

Current Rule	Proposed Amendment/Addition	Reason For Change	Pages
New	TRANSPONDER PROCEDURE & CONDUCT	Added new page name to Table of Contents	2
Vehicles may only be parked in garages or in designated parking areas. This designation may include a driveway or marked common area parking spot as described in this section.	Vehicles may be covered as long as (1) license is Visible from the street, (2) covers are neutral, clean and in good Condition, and (3) vehicles are moved every 72 hours. If extended time period is necessary, a variance can be requested from the management company.	Vehicles are now allowed to be covered if they comply with the new requirements.	9
A vehicle cannot be left in the driveway unmoved for more than 48 hours.	A vehicle cannot be parked in the driveway unmoved for more than 72 hours, unless a variance is approved by management company.	Driveway parking verbiage adjusted	10
Variations are issued to specific cars and addresses and are not transferable under any circumstances. Any vehicle displaying a permit/hangtag that is used for any purpose other than that for which it has been originally granted will be subject to immediate towing without prior notice, and the permit/hangtag will be cancelled and/or forfeited.	Variations are issued to specific cars and addresses and are not transferable under any circumstances.	Remove information regarding hangtags since they are no longer utilized.	13
Immediately, and without notice, if a vehicle is using a parking variance permit/hangtag that is displayed on a vehicle not authorized to park on common area streets overnight or displaying a parking variance permit/hangtag that has been reported lost or stolen, or has been revoked or forfeited, or otherwise cancelled or deemed invalid.	Remove "Hangtag" since hangtags are not utilized anymore.	Remove "Hangtag" since hangtags are not utilized anymore.	14
New	Whole page is new	Providing homeowners with specific information on the transponders, individual gate codes, and the procedure to obtaining transponders.	17
A "For Sale" sign shall be no more than 18 inches wide by 24 inches high and shall read "Regatta - For Sale" or "Regatta - For Lease" and may specify the listing agent's company name and phone number. The "For Sale" sign shall be mounted on a standard sign stake and together shall be no more than 24 inches in height from grade level. The colors of these signs shall be a white background with Regatta terracotta lettering which shall be in keeping with Regatta style. These signs may be purchased from the authorized Regatta vendor specified below. Vendor names and telephone numbers may be obtained from Regatta's management company representatives. An Open House sign shall be no more than 12 inches wide by 24 inches high and the colors shall likewise be a white background with Regatta terracotta lettering affixed on a standard sign stake no more than 42 inches in height from grade level. Flags, used during Open Houses only, shall be white in color and may have the Regatta logo in terracotta color.	Real estate signs, for Sale, for lease or for open house are allowed. Signs to be no larger than 18"x 24" and the stake must be white or black. A sign may have one rider but no additional items, i.e.no flags or balloons or other items; standard real estate signage only.	Providing homeowners with less restrictions for real estate signs; Regatta branding no longer required.	20
Regatta branded signs page	Full page to be deleted	Branded signs no longer required by the HOA	21
Signage companies	Heritage Signs and RESS information removed	HOA is no longer requiring homeowners to use approved signage companies since Regatta branding is no longer required.	22
Open House events for prospective home buyers, normally held by Real Estate Agents or residents selling properties without agents, may be held only on Saturdays and Sundays from 12:00 p.m. to 5:00p.m. A homeowner or Realtor must be present at the property for the entire duration of the Open House event. Open Houses for Realtors may be held on the regular, weekly preview day, usually Thursday, and the homeowner or Realtor must be present.	Open house and broker previews are allowed within the community. The Homeowner or realtor must be present at the property for the entire duration of the open house event. Property owner to contact Regatta's HOA management company to obtain a temporary open house access code or showing access code for the vehicle gate 72 hours prior to the open house. Management will assign a temporary access code which the owner or their agent may use for entrance to the community during the open house and showings. Entry instructions may be temporarily placed on the regatta entry system column outside the main gate during the open house. Entry instructions should only include the realtor's phone number, it is not permitted to post the vehicle access code on the entry column.	No restrictions on days of the week for open houses/broker previews, and instructions for obtaining a temporary gate code added.	23
Under no circumstances is anyone allowed to advertise or post the gate code. Homeowners may not plant anything in the common area.	Homeowners may not plant or place anything in the common area.	Additional clarification	25
No motor driven vehicles or bicycles shall be permitted on common area sidewalks.	No gas or electric driven vehicles or bicycles shall be permitted on common area sidewalks, unless young children are accompanied by an adult.	To update to what is necessary for current times	25
Aluminum foil and paper are not permitted on windows.	Aluminum foil, paper, or any other unsightly materials, are not permitted on windows.	To broaden and clarify the scope of what is not permitted to be a shade	25
9. Children's play equipment including but not limited to swing sets, jungle gyms, playhouses, basketball hoops, etc. are not permitted to be placed on balconies or other areas visible from the streets or neighbor's property. Exceptions to this will require Architectural Committee approval.	9. Children's play equipment including but not limited to swing sets, jungle gyms, playhouses, basketball hoops, etc. are not permitted to be placed on balconies or other areas visible from the streets or neighbor's property. Exceptions to this will require neighbor awareness form and Board approval.	change exception requirement to neighbor awareness form and Board approval from Architectural Committee approval	25
Moving is not to be performed on Sundays or holidays. Moving will not begin earlier than 7:30AM and end for the day no later than 5:30PM.	Moving allowed any day of the week between 7:30 AM and 7:30 PM.	Adjusted timeframe verbiage to allow more flexibility for moving days.	26
Minor Cosmetic Improvements (All new verbiage)	Improvements, alterations, or modifications to the exterior of homes requires a Neighbor Awareness form to be completed and an architectural application must be submitted, short form A for cosmetic changes and long form B for structural alterations and major remodels. Architectural Control Committee (ACC) approval prior written consent is required for cosmetic improvements and structural alterations and remodels. SHORT FORM A - MINOR/COSMETIC IMPROVEMENTS Short Form A improvements are simple exterior changes to the property, these are primarily maintenance or decorative and do not require city permits. Examples of these include exterior paint, gates, lighting, planting, pathway & garage doors. There is no management company submission fee or outside architect review fees required for Short Form A improvements. You must submit a short form A form and neighbor awareness form to the property manager at manager@regattahoa.com for ACC review and written approval.	Revised architectural submittal process and requirements to account for minor application submittals. Review fees removed for minor improvements.	27

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Structural Alterations and Major Remodels (All new verbiage)	LONG FORM B - STRUCTURAL ALTERATIONS AND MAJOR REMODELS Structural remodels are defined as changes that take up air space, possibly alter neighbors views, modify square footage, modify roof line, modify or enlarge structure, balconies or decks, modify windows or window sizes and require permits. These alterations will be subject to Article 9 of the CC&Rs Section 5, the ACC may require a payment upfront from the applicant to facilitate the hiring of a professional outside architect to review the plans accordingly and provide appropriate feedback on the impact of the project and its compatibility with the surroundings and compliance with the rules and regulations of the association. There is a management company submission fee for these improvements and the applicant of a major remodel will submit a check for \$1250 for initial outside architect review and up to 3 inspections by an outside architect as outlined in Appendix G. If fewer inspections are conducted, anything under will be refunded to the homeowner within 45 days of completion of the project. Homeowner will be responsible for any additional costs for varying on plans from the originally submitted and approved application, which may necessitate additional inspections and fees.	Revised architectural submittal process and requirements to account for major application submittals. Review fees lowered as well.	28
A palette of the approved stone choices is available in the approved exterior paint color book.	To remove	Stone colors are reviewed by the ACC as part of the homeowner's architectural request for change to determine if they are in harmony with the community and proposed project.	28
New	A view blockage will be determined by the Maintenance Committee unless part of an Architectural Application where the ACC will have jurisdiction. The ACC or Maintenance Committee will make a reasonable determination as to the extent of the view blockage. Once a reasonable determination to the view blockage is made, the Maintenance or ACC committee will make a recommendation to the Board of Directors to take final action.	To better define what is a view obstruction and who will be investigating the view obstruction matter.	28
Windows must be painted the color of the trim	Wood framed windows may be of a different color subject to ACC approval.	To allow homeowners with flexibility in window design/color	29
2) GARAGE DOORS- No ACC approval is required for painting or replacing the garage door in the original style or to replace the garage door with sectional steel doors (24 gauge or thicker) or sectional wood doors. The sectional door may contain either 4 or 8 vertical rows of raised panels in a wood grain textured finish, painted to match the house color scheme including the vinyl window color. Manufacturer powder coated colors harmonious with the approved color palette may be approved by the ACC. Wood colored stains or colors not in the approved paint color palette are not permitted. Windows will be permitted in the doors in the top panel only and in a conservative rectangular style. They may be clear or frosted glass. No color, stained glass, patterns, inserts or shapes other than rectangular are permitted.	2. GARAGE DOORS – No ACC approval is required for painting or replacing the garage door in the original style or to replace the garage door with sectional steel doors (24 gauge or thicker) or sectional wood doors. The sectional door may contain either 4 or 8 vertical rows of raise panels in a wood grain textured finish, painted to match the house color scheme including the vinyl window color. Manufacturer powder coated colors may be approved by the ACC. Wood or colored stains or colors may be permitted as long as approved by the ACC . Windows may be clear or frosted glass.	To allow homeowners with flexibility in garage door design	29
PAINTING and repair of decks, trim, stucco, etc. in the original or close to the original colors does not require ACC approval. Change to the stucco texture is not allowed.	PAINTING and repair of decks, trim, stucco, etc. in the original or close to the original colors does not require ACC approval. Change of stucco texture is allowed and subject to neighbor awareness form and ACC approval.	To provide homeowners flexibility with exterior painting	29
COLOR SCHEMES as approved are documented in Appendix C. The colors are specified as Dunn-Edwards. It is recommended that you obtain color chips from a Dunn-Edwards store for review prior to committing to a scheme.	Color scheme samples are documented in Appendix A, the colors specified as Dunn Edwards. Owners who want to use colors not on the sample color scheme may submit alternative colors to the ACC for approval. Any new color is subject to placing samples on the preferred location of the home prior to approval or painting. Once approved by the ACC, colors are then established in the community and may be used by any member of the community, subject to completion of a neighbor awareness form and ACC approval.	To provide homeowners flexibility with exterior painting colors	29
The stucco is La Habra and paint is by Dunn Edwards.	Remove full sentenace	Change of stucco is now allowed with ACC approval and a neighbor awareness form	29
An application for Architectural Approval form and Neighbor Awareness Form must be submitted to the Management company and approved by the Architectural Control Committee to use the new colors.	An application for Architectural Approval form and Neighbor Awareness Form must be submitted to the Management company and approved by the Architectural Control Committee to use a new color.	Verbiage changed to account for new provisions to allow additional paint colors, subject to ACC approval.	29
AWNINGS-The addition of any awning attached to the house requires ACC approval. No fiberglass, vinyl, plastic or metal awnings are permitted. No awnings will be approved on the front of the house. Canvas awnings may be green, beige, white, blue or the color of the tile roof. NO STRIPED AWNINGS WILL BE APPROVED. Current striped awnings are to be replaced with solid colors when worn.	AWNINGS – The addition of any awning attached to the house requires ACC approval but will be approved so long as the color is harmonious with the color scheme of the home.	To allow homeowners with flexibility in design	29-30
MAILBOXES-Mail boxes and supports are maintained by the Association. The homeowner may add locking inserts to the interior of their mailbox. The device is available at Home Depot or the "Improvements" catalog (1-800-642- 2112). No other changes to the mailboxes are permitted.	MAILBOXES – Mailboxes and supports are maintained by the Association. No other changes to the mailboxes are permitted.	Mailboxes were upgraded several years ago to locking units, therefore lock language has been removed. Mailboxes are the Association's responsibility. No changes should be made to Association responsible items.	30
If screen doors are installed, they must be painted the same color as the wood trim.	If screen doors are altered or added, they must be painted the same color as the door trim or harmonious with the door trim. If an alternate color is desired, ACC approval is required.	To allow homeowners with flexibility in design	31
14)EXTERNAL GATES - The following standards apply to gates located at the front of the property a)Gate must be constructed of steel, wrought iron or synthetic (plastic) b)The top of the gate should be no closer to the bottom of the arch than (1) foot. This will usually provide a gate taller than six (6) feet. c)Approximately 50% of the entire gate should be "see through". For example, a gate 48" wide should have at least 24" of open space. The remainder being vertical and horizontal bars. d)The gate may be painted Black, White or trim/accent color of approved palette	14. EXTERNAL GATES – Any new or replacement gate must be approved by the ACC. The following standards apply to gates located at the front of the property and are considered a guideline. a. Gate may be constructed of steel, wrought iron, glass or synthetic wood or alternative material subject to approval by the ACC. b. Owners may paint gates black, white, oiled bronze or trim color. Owners may submit alternative colors harmonious with their home and the community. Any new color is subject to placing samples on the gate and ACC approval.	The reason for the change is to allow flexibility in design, privacy, and gate options.	31
New	15. SOLAR – The Association follows all guidelines from Civil Code § 714 regarding solar installations or improvements.	Clarification regarding Solar in the community	32

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1. The homeowner submits the required forms (APPLICATION for ARCHITECTURAL APPROVAL, NEIGHBOR AWARENESS FORM, and 4 sets of complete plans) to the management company. (Forms are located in Appendix A)	1. The homeowner submits the required forms (APPLICATION for ARCHITECTURAL APPROVAL, NEIGHBOR AWARENESS FORM, and complete plans) to the management company. (Forms are located in Appendix A). In the event the application is submitted "After the Fact" that is, the project has already been completed and no application was submitted, then the homeowner may be subject to a fine by the Board of Directors. See Fine Schedule in Appendix B.	4 Plans are no longer needed since electronic applications are submitted. Adding the specific appendix to the rules that was adopted by the Board.	32
New	4. Any improvement that takes up any additional airspace will be subject to Article 9 of the CC&R's Section 5; the ACC may require a payment from the applicant to facilitate the hiring of a professional to review the plans accordingly and provide appropriate feedback on the impact of the project and its compatibility with the surroundings and compliance with the Rules and Regulations of the Association per Appendix G. In the case of a major remodel where airspace is being used to expand the structure, the owner will be subject to the cost of erecting story poles and strings using a certified contractor to identify view or privacy issues. Major projects are also subject to the notification via email and a hard copy letter of the surrounding homeowners from the applicant. The timeline for approval shall start once the professional has submitted their comments to the ACC. The professional shall not take longer than 30 days. The application of a major remodel will submit a check for \$1,250.00 per Appendix G (fees subject to change), for the initial review and up to three (3) inspections. If few inspections are conducted, anything under will be refunded to the homeowner within 45 days of completion of the project. Homeowners will be responsible for any additional costs for varying on plans from the originally submitted application.	Revisions to the fee amount for major remodels and how many inspections are needed	32
New	For a tree or vegetation to be required to be trimmed, the tree or vegetation must exceed the height limit (exhibit E) and the Association must receive a written complaint. Please see "Height Restrictions Exhibits A-E" on pages 39-40. A view blockage will be determined by the Maintenance Committee unless part of an Architectural Application where the ACC will have jurisdiction. The ACC or Maintenance Committee will make a reasonable determination as to the extent of the view blockage. Once a reasonable determination to the view blockage is made, the Maintenance or ACC committee will make a recommendation to the Board of Directors to take final action.	Added view blockage verbiage for ACC or Maintenance Committee to review any complaints/reports that come in	38
New	Regatta is primarily a Modified Zero Lot Line community. As such, the CC&R's establish an easement which both defines the rights of the property owner and limitations on its use. Refer to CC&R's Article III. Sections 3 & 6 define the easement use limitations. Homeowners should be mindful of watering vegetation planted in the easement as they may be responsible for water or root damage.	Added verbiage regarding the zero lot lines and to be mindful of potential water/root damage	38-39
Exhibit C: Side Yards. Plants, trees, and shrubs within the front side yard may not exceed the roof line of the entrance of the residence.	Exhibit C: Front Side Yards. Plants, trees, and shrubs within the front side yard may not exceed the roof line of the entrance of the residence.	Specified verbiage to note Exhibit C is regarding front side yards	39
Site drainage	Most importantly, all exterior lot drainage must be tied into the original drainpipe that runs parallel across rear yards, including any additional drainage added as required by the city during a permit process.	Verbiage revised to note City permit exceptions for drainage requirements	41
It is each homeowner's responsibility to keep the drains free from debris and/or vegetation that might inhibit the free flow of water. Homeowners are encouraged to periodically flush the French drains.	It is each homeowner's responsibility to keep the drains free from debris and/or vegetation that might inhibit the free flow of water away from the property. Homeowners are encouraged to periodically flush their drains and French drains and to check all irrigation to ensure it is not leaking or causing damage to their property or a neighbor's property.	Added more specification on all drain maintenance and checking all irrigation	41
No lending of pool keys. Each guest must be accompanied by a resident. Children under the age of 14 years of age shall not use the pool without appropriate supervision.	No lending of pool fobs. Each guest must be accompanied by a resident. Children under the age of 14 years of age shall not use the pool without appropriate supervision.	Verbiage changed from "Key" to "Fob"	44
10) No glass is allowed in the pool area at any time. Beverages may be consumed from plastic or other non-breakable containers. Trash, paper, etc. must be placed in the proper containers. NO EATING IN THE POOL OR SPA.	10) No glass is allowed in the pool area at any time. Beverages may be consumed from plastic or other non-breakable containers. Trash, paper, etc. must be placed in the proper containers.	Removed "No Eating" portion of this rule	45
15) ADULTS HAVE PREFERENCE IN THE SPA.	Rule removed	Recommendation from legal counsel to remove because he doesn't understand how the Association could define and limit people based off of age. Remaining pool rules (originally 16-22) are now numbered as 15-21.	45
To replace lost pool keys, contact the Management company.	To replace lost key fobs, contact the Management company.	Wording changed from "Pool Key" to "Key Fob"	45
6:00A.M. to 10:00P.M. EVERYDAY	Pool and spa hours are 6 AM to 10 PM daily. Sunday through Thursday, with quiet hour between 9:00 PM and 10:00 PM as a courtesy to neighbors.	Updated pool hours that were adopted via the Board.	46
The following are the ONLY approved color schemes approved for use within the Regatta community. The three colors in a scheme may be used together and may not be mixed with other schemes.	The following are the previously approved color schemes as samples for use within the Regatta community. Owners who want to use colors not on the approved color scheme may submit alternative colors to the ACC for approval. Any new color is subject to placing samples on the preferred location of the home prior to approval or painting. Once approved by the ACC, colors are then approved/established in the community and may be used by any members of the community.	Board decision to allow paint colors that have been approved by the ACC, to be automatically placed as an 'approved' color for other homeowners use.	53
5. If you have a company vehicle, provide both of the following: a. Letter on company letterhead showing your name and authority to have custody and control of the vehicle. b. Current vehicle registration	5. If you have a company vehicle, provide both of the following: a. Letter on company letterhead showing your name and authority to have custody and control of the vehicle. b. Current vehicle registration	Corrected spelling error	58
Homeowner shall submit all the following: 1. Property Improvement Form/Application. 2. Plan & Specifications (3 sets). 2 copies will be returned to the Owner and 3 sets will be retained by the Association after it is reviewed.	Homeowner shall submit all the following: 1. Property Improvement Form/Application. 2. Plan & Specifications	3 sets of plans no longer required	63
DRC	ACC	Clarification to change DRC to ACC	63-65
New	Appendix G	This was adopted by the Board in previous years. Has been in every budget mailout, Regatta has been with Keystone (2020)	63-65

Current Rule	Proposed Amendment/Addition	Reason For Change	Pages
Appendix G Fee Schedule	<p>DESCRIPTION OF MANAGEMENT COMPANY AND ARCHITECT FEES</p> <p>Long Form B Projects</p> <p>Includes all Structural Alterations and Major Remodels, including all new construction with any new exterior walls, roof, roof/wall penetrations, increased square footage, increased balconies or decks, enlarged windows, any improvement that takes additional airspace and/or requires city permits.</p> <p>-Architect Review Fee: \$800.00</p> <p>-Number of Architect Inspections: up to 3 @ \$ 150.00 each</p> <p>-Management Processing Fee: Varies by submittal</p> <p>Total Architect Fees: \$1,250.00 (does not include Management fee)</p> <p>Variance Requests, Additional Submittals or Field Inspections</p> <p>-Architect Review Fee: \$150.00 each</p>	Fee schedule adjusted and condensed to allow smaller projects to be conducted without the high fee costs.	64-65
New	Appendix H	Specific Appendix for Key Fob and Transponder replacements	67
The homeowner submits the required forms (APPLICATION for ARCHITECTURAL APPROVAL, NEIGHBOR AWARENESS FORM, and COMPLETE PLANS to the Management Company.	The homeowner submits the required forms (APPLICATION for ARCHITECTURAL APPROVAL, NEIGHBOR AWARENESS FORM, and COMPLETE PLANS to the Management Company. In the event the application is submitted "After the Fact" that is, the project has already been completed and no application was submitted, then the homeowner may be subject to a fine by the Board of Directors. See Fine Schedule in Appendix B.	Added verbiage to account for applications submitted after work is completed.	74
Neighbor Awareness: Prior to submitting plans or proposed changes to the Architectural Committee, applicants must inform their neighbors on both sides of the property of their plans. The neighbors must sign the Neighbor Awareness form to indicate approval of the proposed application. Neighbor Awareness form may not be signed electronically, via DocuSign, etc., signature must be a wet signature. If a neighbor is an offsite owner or declines to sign the form, proof of delivery to that neighbor, at least 30 days prior to the submittal must accompany the applicant's submittal. Plans submitted without necessary signatures but include proof of delivery are assumed to have been denied by neighbor. Furthermore, such applications will be forwarded to the Board of Directors for final determination.	Neighbor Awareness: Prior to submitting plans or proposed changes to the Architectural Committee, applicants must inform their neighbors on both sides of the property of their plans. The neighbors must sign the Neighbor Awareness form to indicate approval of the proposed application. Electronic document is allowed through the management company's certified electronic document signing service. If a neighbor is an offsite owner or declines to sign the form, proof of delivery to that neighbor, at least 30 days prior to the submittal must accompany the applicant's submittal. Plans submitted without necessary signatures but include proof of delivery are assumed to have been denied by neighbor. Furthermore, such applications will be forwarded to the Board of Directors for final determination.	Added specific verbiage allowing E-signatures on Neighbor Awareness forms, only to and from Management	74
New	Any improvement that takes up any additional airspace will be subject to Article 9 of the CC&R's Section 5; the ACC may require a payment from the applicant to facilitate the hiring of a professional to review the plans accordingly and provide appropriate feedback on the impact of the project and its compatibility with the surroundings and compliance with the Rules and Regulations of the Association per Appendix G. In the case of a major remodel where airspace is being used to expand the structure, the owner will be subject to the cost of erecting story poles and strings using a certified contractor to identify view or privacy issues. Major projects are also subject to the notification via email and a hard copy letter of the surrounding homeowners. The timeline for approval shall start once the professional has submitted their comments to the ACC. The professional shall not take longer than 30 days. The application of a major remodel will submit a check for \$1,250.00, per Appendix G (fees subject to change), for the initial review and up to three (3) inspections. If few inspections are conducted, anything under will be refunded to the homeowner within 45 days of completion of the project. Homeowners will be responsible for any additional costs for varying on plans from the originally submitted application.	Added more specific language regarding the architectural submittal and review process.	74
New	A view blockage will be determined by the Maintenance Committee unless part of an Architectural Application where the ACC will have jurisdiction. The ACC or Maintenance Committee will make a reasonable determination as to the extent of the view blockage. Once a reasonable determination to the view blockage is made, the Maintenance or ACC Committee will make a recommendation to the Board of Directors to take final action.	Added view blockage review process.	75
Manager name on transponder form	Change from Carly Hoffman, CMCA to Sarah Purrington, CMCA	changed Manager name	79