

GLENWOOD HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

These Rules and Regulations are adopted by the Board of Directors of the Glenwood Homeowners Association (“Association”) pursuant to the Association’s Declaration of Covenants, Conditions and Restrictions (“CC&Rs”), Bylaws, and applicable California law, including the Davis–Stirling Common Interest Development Act.

These Rules are intended to preserve property values, promote safety, and ensure the quiet enjoyment of all residents. This document provides a general summary of community standards and operating rules. In the event of any conflict with the CC&Rs, the CC&Rs shall control.

These Rules apply to all Owners, tenants, occupants, guests, invitees, contractors, and vendors. Owners are responsible for ensuring compliance by all occupants and guests of their Unit.

I. GENERAL COMMUNITY STANDARDS

1. Compliance with Governing Documents

All residents must comply with the Association's governing documents, including:

- Declaration of Covenants, Conditions and Restrictions (CC&Rs)
- Association Bylaws
- Architectural and Remodeling Guidelines
- Approved Remodeling Agreements
- Moving Rules
- These Rules and Regulations

Failure to comply may result in enforcement action.

2. Residential Use Restriction

Units shall be used solely for residential purposes.

Business or commercial activities that materially increase traffic, deliveries, noise, visitors, or disruption to the community are prohibited.

3. Nuisance and Quiet Enjoyment

No Owner or occupant shall engage in any activity that constitutes a nuisance or unreasonably interferes with another resident's quiet enjoyment of their Unit or the common areas.

II. SAFETY REGULATIONS

1. Fire and Life Safety

To protect residents and property:

1. The storage of gasoline, hazardous materials, fireworks, or propane tanks (except small BBQ cylinders permitted by fire code) in Units, balconies, garages, or common areas is prohibited.
2. Fire lanes, hallways, stairwells, exit corridors, electrical rooms, and fire safety equipment areas must remain clear at all times.
3. Fire sprinklers, smoke detectors, and carbon monoxide detectors may not be disabled, obstructed, or tampered with.
4. Open flame devices are prohibited in interior common areas.
5. Barbecue equipment must comply with the Los Angeles Fire Code.

2. Balconies and Exterior Areas

Balconies and exterior spaces must be used safely and responsibly.

1. Balconies shall not be overloaded beyond structural capacity.
2. No objects, debris, or liquids may be thrown or allowed to fall from balconies.
3. Climbing, sitting, or standing on balcony railings is prohibited.
4. Storage of heavy construction materials or hazardous items on balconies is prohibited.
5. Owners are responsible for maintenance obligations assigned under the CC&Rs, including balcony surfaces where applicable.
6. Watering plants must be done in a manner that prevents water intrusion or runoff into neighboring Units.

3. Common Area Safety

1. Hallways, lobbies, and common areas must remain unobstructed.
2. Personal items such as furniture, shoes, bicycles, strollers, or storage containers may not be stored in common areas.
3. Bicycles must be stored only in designated areas.
4. Roof access is restricted to authorized personnel.
5. Launching or landing drones from common areas is prohibited without Board approval.

4. Security

Residents should assist in maintaining building security.

1. Residents shall not prop open secured entry doors or gates.
2. Garage remotes or access devices may not be duplicated without authorization.
3. Suspicious activity should be reported promptly to management or appropriate authorities.
4. The Association does not guarantee security and is not responsible for personal injury or loss of personal property.

III. PET REGULATIONS

Pets must comply with the limitations established in the CC&Rs.

1. Pets may not create excessive noise or disturbances.
2. Dangerous animals, as defined by law, are prohibited.
3. Owners are responsible for all damage or injury caused by their pets.
4. Pets must remain under control at all times in common areas.
5. Pet owners must promptly clean up after their pets.
6. Service animals and assistance animals will be accommodated in accordance with applicable law.

IV. PARKING REGULATIONS

These rules are adopted consistent with the California Vehicle Code and Los Angeles Municipal Code.

1. Authorized Parking

Vehicles may only be parked in assigned or designated parking spaces.

Parking is prohibited in:

- Fire lanes
- Drive aisles
- Red zones
- Loading zones (except while actively loading)
- Disabled spaces without a valid placard

2. Vehicle Condition and Maintenance

1. Vehicle repairs are prohibited in parking areas except for minor emergency repairs.
2. Vehicle washing is prohibited unless specifically authorized.
3. Owners are responsible for cleaning oil leaks or vehicle-related spills.

3. Towing

Vehicles parked in violation of Association rules may be towed at the owner's expense in compliance with California Vehicle Code §22658.

V. NOISE REGULATIONS

1. General Standard

Residents shall not create noise that unreasonably disturbs other residents.

The Board has discretion to determine whether a noise condition constitutes a nuisance.

2. Quiet Hours

Quiet Hours are established as follows:

Sunday – Thursday
10:00 PM to 8:00 AM

Friday – Saturday
11:00 PM to 8:00 AM

During Quiet Hours residents must:

- Maintain low volume levels for music, television, and conversations
- Avoid use of noisy appliances or equipment
- Refrain from hosting loud gatherings
- Be mindful of heavy walking, running, or repetitive pacing
- Avoid moving furniture or dropping heavy objects

Impact noise may travel significantly in multi-level buildings; residents should exercise courtesy at all times.

3. Construction and Remodeling Noise

Permitted construction hours:

Monday – Friday
8:00 AM – 5:00 PM

Saturday
9:00 AM – 4:00 PM

No construction on Sundays or recognized holidays.

Additional rules:

- Jackhammers are prohibited
- Impact tools require Board approval
- Flooring installations must meet approved sound standards
- Contractors must comply with the Remodeling Agreement

VI. REMODELING AND CONSTRUCTION REQUIREMENTS

To protect the structural integrity of the building and minimize disruption to residents, all remodeling or construction must be reviewed by the Association prior to commencement.

1. Board Notification

Owners must notify the Board before beginning any remodeling, demolition, flooring installation, plumbing modification, electrical work, or structural alteration within their Unit.

2. Required Documentation

Owners may be required to submit:

- Remodeling or Construction Request Form
- Remodeling Agreement

- Contractor license and insurance information
- Scope of work description
- Project timeline

The Board may request additional documentation if necessary.

3. Approval Requirement

No remodeling work may begin until all required forms have been submitted and Board approval has been obtained where required.

4. Contractor Responsibility

Owners are responsible for ensuring contractors comply with:

- Construction hours
- Noise limitations
- Protection of common areas
- Proper debris disposal

5. Damage to Common Areas

Damage to common areas caused by construction will be repaired at the Owner's expense and may be charged as a Reimbursement Assessment.

VII. MOVING RULES AND NOTIFICATION

To minimize disruption and protect common areas, all move-ins and move-outs must be coordinated with the Association.

1. Advance Notice

Residents must notify the Board prior to any move-in or move-out.

2. Required Forms

Residents may be required to complete:

- Move-In / Move-Out Notification Form
- Tenant Information Form
- Tenant Acknowledgment of HOA Rules

3. Moving Hours

Moves must occur during reasonable daytime hours as determined by the Association.

4. Protection of Common Areas

Residents and movers must take precautions to protect hallways, doors, elevators, and flooring during the moving process.

5. Responsibility for Damage

Any damage to common areas during a move will be charged to the Owner as a Reimbursement Assessment.

VIII. TRASH AND CLEANLINESS

1. Trash must be placed in designated receptacles.
2. Construction debris may not be placed in Association dumpsters.
3. Common areas may not be used for personal storage.
4. Residents must maintain Units and limited common areas in a clean and sanitary condition.

IX. SMOKING

Smoking, including cigarettes, cigars, and vaping devices, should not create smoke intrusion into neighboring Units or common areas.

Residents must comply with all applicable local smoking laws and nuisance standards.

X. INSURANCE REQUIREMENTS

Owners are responsible for maintaining appropriate insurance coverage, including:

- Interior property insurance
- Personal liability coverage
- Any additional coverage required by the CC&Rs

The Association is not responsible for damage to personal property inside Units.

XI. FIREPLACES

Fireplaces are decorative and non-operational unless converted to an approved electric installation at the Owner's expense and with Board approval.

XII. ENFORCEMENT

The Association may enforce these Rules pursuant to the CC&Rs, Bylaws, and the Davis-Stirling Common Interest Development Act.

Owners are responsible for ensuring compliance by:

- Tenants
- Family members
- Guests
- Contractors
- Invitees

1. Enforcement Authority

The Board may take enforcement action for violations of:

- The CC&Rs
- Bylaws
- Architectural guidelines
- Remodeling agreements
- These Rules and Regulations

Possible enforcement actions include:

- Written warning
- Notice of violation
- Monetary fines
- Suspension of common area privileges
- Reimbursement assessments
- Legal action where necessary
- Lien or collection action for unpaid assessments as permitted by law

2. Violation and Hearing Procedure

Except in emergency situations, the Association will generally follow this process:

1. Courtesy notice or warning.
2. Notice of hearing at least 10 days prior to the hearing. Notice will include date, time, and place of the hearing, the nature of the alleged violation, and a statement that the owner has the right to attend the hearing or submit a written statement prior to the hearing.
3. Hearing before the Board.
4. Board deliberation and decision.
5. Written notice of the decision at least 15 days after the hearing.

Emergency safety violations may result in immediate enforcement action.

3. Reimbursement Assessments

If a violation causes damage or expense to the Association, the responsible Owner may be charged for:

- Repair costs
- Cleanup costs
- Administrative costs
- Legal fees where permitted

4. Continuing Violations

If violations continue after notice, the Board may impose:

- Additional fines
- Suspension of privileges
- Legal enforcement

5. Non-Waiver of Enforcement

Failure by the Association to enforce a rule on one occasion does not waive the right to enforce it in the future.

GLENWOOD HOMEOWNERS ASSOCIATION

SCHEDULE OF FINES & MONETARY PENALTIES

The following Schedule of Monetary Penalties is added to and made a part of the Association's Rules & Regulations. This Schedule of Monetary Penalties shall supersede any and all conflicting provisions of the Rules and Regulations.

Monetary penalties for violation of the Association's governing documents shall be as follows:

1st Violation.....	warning or fine up to \$100
2nd Violation (same offense).....	\$50 to \$100
3rd Violation (same offense).....	\$100
Additional Violations (same offense).....	\$100
Safety Violation.....	warning or fine up to \$500
Suspension.	common area privileges may also be suspended
Assessment.....	may be levied to reimburse HOA expenses

Failure to correct a violation in response to a warning letter may result in a single fine or continuing fines which may be imposed on a daily basis as the Board determines to be appropriate.