

**EXHIBIT A**  
**WORK AFFECTING UTILITIES, PLUMBING, AND MECHANICAL SYSTEMS**  
**RULES**

1. Purpose and Intent. These Rules are adopted to protect the structural integrity of the Property, ensure compliance with applicable governmental regulations, safeguard shared utility systems, and reduce the risk of damage to Units, Common Area, and Restricted Common Area.
2. Scope of Covered Work. These Rules apply to any work performed within a Unit or Restricted Common Area that involves, affects, modifies, connects to, disconnects from, or has the potential to impact utilities, including plumbing, electrical systems, gas lines, HVAC systems, water heaters, fire suppression or detection systems, or other mechanical infrastructure (HVAC heating and cooling).
3. Licensed and Insured Contractor Requirement. All work affecting utilities, plumbing, or mechanical systems must be performed by a properly licensed California contractor holding an active license appropriate to the scope of work and maintaining general liability and workers' compensation insurance as required by law. This is limited to any work that involves connection to, modification of, relocation of, or replacement of any plumbing, gas, electrical, HVAC, fire/life-safety, or other mechanical components that serve more than one unit and/or are common area/restricted common area components; or any work requiring a permit. Any handyman or owner-performed work will require a permit, indemnity agreement and evidence of a liability insurance coverage. If an owner is a licensed contractor (i.e. electrician, plumber, etc.) they will be permitted to complete the required work in their unit.
4. Permit Requirement. Where required by any governmental authority, all applicable permits must be obtained prior to commencement of work. Copies of approved permits shall be provided to the Association before work begins, unless waived in writing by the Board or managing agent for good cause.
5. Association Approval. Work subject to Association approval under the Governing Documents shall not commence until written approval is granted. The Association may require plans, specifications, contractor information, and proof of permits as part of the approval process. The Board of Directors will review and vote on the requests at a scheduled Board meeting.
6. Emergency Work. In the event of an emergency posing an immediate threat to persons or property, an Owner may take reasonable emergency action using a licensed contractor. The Association must be notified as soon as practicable, and all permits and documentation must be provided if required.

7. Inspection Rights. The Association reserves the right, upon reasonable notice, to inspect work covered by these Rules during or after completion to verify compliance.

8. Owner Responsibility and Liability. Owners remain responsible for all work performed in their Units, including damage caused to other Units or Common Area, and for compliance by contractors with these Rules and the Governing Documents. Costs incurred by the Association may be charged as a reimbursement assessment.

9. Enforcement. Violations of these Rules may result in disciplinary action, including fines, corrective action, reimbursement assessments, or other remedies authorized by the Governing Documents and California law.

10. Conflict. In the event of a conflict between these Rules and the Governing Documents or applicable law, the Governing Documents and applicable law shall control.