***TAHOYA SHORES CONDOMINIUM ASSOCIATION***

***Information for Renters and Guests (as of September 16, 2024)***

Tahoya Shores Board of Directors has compiled these Rules and Regulations for the benefit of every guest.

We know that everyone wishes for a beautiful place; your cooperation is greatly appreciated.

1. ANIMALS/PETS

Pets ARE NOT ALLOWED in any rental units or on Tahoya Shores Property by renters.

1. GUESTS

You may have only FOUR GUESTS at a time using our facilities (Unit, pool, spa, beach & grassy areas)

1. NOISE

Keep volume of TV or radio low. Quiet time is between from 10:00 p.m. until 9:00 a.m.

Please do not do laundry before 8:00 a.m. or after 9:00 p.m. Swearing or conduct not in keeping

with a family atmosphere will not be tolerated.

1. SIGNS

All signs visible from common area must be approved by the Board prior to posting.

1. SPEED LIMITS

Maximum driving speed of 5 miles per hour on roadways in common area. Please report violators

to the property manager. This is for the SAFETY OF ALL!

1. PARKING

There is a limit of **ONE vehicle** allowed **PER UNIT** for motor vehicles, including motorcycles. All vehicles

must have a placard with Unit # displayed at all times. There is to be no parking in front of the garbage receptacles. Parking of trailers, RV’s or campers must be in designated areas and registered with the property manager. (see item 7) Inoperable vehicles left parked over four days may be towed and stored at owner’s expense. (CA Vehicle Code Section 22658a). No work or repair on vehicles is allowed other than emergencies. No washing of vehicles. Note: All vehicles must be parked front first (no backing into parking spaces) since many are without front license plates making identification difficult. Also, too many vehicles have backed into fence causing extensive damage.

1. VEHICLES, TRAILERS, BOATS, SNOWMOBLILES

Parking for visitor trailer is available by reservation only on a space available basis. Reservations are for specific days and registration will be issued for each parked trailer. Reservations are to be made with the manager. Failure to register with the managers may result in being towed and fined to the Unit you are renting. Size is limited and there is a 7-day limit if parking is available.

1. POOL & SPA

The rules and regulations posted at the pool and spa must be adhered to. No glasses or glass containers are permitted. Sand on feet/body must be washed off using hose on wood platform before entering the pool area (or Units). Failure to abide by the regulation may result in the managers requesting violators to leave the pool/spa area. Renters may be banned from all common areas!

Note: The Pool Closes at dark (due to health department requirements) The Spa is available until

10:00 p.m. Please note that no one under the age of 16 is allowed in pool or spa without adult supervision.

1. TRASH

Unit trash must be placed only in the **large dumpster in front of the property.**

If you are using any of the common areas on the property, including the beach, please haul out what you haul in. Do not leave trash outside unit doors for any length of time.

1. DECKS AND PATIOS

No rugs, towels or any other items are to be hung on deck railings. Only patio furniture is appropriate for decks and patios and must be in good standing.

Tahoya Shores supplies BBQ’s and may be used in designated common area locations ONLY.

**In no case may any open flame (Charcoal, gas or electric) barbecue devise be used on patios or balconies, as this is a fire and safety concern. The first violation of this policy by any owner or their tenant/guest will result in a $500.00 fine.**

1. SMOKING

Smoking/Vaping of any type is not allowed in any Units (this is a fire & safety/courtesy concern)

Smoking is designated to the area down front of the complex ONLY! Between North Lake Blvd and the garbage dumpsters.

1. RECREATION

Skiing, sledding, skateboarding, roller skating and roller blading will not be allowed in the complex.

Bicycles may not be used in such a manner as to interfere with the safety and enjoyment of other owners, renters or guests.

1. BUOYS

Buoys are for OWNERS ONLY. They are not available to renters as this may impact negatively on our assessments to State Lands and ability to keep our insurance coverage costs down.

1. EXTERIORS

All persons are responsible for keeping a neat, clean and orderly appearance around their units.

Personal possessions such as bicycles, toys, sports equipment, tools and other items must not be left in common areas when not in use.

1. NOTICE

All renters will be given a copy of these rules and regulations by the owner and/or leasing company, who will obtain a signed receipt.

1. UNIT RULES

Renter/guest rules are to be posted in each Unit. Failure to comply may cause additional fees to be charged.

1. ASSESSMENTS

The Board of Directors may levy a $50.00 first time assessment and up to $500.00 per additional violation against an offender of any of these above rules and regulations.

 17. ASSESMENTS (continued)

FIRST OFFENSE:

 Disturbance/Noise violation $ 50.00

 Trespass/Unauthorized Used $ 50.00

 Parking $ 50.00

 Littering/Pet Waste $ 50.00

 Prohibited deck/patio items $ 50.00

 BBQ on patio/deck $ 500.00

 SECOND OFFENSE (or violation after written warning)

 Disturbance/Noise violation $ 100.00

 Trespass/Unauthorized Used $ 100.00

 Parking $ 100.00

 Littering/Pet Waste $ 100.00

 Prohibited deck/patio items $ 100.00

 BBQ on patio/deck $ 500.00

 SUBSEQUENT OFFENSES

 All subsequent offenses shall be at the discretion of the Board, not to exceed $500.00 per violation,

 And may include other sanctions prescribed in the Governing Documents, including revocation of

 Common area privileges.