip

TELEPHONE: (____) HOME (____) HOME
(____) WORK (____) WORK
(____) CELL (____) CELL
E-MAIL: _____ **E-MAIL:** _____

ADDITIONAL RESIDENTS (i.e. children, relatives, roommates): _____

EMERGENCY CONTACT :
Name & Tel # _____

FOB NUMBERS:

FC (Facility Code)	TR# (Tracking Number)

VEHICLE IDENTIFICATION:

MAKE	MODEL	YEAR	LICENSE PLATE (STATE)	REGISTERED OWNER

Each Residential Unit may have a *maximum* of (2) dogs or (2) cats or a combination thereof but not to exceed a *maximum* of two (2).

Guests are not allowed to bring animals onto the Association Property at any time.

DOG OWNERS: SAN FRANCISCO REQUIRES YOU TO PROVIDE A COPY OF CURRENT DOG LICENSE.
Name _____ **Breed** _____ **SF License # & Exp. Date** _____
Name _____ **Breed** _____ **SF License # & Exp. Date** _____

CAT AND DOG OWNERS: Fecal waste deposits made by pets on any Association Property, including landscaped areas, must be promptly cleaned up by the owner of the pet.

Signature(s): _____

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

Lease Agreement Addendum

This agreement must be included in a lease used by an owner of a Unit within the Community when leasing out a Unit. We ask this information to be signed and placed in the Unit file, in an effort to help you, the owner, educate your tenant and to protect you and your interest in the Association.

An Owner shall be entitled to rent the Owner's entire Condominium (but not a portion thereof) subject to the following guidelines.

1. All Owners who rent their Condominiums shall submit in writing names and contact numbers for their tenants to the Association management office.
2. Any rental or leasing agreement shall include this addendum, shall provide that the lease or rental is subject to the Governing Documents and the subleasing for so long as the sublease exists for the unit and shall provide that any failure to comply with any provision of the Declaration or the Governing Documents shall be a default under the terms of the lease agreement.
3. All rentals or leases shall be for a minimum of one hundred eighty (180) days and for a maximum of 1-2 years.
4. A copy of the Governing Documents, including these rules and regulations and any other supplemental documents, shall be Declaration pursuant to the occupancy and use of the Condominium.
5. No Unit may be divided or conveyed on a time increment basis of measurable chronological time periods. There shall not be any agreement, plan, program or arrangement under which the right to use, or occupy or possess the Condominium rotates among various persons, either corporate partnership, individual or otherwise, on a periodically recurring basis for monetary or like-kind use privileges.
6. A lessee shall have no obligation to the Association to pay assessments imposed by the Association; nor shall any lessee have any voting rights in the Association.
7. The Owners shall, at all times, be responsible for their tenant's or lessee's compliance with all of the provisions of this Declaration pursuant to the occupancy and use of the use of Condominium.
8. No Owner may lease a Condominium for hotel, motel or transient purposes or any other purpose inconsistent with the provisions of the Declaration.
9. Use privileges for amenities and Association Property transfer to the lessee or tenant. Owner shall have no personal use privileges upon leasing out the unit.

I have read and understand the Lease Agreement for the Association. I understand and agree that whether or not I have decided for my tenant to pay to me a part of the Unit's assessment, I am still responsible to the Association for the assessment. I understand that if my tenant violates the Rules and Regulations of the Association, incurring fines, whether or not I make personal arrangements for my tenant to reimburse me, I am still responsible to the Association for any fines levied against my Unit. I understand that every time I rent out my Unit, the Move-In and Move-out fee will be charged. I understand that any lease must be a minimum of ninety (90) days, and I will provide the tenant's names and contact information to the Association.

Owner's Name _____ Date _____

Owner/Resident's Signature _____ Residence # _____

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

1645 PACIFIC AVENUE

MISCELLANEOUS

INFORMATION

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

EARTHQUAKE PREPAREDNESS GUIDE

BE INFORMED

For those of us living in California, the need to be prepared for earthquakes is vital. Preparedness ensures that if disaster occurs, people are ready to get through it safely, and respond to it effectively. Whether you're an individual citizen, a volunteer group, or a government agency, preparedness means figuring out what you'll do if essential services break down, developing a plan for contingencies, and practicing a plan.

There are several safety precautions that gas and electric customers can take to be better prepared.

BE INFORMED

- ❑ Everyone should be familiar with the location and operation of each main utility service of their Building
- ❑ Main gas meter shut-off valve (place a wrench nearby)
- ❑ Main water valve
- ❑ Electrical panel in your unit
- ❑ Main electrical panel at exterior closet
- ❑ Phone book also has information on earthquake preparedness, basic first aid and CPR
- ❑ Conduct a hazard hunt in your unit to identify the safe areas away from glass and falling objects and to secure items that might fall when shaken
- ❑ Develop a family emergency plan/practice which includes: how to duck, cover, and hold; an evacuation plan; a place to reunite
- ❑ Designate a contact person 300 miles away or more. Provide that person with a list of people to call and notify for you outside of disaster area.
- ❑ Place an emergency phone list near the phone
- ❑ Learn first-aid and CPR
- ❑ Make sure every member of the family over age 10 knows how to shut-off gas, water and electricity
- ❑ Move heavy items to lower shelves
- ❑ Remove or isolate flammable materials
- ❑ Install latch locking devices on cabinet doors
- ❑ Inform family that if you are in the kitchen during an earthquake, you should turn off cooking appliances at the first sign of shaking as long as it is safe to do so

BE PREPARED

- ❑ Purchase an earthquake kit
- ❑ Flash light, spare bulb, extra batteries
- ❑ Portable radio, extra batteries
- ❑ First-aid kit
- ❑ Candles and matches (make sure there are no gas leaks)
- ❑ Basic tool kit
- ❑ Fire extinguisher, rating type A.B.C.
- ❑ Nonperishable food (suggested 2 weeks per person)
- ❑ Can opener (non-electric)
- ❑ Water (1-2 gallons per person per day)
- ❑ Crowbar (for use in forcing open jammed doors)
- ❑ Essential medication
- ❑ Eyeglasses (spare)
- ❑ Whistle
- ❑ Watch/clock (battery powered)
- ❑ Cash (ATM machines and banks may be out of service)
- ❑ Your vehicle (it may be a good idea to store some of these items in your vehicle)

AFTER EARTHQUAKE CHECKLIST

- ❑ Yourself
- ❑ Family, neighbors (trapped or injured)
- ❑ Gas leaks (do not shut off your gas unless you smell gas)
- ❑ Check gas and electric lines and appliances for damage; however, do not use electrical switches or candles to check for damage
- ❑ If you smell gas, open the windows and doors. Leave the unit and shut off the gas at the valve. Call to report gas leak

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

- ❑ Stove area
- ❑ Ask your neighbor
- ❑ Electrical (visually check for electrical sparks or broken wires which pose a hazard.)
- ❑ Water (check for broken water and sewer lines. Don't drink water unless it's safe)
- ❑ Broken glass and any other hazards
- ❑ Phone (check for a dial tone; do not use unless an emergency)

GENERAL SAFETY

- ❑ Check for injuries and render necessary first aid
- ❑ Check for hazards in and around your home
- ❑ Evacuate, if necessary
- ❑ Gather stored supplies
- ❑ Develop a 24-hour survival plan
- ❑ Turn on battery-powered radio for information
- ❑ Review and adjust your survival plan as necessary
- ❑ Do not turn the electricity or gas back on until Pacific, Gas & Electric or a qualified contractor has checked the building for safety
- ❑ If there is damage to the electrical wiring, switch off electrical power at circuit box. Do not touch downed or damaged power lines, even if there appears to be no power.

For Further information, refer to the First Aid and Survival Guide located at www.72.org.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

FIRE EMERGENCY PROCEDURES

Procedures for this Community have been submitted to City fire officials for approval and will be provided to buyers and Owners upon approval.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

WATER INTRUSION AND MOLD POLICY

The Association has created the following information and hereby imposes the following requirements relating to water intrusion and any damage resulting therefrom, including mold and mildew within Common Area and Units at the Community.

The Federal Environmental Protection Agency guidelines specifically state that there is no practical way to eliminate all mold and mold spores in the indoor environment. Mold is found everywhere. The way to control indoor mold and mildew growth is to control moisture. As a result, each Owner must take precautions to prevent the growth of mold in the Unit.

Preventative measures include, but are not limited to, the following: (1) regular cleaning of the Unit; (2) frequent checking for accumulated moisture in corners and unventilated areas; (3) running fans, dehumidifiers and air conditioners to reduce indoor humidity, especially in kitchens and bathrooms; (4) stopping the source of any leak or flooding; (5) removing excess water with mops or a wet vacuum; (6) moving wet items to a dry place; (7) regularly cleaning and disinfecting indoor and outdoor surfaces; (8) having major appliances, such as furnaces, heat pumps, central air conditioners, ventilation systems and furnace-attached humidifiers, inspected, cleaned and serviced regularly by a qualified professional; and (9) cleaning the refrigerator, air conditioner and dehumidifier drip pans and filters regularly and ensuring that refrigerator and freezer doors seal properly. Further, Owners must eliminate any potential source of moisture that would breed the growth of mold or mildew. For example, all sinks, bathtubs, toilets and related drips or overflows must be emptied, cleaned and affected areas dried within 24 to 48 hours.

NOTE: It is the Unit Owner's responsibility to monitor the Unit on a continual basis for excessive moisture, water, mold and mildew accumulation, to prevent such conditions, and to address immediately such conditions should they occur. The Association will only be responsible for water damage if the water emanates from an area that is under the Association's control and/or is maintained by the Association, provided that proper and timely notice is provided to the Association pursuant to this policy. For example, the Association generally will be responsible for moisture-related damage if it emanates from a leak from a roof, Common Area window leaks, plumbing in the Common Area walls, sink or toilet backups that are a result of blockage in a Common Area pipe that is the Association's responsibility to maintain, and Common Area planter boxes. The Association will not be responsible for water or moisture damage caused by a leaking or dripping plumbing fixture or appliance (including a shower pan) or an overflow from a sink, toilet or bath tub/shower, as those areas/items are the Owner's responsibility.

Immediately report all water leaks to Management/Board. The Association will only be responsible for water damage if the moisture intrusion or leak is reported to the Association, in writing, within 24 hours of the Owner's discovery of the moisture intrusion leak. If an Owner allows water damage or moisture to remain in the Unit for longer than 24 hours, the Association cannot be held responsible for resulting damage, including discoloration, mold or mildew that develops.

Should an Owner fail to maintain the Unit in violation of the Governing Documents and §1364(a) of the Civil Code, or fail to report water intrusion within the Unit in a timely manner and water damage and/or mold or mildew growth results, the Owner must allow the Association and its agents access to the Unit as needed to effectuate repairs within the Unit and to prevent potential damage to other Units and the Common Areas. The cost of such repairs will be charged to the Owner in the form of an Enforcement Assessment in accordance with the Governing Documents of the Association and Civil Code §1366 and §1367.1.

Owners are encouraged to obtain their own insurance to cover water and moisture damage to the interior of the Unit, personal property and liability for damage to the Common Area or another Unit. NOTE: See the Owner Maintenance Manual, Unit maintenance requirements and the Governing Documents for further information.

MOLD PREVENTION

What is Mold? Mold is a type of fungus which occurs naturally in the environment and is necessary for the natural decomposition of plant and other organic material. It spreads by means of sharing in microscopic spores borne on the wind and is found everywhere life can be supported. Residential home construction is not, and cannot ***be,*** designed to exclude mold spores. If the growing conditions are right, mold can grow in your Unit. Most Owners are familiar with mold growth in the form of bread mold, and mold that may grow on bathroom tile.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

In order to grow, mold requires a food source. This might be supplied by items found in the home, such as fabric, carpet or even wallpaper, or by building materials, such as drywall, wood and insulation, to name a few. Also, mold growth requires a temperate climate. The best growth occurs at temperatures between 40°F and 100°F. Finally, mold growth requires moisture. Moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture, an Owner can reduce or eliminate mold growth.

Moisture in the home can have many causes. Spills, leaks, overflows, condensation, arid high humidity are common sources of home moisture. Good housekeeping and home maintenance practices are essential in the effort to prevent or eliminate mold growth. If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours.

Should I be concerned about mold in my Unit? All mold is not necessarily harmful, but certain strains of mold have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune systems may risk infections. Some experts contend that mold causes serious symptoms and diseases which may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems, and about the exact nature and extent of the health problems that may be caused by mold.

What You can do. You must take positive steps to reduce or eliminate the occurrence of mold growth in your Unit, and thereby minimize any possible adverse effects that may be caused by mold. The steps include the following:

1. Before bringing items into your Unit, check for signs of mold on the items. For example, potted plants (roots and soil), furnishings, or stored clothing and bedding material, as well as many other household goods, could already contain mold growth.

2. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth if used in accordance with the manufacturer's recommendations.

3. Keep the humidity in the Unit low. Vent clothes dryers to the outdoors. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans, or by running the air conditioning to remove excess moisture in the air, and to facilitate evaporation of water from wet surfaces.

4. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry any wet surfaces or material. Do not let water pool or stand in your Unit. Promptly replace any materials that cannot be thoroughly dried, such as drywall or insulation.

5. Inspect for leaks on a regular basis. Look for discolorations or wet spots. Repair any leaks promptly. Inspect condensation pans (refrigerators and air conditioners) for mold growth. Take notice of musty odors, and any visible signs of mold.

6. Should mold develop, thoroughly clean the affected area. First, test to see if the affected material or surface is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, call on the services of a qualified professional cleaner.

7. A copy of an information sheet prepared by the California Department of Health Services, dated July 2001, regarding mold is contained in your Handbook **("Mold Information Sheet").** You are advised to review carefully all the information set forth in the Mold Information Sheet. The Information Sheet was prepared in 2001. This Mold Information Sheet may be periodically updated by the California Department of Health Services Information regarding mold may be updated and/or available from the following website:

http://www.dhs.ca.govideodc/ehib/ehib2/pdf/mold_2001_07_17final.pdf

For more information you may also want to try these web sites:

US Environmental Protection Agency - http://www.epa.gov
Centers for Disease Control and Protection Agency - http://www.cdc.gov/nceh
Illinois Department of Public Health - http://www.idph.state.il.us
Oregon Department of Human Services - http://www.ohd.hr.state.or.us

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

Washington State Department of Health - http://doh.wa.gov
There may also be other sources of information on mold.

Whether or not You experience mold growth depends largely on how you manage and maintain your Unit. You will need to take actions to prevent conditions which cause mold or mildew. Failure to take such preventative actions may reduce or preclude the Property Management Company's liability for water damage or water intrusion caused by the Property Management Company. It is Your responsibility to ensure that You have taken the necessary precautions to prevent mold from becoming a problem in Your Unit. Following the recommendations set forth above and in the Mold Information Sheet. If there is any water damage or water intrusion to Your Unit, take immediate action to prevent conditions which cause mold or mildew to develop.

Immediately notify the Property Management Company of such water intrusion and allow the Property Management Company the opportunity to inspect the problem if the water damage or water intrusion is believed to have been caused by the Property Management Company, pursuant to the provisions of Civil Code Sections 910 through 938. Failure to notify the Property Management Company of water intrusion or water damage is an affirmative defense of the Property Management Company to any claims for construction defect causing water damage or water intrusion.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

California Department of Public Health (CDPH)

Indoor Air Quality Info Sheet

Mold in My Home What Do I Do?

Updated March 2009

This info sheet provides basic information on water damage in the home. It describes molds. why they may grow indoors. health concerns related to mold exposure, the detection and prevention of indoor mold, and cleanup procedures for mold-contaminated materials with reference to additional resources and documents.

ABOUT MOLD

What are molds?

Molds are simple. microscopic organisms, present virtually everywhere, indoors and outdoors. Molds, along with mushrooms and yeasts, are fungi and are needed to break down dead plant and animal material and recycle nutrients in the environment. For molds to grow and reproduce. they need only a food source—any organic matter, such as leaves, wood, or paper—and moisture Because molds grow by digesting organic material, they gradually destroy whatever they grow on. Sometimes, new molds even grow on old mold colonies. Mold growth on surfaces can often be seen in the form of discoloration. frequently white, gray, brown, or black but also green and other colors.

How am I exposed to indoor molds?

Molds release countless, tiny spores. which travel through the air. Everyone inhales some mold every day without apparent harm. It is common to find mold spores in the air inside homes. In fact, most of the airborne spores found indoors come from outdoor sources. Mold spores primarily cause health problems when they are present in large numbers and exposure is high. This may occur when there is active mold growth within a home, office, school, or other building in which people live or work for long periods. People also can be exposed to mold by touching contaminated materials and by eating contaminated foods.

Can mold become a problem in my home?

Yes, Molds will grow and multiply whenever conditions are right, that is, when sufficient moisture is available and organic matter is present. Be on the lookout for the following common sources of moisture inside and outside your home that may lead to mold problems:

- Flooding
- Leaky roof
- Sprinkler spray hitting the house
- Plumbing leaks and overflow from sinks or sewers
- Damp basement or crawl space
- Steam from showers or cooking or humidifiers
- Wet clothes hung to dry indoors or a clothes dryer that exhausts indoors

Warped floors and discoloration on walls and ceilings can be indications of moisture problems. Condensation on windows or walls also is an important indication of excessive dampness and can be caused by some of the sources listed above However, condensation also can be caused by an indoor combustion problem

Therefore, inspect fuel-burning appliances annually. and contact your local utility or a professional heating contractor if you have questions

General information on gas appliance safety is available at:

httn://www.pge.com/myhome/edusafetv/gaselecrn csafety/gasappliancesafety/.

A ten-point furnace safety and efficiency checklist is available at:

http://www.pge.coin/about/news/mediarelations/ne wsreleases/g4 2007/071109.shtml.

Should I be concerned about mold in my home?

Yes. If indoor mold contamination is extensive, it can lead to very high and persistent exposures to airborne spores Persons exposed to high spore levels can become sensitized and develop allergies to the mold or they may develop other health problems (see below).

Mold growth also can damage your furnishings, such as carpets, chairs and sofas, and cabinets. Clothes and shoes in damp closets can become soiled and start to fall apart.

Unchecked, mold growth can seriously damage the structural elements in your home, for example, floors, walls, and ceilings.

HEALTH EFFECTS

What symptoms can mold cause?

Molds produce health effects through inflammation, allergy. or infection. Allergic reactions (often referred to as hay fever) are the most common responses following mold exposure. Mold-exposed persons may experience some of the following symptoms:

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

- Respiratory problems. such as wheezing, difficulty breathing. and shortness of breath
- Nasal or sinus congestion
- Eye irritation (burning, watery, or reddened eyes)
- Cough
- Nose or throat irritation
- Skin rashes or irritation

Headaches, memory problems. mood swings. nosebleeds, body aches and pains, and fevers are occasionally reported in mold cases, but their causes are not understood.

How much mold can make me sick?

It depends. For some people, a relatively small number of mold spores can trigger an asthma attack or lead to other health problems. For other persons, symptoms may occur only when exposure levels are much higher. Nonetheless, indoor mold growth is unsanitary and undesirable. Basically, if you can see or smell mold, identify and eliminate excess moisture and cleanup and remove the mold (see below).

Are some molds more hazardous than others?

Perhaps. Allergic persons vary in their sensitivities to mold, both as to the amount and the types to which they react. In addition to their allergic properties, certain types of molds (such as *Stachybotrys chartarum)* may produce compounds with toxic properties known as *mycotoxins.*

A mold may not always produce mycotoxins, depending on the material on which it is growing, the indoor temperature or humidity, the pH of the material, or other, as yet unknown, factors. When produced, mycotoxins may be present in both living and dead spores as well as materials that were contaminated with mold.

A wet layer encloses *S. chartarum* spores while they are growing, preventing them from readily becoming airborne. However, when the mold dries up, air currents or physical handling can release spores into the air.

At present there is no environmental test to determine whether *S. chartarum* found in buildings is producing toxins, nor can blood or urine tests establish that an individual has been exposed to *S. chartarum* spores or toxins.

Are some persons at greater risk if exposed to mold?

Exposure to building-related mold is not healthy for anyone. Therefore, it is best to identify and correct high moisture conditions quickly, before mold grows and health problems develop.

Some persons may have more severe symptoms or become ill more readily than others:

- Individuals with existing respiratory conditions, such as allergies, chemical sensitivities, or asthma
- Persons with weakened immune systems (such as HIV infected persons. cancer chemotherapy patients, and so forth)
- Infants and young children
- Older persons
- :". Anyone with a health problem they believe to be due to mold should consult a medical professional.

The following additional fact sheets on mold and health effects are available from the CDPH Environmental Health Investigations Branch, (510) 620-3620 or their webpage, http./Avww.ehib.oreema/topiejsp?topic ken 15·

- *Health Effects of Toxin-producing Molds in California*
- *Stachybotrys chartarum (atra) — A Mold that may be Found in Water-damaged Homes*
- *Fungi and Indoor Air Quality*
- *Misinterpretation of Stachybotrys Serology*

MOLD DETECTION

How can I tell if I have mold in my house?

You may suspect that you have mold if you see discolored patches or cottony or speckled growth on walls or furniture or if you smell an earthy or musty odor. You also may suspect mold contamination if mold-allergic individuals experience some of the symptoms listed above when in the house. Evidence of past or ongoing water damage also should trigger a more thorough inspection for damp conditions. You may find mold growth underneath water-damaged surfaces (for example, wallpaper) or behind walls, floors, or ceilings.

Should I test my home for mold?

It depends. CDPH does not recommend testing as a first step to determine if you have a mold problem. Reliable air sampling for mold can be expensive and requires expertise and equipment that is not available to the general public. Private home and apartment owners generally will need to hire a contractor, because insurance companies and public agencies seldom provide this service. Mold inspection and cleanup usually is considered a housekeeping task that is the responsibility of a homeowner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

Another reason CDPH does not recommend mold testing is that individual susceptibility varies so greatly and there are few standards for an acceptable quantity of indoor mold. If you do sample, an outdoor air sample must be collected at the same time as indoor samples to provide a baseline measurement for comparison because there always is some mold in outdoor air and this air may enter a building.

The simplest way to deal with a suspicion of mold contamination is:

> If you can see or smell mold, you likely have a problem and should take the steps outlined below to correct it.

GENERAL CLEAN-UP PROCEDURES

The following information is intended as an overview for homeowners and apartment dwellers. For further details, consult the more thorough documents listed in the USEFUL PUBLICATIONS section below.

Judging how large a problem you have

Small mold problems—total area less than 10 square feet can be handled by the homeowner or apartment maintenance personnel using personal protective equipment (see below). Large contamination problems—areas greater than 100 square feet may require an experienced, professional contractor. For in-between cases, the type of containment and personal protection will be a matter of judgment.

What can I save? What should I toss?

Discard items from which it will be difficult to remove mold completely. Solid materials generally can be kept after they are cleaned thoroughly.

- First, fix the moisture problem and remove excess water.
- A wet/dry vacuum cleaner may help remove water and clean the area.
- Discard porous materials, for example, mold-damaged ceiling tiles, drywall or wallboard, carpeting, drapes, upholstered furniture, and wood products. Spores are more easily released when moldy materials dry out, therefore, remove moldy items as soon as possible.
- Contain the area in which you work to reduce the spread of dust to other areas, for example, close the door or use plastic sheets to separate the room and run a suction fan that exhausts the air outdoors.
- Remove drywall to a level above the high-water mark. Visually inspect the interior, and remove any mold-contaminated material, such as insulation.
- Carpet is often difficult to clean thoroughly, especially when the backing or padding is moldy. in which case it should be discarded.
- If properly bagged or enclosed, mold-contaminated items can be discarded with household trash.
- Clean nonporous materials, for example. glass. plastic. metal, and ceramic tiles
- Wear gloves. an N-95 respirator. and eye protection.
- Use a non-ammonia soap or detergent. or a commercial cleaner in hot water and scrub the entire mold-affected area.
- Use a stiff brush or cleaning pad on cement-block walls and other uneven surfaces.
- Rinse cleaned items with water and dry thoroughly.

Disinfection of contaminated materials

Disinfecting agents can be toxic for humans as well as molds, therefore, they should be used only when necessary and should be handled with caution. Disinfectants should be applied only to thoroughly cleaned materials to ensure that the mold has been killed.

- Wear gloves and *eye* protection when using disinfectants and ventilate the area well
- A 10% solution of household bleach can be used as a disinfectant. Use $1^1/_2$ cups of household bleach per gallon of water.
- When disinfecting a large structure, make sure that the entire surface is wetted, for example. the floors, joists. and posts
- Keep the disinfectant on the treated material for the prescribed time before rinsing or drying
- 10 minutes typically is recommended for a bleach solution.
- Properly collect and dispose of extra disinfectant and runoff

Remember

Do not use disinfectants instead of or before, cleaning nonporous materials with soap or detergent.

- ***Bleach straight from the bottle is actually LESS effective than diluted bleach.***

Never mix bleach with ammonia because this may produce toxic fumes.

Bleach fumes can irritate the eyes, nose, and throat, and spilled bleach can irritate skin and damage clothing and shoes.

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

FIRST AID
(http://www.thecloroxcompany.com/products/msds/bleach/cloroxregularbleach0505 pelf):

Eye Contact: Hold eye open and rinse with water for 15-20 minutes. Remove contact lenses. after first 5 minutes. Continue rinsing eye. Call a physician.

Skin Contact: Wash skin with water for 15-20 minutes. If irritation develops. call a physician

Ingestion: Do not induce vomiting. Drink a glassful of water. If irritation develops. call a physician. Do not give anything by mouth to an unconscious person.

Inhalation: Remove to fresh air If breathing is affected call a physician.

Can cleaning up mold be hazardous to my health?

Yes. During the cleaning process, you may be exposed to mold, strong detergents. and disinfectants. Spore counts may be 10 to 1000 times higher than background levels when mold-contaminated materials are disturbed. Take steps to protect your and your family's health during cleanup.

- Use a respirator when handling or cleaning moldy materials to protect yourself from inhaling airborne spores
- You can purchase respirators from hardware stores. Select an N-95 respirator that is effective for particle (particulate) removal.
- Wear protective clothing that is easily cleaned or discarded
- Use rubber gloves
- Clean a test area first
- ***3 Beware that respirators that remove panicles will not protect you from fumes, such as from bleach. When using bleach or other disinfectants, minimize exposure by ventilating the area well***

If this activity bothered you, consider hiring a licensed contractor or other experienced professional to carry out the work. The California Department of Consumer Affairs (CDCA) provides information on how to hire a contractor and describes the different classifications of licensed contractors:

What Kind of Contractor Do You Need?
http://www.cslb.ca.gov/Consumers/HireAContractor/

Licensing Classifications.
http://www.eslb.ca.gov/GeneralInformation/Library/LicensingClassifications/

- Ask family members or bystanders to leave areas that are being cleaned
- Work for short time periods and rest where you can breathe fresh air
- Air out your home well during and after the work

••r Never use a gasoline engine indoors (e.g., a water pump, pressure washer, or generator) as you could expose yourself and your family to toxic carbon monoxide.

Can air ducts become contaminated with mold?

Yes. Duct systems may be constructed of bare sheet metal. sheet metal with fibrous glass insulation on the outside, sheet metal with fibrous glass on the inside, or entirely of fibrous glass. Bare sheet metal systems and sheet metal with exterior insulation can be cleaned and disinfected.

Water-damaged fibrous glass liner often will need to be removed and discarded, and ductwork in difficult-to-reach locations may have to be abandoned If you have questions, contact an air duct cleaning professional or licensed contractor.

Can ozone air cleaners help remove indoor mold or reduce odors?

No. Ozone is not effective in controlling indoor molds and other microbial contamination, even at concentrations far above levels safe for humans. Ozone is a strong oxidizing agent and a known lung irritant. and may damage materials in the home, for example, rubber items may become brittle.

❖ **For these reasons, CDPH strongly recommends that you NOT use an ozone air cleaner in any occupied space. Refer to the Air Resources Board,** *Hazardous Ozone-Generating "Air Purifiers",* http://www.arb.ca.gov/research/indoodozone.htm

A particle removing air cleaner should only be used as a short-term means to reduce mold exposure. The underlying moisture problem must be identified, and moldy materials must be removed or cleaned.

How can I <u>prevent</u> indoor mold problems in my home?

Inspect your home regularly for the signs and sources of indoor moisture and mold listed on page one. Take steps to eliminate water sources as quickly as possible. Act immediately if a leak or flooding occurs.

- Stop the source of leak or flooding
- Remove excess water with mops or wet vacuum
- Move wet items to a dry, well-ventilated area or place them outdoors to speed drying

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

Move rugs and pull up wet carpet as soon as possible.

- Open closet and cabinet doors and move furniture away from walls to increase circulation
- Open wall cavities, remove baseboards or pry open wall paneling if necessary, to allow the area to dry thoroughly
- Run portable fans to increase air circulation
- Run dehumidifiers to remove moisture from the air
- Depending on the time of year. determine if a window air conditioner or portable heater would help dry the area
- Do NOT use the home's central blower if it or any of the ducts were flooded because this could spread mold throughout the home.

Do NOT use fans if mold has already started to grow as this also could spread mold.

LOCAL ASSISTANCE

Your city or county health department may be able to answer questions or provide assistance on handling mold problems. Links to local California health departments can be found at http://www.cdph.cagov/programs/immunize/Pages/CaliforniaLocalHealthDepartments.aspx.

Other information on local government programs is available at http://www.ca.gov/About/Government/Local.html.

USEFUL PUBLICATIONS

Links to the following documents can be found at http://www.cdph.ca.gov/programs/IACI/Pages/IndoorMold.aspx.[? links not at new site ?]

General Information

U.S. Environmental Protection ***Agency. A Brief Guide to Mold, Moisture, and Your Home.*** An overview plus links to additional resources. http://www.epa.gov/mold/moldresources.html; (800) 438-4318, 9 a.m. to 5 p.m., Eastern Time, http://www.epa.gov/mold/index.html

U.S. **Centers for Disease Control and Prevention.** ***Mold homepage.*** Information on mold and health; an inventory of state indoor air quality programs: advice on assessment, cleanup efforts, and prevention of mold growth; and links to resources. http://www.cdc.gov/mold/default.htm

Facts about Mold and Dampness. httri://www.cdc.gov/mold/dampness facts.htm

CDPH Occupational Health Branch. ***Mold in Indoor Workplaces. An*** overview with specific resources for workers. http://www.cdph.ca.gov/programs/hesis/Pages/default. aspx. [? I could not locate this document ?]

California Research Bureau. ***Indoor Mold: A General Guide to Health Effects, Prevention, and Remediation.*** *.4 report to the California legislature.* http://www.library.ca.gov/erb/06/01/06-001.pdf

New **York City Department of Health.** An overview and info sheets on *Facts About Mold, Flood Fact Sheet, Healthy Homes: Facts About Mold,* and *Healthy Homes: Mold Tear-Off* http://www.nyc.gov/html/doh/html/epi/mold.shtml

Health Canada: ***Fungal Contamination in Public Buildings***

A Guide to Recognition and Management (1995). http://www.hc-scac.ea/ewh-semt/alt formats/hecs-sesc/pdf/pubs/air/tools school-outils ecoles/fiingal-guide-mgmt-fongique e.pdf

Fungal Contamination in Public Buildings: Health Effects and Investigation Methods (2004). http://www.hc-sc.qc.ca/ewh-semt/alt formats/hecs-sesc/pdf/pubs/air/fungal-fongique/fungal-fongique e.pdf

Residential Indoor Air Quality Guidelines: Moulds (2007). Information on the *Physical and Chemical Properties, Causes of Mold Growth, Health Effects.* and the Canadian *Guideline.* http://www.he-sc.gc.cakwh-semt/pubs/air/mould-moisissure-eng.Dhp

Mould, Dampness, and Humidity. Information on the *Effects of Mould on Health, Mould: Get Rid of It,* and *What is Mould?* http://www.hc-sc gc.ca/ewh-semt/aidin/poll/mould-moisissure/index-eng.php

Clean-up Guidance

U.S. Environmental Protection Agency. ***Mold Remediation in Schools and Commercial Buildings.*** Also applicable to residences. http://www.epa.gov/mold/mold remediation.html

U.S. **Centers for Disease Control and Prevention.** ***Prevention and Remediation Strategies for the Control and Removal of Fungal Growth.*** http://www.cdc.gov/mold/strats fungal growth.htm

American Red Cross/Federal Emergency Management Agency. ***Repairing Your Flooded Home.*** Guidance for recovery after flooding disasters addressing technical

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

and logistical issues (also available in Spanish} http://www.fema.govnibrary/viewRecord do?id=1418

New York City Department of Health. Widely referenced guidelines developed by the New York City Department of Health. ***Mold Guidelines (2008).*** hup://vvww.nyc.gov/hmil/doh/htmliepi/moldrptl .shtml

Consultants, Laboratories, and Clinics

CDPH Listing of Consultants Offering JAQ Services in California. Self-reported database of contractors and advice on using the list. http://www.cal•• imorg/F1RMS/ and http://www.cal-iaq.org/FIRMS/Howto.htm

CON! List of Laboratories for Bioaerosol (Mold) Testing. Identifies laboratories that can test for mold. http://www.cal-iaq.org/BioLabs.htm r this list not updated since 2003: replace with following ?il

American Industrial Hygiene Association. Listing of laboratories accredited in environmental microbiology http://apps.aiha.orglums aiha/public/pages/reports/publicscopeview.aspx?ProgramCode=38

Association of Occupational and Environmental Clinics. Directory of clinics in California and other states. http://www.aoec.orWdirectory.htm

PROGRAM CONTACT INFORMATION

CDPH Indoor Air Quality Section, 850 Marina Bay Parkway (EHLB). Richmond, CA 94804-6403. Phone: (510) 620-2874

Arnold Schwarzenegger, Governor
State of California

Kimberly Belsht. Secretary
Health and Human Services Agency

Mark B. Horton, M.D., M.S.P.H., Director
Department of Public Health

© California Department of Public Health, 2009

101543224 I

Order: W9CYGXGGH
Address: 1645 Pacific Ave Apt 3A
Order Date: 03-27-2024
Document not for resale
HomeWiseDocs

KLAUS Multiparking, INC.
LISTING OF VEHICLE MODELS BY SIZE AND WEIGHT (1) TRENDVARIO 4300

The standard length is 197'' max car length

DH = Height of the upper platform above the drive aisle

				DH 6'-10''		
Vehicle	Length (inches)	Height (inches)	Curb Weight (lbs)	Upper Platform	Middle Platform	Lower Platform
DH (Headroom)				NA	83''	NA
Maximum Vehicle Height				69''	79''	69''
Cars						
Acura RL	194	57.0	4035	OK	OK	OK
Audi A4	185	57.0	3527	OK	OK	OK
Audi A8 SWB	188	57.0	4300	OK	OK	OK
Audi A8 LWB	204	57.0	4300			
BMW 3-Series	178	56.0	3460	OK	OK	OK
BMW 5-Series	191	58.0	3650	OK	OK	OK
BMW 6-Series	190	54.0	3885	OK	OK	OK
BMW 7-Series	204	59.0	4376			
Buick Lucerne	203	58.0	3845			
Cadillac DTS	208	58.0	4130			
Chevrolet Camaro	193	51.2	3545	OK	OK	OK
Chevrolet Impala	200	59.0	3710			
Chevrolet Malibu	192	57.0	3365	OK	OK	OK
Chevrolet Monte Carlo	197	56.0	3625	OK	OK	OK
Dodge Charger	200	58.0	4170			
Dodge Intrepid	204	55.9	3471			
Ford Crown Victoria	212	57.0	4180			
Ford Focus	179	58.0	2907	OK	OK	Ok
Ford Mustang	188	55.0	3585	OK	OK	OK
Honda Accord	190	57.0	3455	OK	OK	OK
Honda Civic	177	57.0	2810	OK	OK	OK
Infiniti G	187	58.0	3515	OK	OK	OK
Infiniti M	193	59.0	4095	OK	OK	OK
Infiniti Q45	200	56.9	3801			
Jaguar S-Type	192	56.0	3880	OK	OK	OK
Jaguar XJ	200	57.0	3860			
Jaguar XK	189	52.0	3890	OK	OK	OK
Kia Amanti	196	59.0	4020	OK	OK	OK

KLAUS Multiparking, INC.
LISTING OF VEHICLE MODELS BY SIZE AND WEIGHT (1) TRENDVARIO 4300

The standard length is 197'' max car length

DH = Height of the upper platform above the drive aisle

				DH 6'-10''		
Vehicle	Length (inches)	Height (inches)	Curb Weight (lbs)	Upper Platform	Middle Platform	Lower Platform
DH (Headroom)				NA	83''	NA
Maximum Vehicle Height				69''	79''	69''
Kia Optima	186	58.0	3285	OK	OK	OK
Lamborghini Gallardo	171	46.0	3042	OK	OK	OK
Lexus ES	191	57.0	3670	OK	OK	OK
Lexus GS	190	57.0	3915	OK	OK	OK
Lexus IS	180	56.0	3510	OK	OK	OK
Lexus LS	198	58.0	4245			
Mazda 6	187	57.0	3150	OK	OK	OK
Mercedes Benz S	205	58.0	4465			
Mercedes Benz E	190	57.0	3745	OK	OK	OK
Mercury Grand Maquis	212	57.0	4180			
Mercury Milan	191	56.0	3320	OK	OK	OK
Mercury Montego	201	62.0	3725			
Mercury Sable	198	58.0	3340			
Mitsubishi Galant	190	58.0	3430	OK	OK	OK
Nissan Maxima	194	58.0	3545	OK	OK	OK
Oldsmobile Aurora	199	57.0	3802			
Pontiac Grand Prix	198	56.0	3630			
Porshe 911 Turbo	176	52.0	3305	OK	OK	OK
Saab 9-3	182	57.0	3370	OK	OK	OK
Saab 9-5	190	57.0	3540	OK	OK	OK
Saturn Aura	190	58.0	3570	OK	OK	OK
Smart Car	106	58.0	1808	OK	OK	OK
Subaru Outback	189	63.0	3705	OK	OK	OK
Toyota Avalon	197	59.0	3600	OK	OK	OK
Toyota Camry	189	58.0	3530	OK	OK	OK
Volkswagen Beetle	161	58.0	3280	OK	OK	OK
Volkswagen Jetta	179	58.0	3615	OK	OK	OK
Volkswagen Passat	188	58.0	3615	OK	OK	OK
Volvo S80	191	59.0	3485	OK	OK	OK

KLAUS Multiparking, INC.
LISTING OF VEHICLE MODELS BY SIZE AND WEIGHT (1) TRENDVARIO 4300

The standard length is 197'' max car length

DH = Height of the upper platform above the drive aisle

				DH 6'-10''		
Vehicle	Length (inches)	Height (inches)	Curb Weight (lbs)	Upper Platform	Middle Platform	Lower Platform
DH (Headroom)				NA	83''	NA
Maximum Vehicle Height				69''	79''	69''
SUVs, Vans & Trucks						
				Upper	Middle	Lower
Acura RDX	182	65.0	3968	OK	OK	OK
AUDI Q5	182	65.0	4320	Ok	Ok	Ok
BMW X5	191	70.0	4980			
Cadillac SRX	195	68.0	4685			
Chevrolet Equinox	189	69.0	3800	OK	OK	OK
Chevrolet Uplander SWB	191	72.0	4380		OK	
Chevrolet TrailBlazer	192	75.0	4830			
Chevorolet Silverado	230	74.0	5280			
Chevrolet Suburban	222	77.0	5990			
Chevorolet Colorado	207	65.0	4270			
Chrysler Aspen	202	74.0	5335			
Chrysler Pacifica	199	67.0	4635			
Chrysler Town&Country	201	69.0	4515			
Dode Dakota	219	69.0	4790			
Dodge Ram	228	77.0	5380			
Ford Escape	175	67.9	3230	OK	OK	OK
Ford Expedition	206	78.0	5900			
Ford Explorer	193	73.0	4905			
Ford F-150 Reg. Cab	224	76.0	5690			
Ford Ranger 4x2	202	68.0	3870			
Ford Freestar	201	69.0	4280			
Honda Oddyssey	201	69.0	4615			
Honda CR-V	178	66.0	3505	OK	OK	OK
Honda Pilot	188	71.0	4319		OK	
Infinity EX	183	62.6	3764	OK	Ok	OK
Hyundai Santa Fe	184	67.9	3688	OK	OK	OK

KLAUS Multiparking, INC.
LISTING OF VEHICLE MODELS BY SIZE AND WEIGHT (1) TRENDVARIO 4300

The standard length is 197'' max car length

DH = Height of the upper platform above the drive aisle

				DH 6'-10''		
Vehicle	Length (inches)	Height (inches)	Curb Weight (lbs)	Upper Platform	Middle Platform	Lower Platform
DH (Headroom)				NA	83''	NA
Maximum Vehicle Height				69''	79''	69''
Isuzu Ascender	192	75.0	4830			
Infiniti QX	207	79.0	5630			
Jeep Grand Cherokee	186	69.0	4725			
Jeep Wrangler	173	71.0	3760		OK	
Kia Sorento	184	67.0	3763	OK	OK	OK
Kia Sportage	171	67.0	3440	OK	OK	OK
Kia Sedona	202	69.0	4725			
Lexus RX	186	66.0	4200	OK	OK	OK
Lincoln Navigator	208	79.0	6070			
Mazda Tribute	175	70.0	3575		OK	
Mercedes Benz M	189	70.0	4845			
Mitsubishi Outlander	183	66.0	3670	OK	OK	OK
Nissan Pathfinder	188	70.0	4875			
Subaru Forester	180	66.0	3250	OK	OK	OK
Toyota 4Runner	189	72.0	4345		OK	
Toyota Land Cruiser	193	73.0	5435			
Toyota Rav4	181	66.0	3750	OK	OK	OK
Toyota Sienna	200	69.0	4365			
Volvo XC60	182	67.4	4236	OK	OK	OK

Footnotes:
1) Dimensions are taken from Car and Driver Magazine or Wikipedia and are not guaranteed. Individual cars must be tested.
2) Taller cars can be parked on the upper platform if ceiling height is available and weight is not exceeded.