

Page 4, section II - ASSOCIATION

The purpose of the Uptown District Owners' Association (UDOA) is to operate the community for the benefit of all Owners and to allow each Resident to enjoy the facilities without undue annoyance, nuisance, or interference from others. Members of the community Association include Owners of 309 residential units, two commercial units and one onsite office. Each residential unit is used for single-family residential purposes.

Conducting business on the premises of the residential portion of the Uptown District is allowed if it is a home occupation that meets the Home Occupation Regulations of the City of San Diego Municipal Code. Commercial units do not have access to the residential or recreational facilities, except the use of designated parking spaces in the 1270 parking garage.

Page 17 & 18 - POOL, SPA AND BARBEQUE AREA RULES

- 1) Smoking is prohibited within the pool, spa, barbeque and gym area.
- 2) Customary swimming attire is required in the pool and spa at all times.
- 3) Do not use the pool or spa with an open wound or cut.
- 4) Hairpins, clips or ornaments shall not be worn in the water.
- 5) Nudity and/or lewd behavior are prohibited.
- 6) Intoxicated and/or drugged behavior will not be tolerated. The courtesy patrol will escort such a person or persons out and police will be called, if necessary.
- 7) Do not add foreign substances (rocks, bubble bath, soap, beverages, etc.) to pool or spa.
- 8) No person may use the pool or spa at any time if he or she is incontinent and cannot control the elimination of bodily waste, unless wearing appropriate waterproof garments that completely contain all bodily waste.
- 9) Persons contaminating the water will be responsible for the cost of cleaning, draining and damage repairs.
- 10) No running, diving, horseplay, or throwing of objects.
- 11) Residents must accompany guests to pool and spa with the exception of houseguests with security fobs.
- 12) Maximum of two (2) pool guests per unit are allowed on weekends/holidays. Exceptions: when Resident provides additional outdoor chairs or guests sit on the grass.
- 13) No 'reserving' deck seating. Deck seating is available on a first come, first serve basis.
- 14) Pool furniture shall not be removed from the recreational area.
- 15) No pets are allowed.

- 16) No radios, CD players, or boom boxes without headphones are allowed.
- 17) No excessive noise that disturbs other Residents (see Noise Regulations, Fine Schedule) is allowed.
- 18) No glass of any kind is allowed in the pool, spa or BBQ area.
- 19) Grill(s) must be shut off and cleaned after each use.
- 20) Barbeque area and tables shall be cleaned after each use.
- 21) Dispose of trash when having a party.
- 22) No smoking, eating, or drinking while in the pool or spa.
- 23) Be courteous to others when smoking and always use ashtrays.
- 24) Shut off spa and cover after use.

Page 20, section XXIV - SMOKING

Smoking is prohibited within the common areas of the Uptown District Owners' Association with exception to private patios and balconies. Smoking prohibited areas include and are not limited to everything within the pool fencing, garages, elevators, gated area walkways/corridors and mailbox stations.

Rules and Regulation changes effective January 13, 2013