

## POLYNESIAN SHORES II – COMMUNITY RULES 2019

- Speed Limit 5 MPH for all vehicles, golf carts, etc.
- No Parking in the Turn-Around/Launching area. If you choose to leave your golf cart, please leave a key so that it can be moved to accommodate a boat launching.
- No Parking of vehicles or trailers on any other Owner's lot without their permission.
- No Permanent parking in boat slips. Boats should be parked with the intent to use them at least once in a 48 hour period.
- Boat slips are allotted on a first come, first serve basis and are for the use of owners, their family, guests, or tenants only. No guests of family, guests, or tenants may utilize the boat slips. There is a one boat slip per household rule when space is limited and boats have priority parking in boat slips over personal water craft.
- Tie only to existing cleats. Nothing is to be tied to the poles holding the floating docks, the holes the poles utilize, or the swimsteps. (2018)
- No mooring in an already occupied slip.
- No parking in the street except for loading and unloading.
- No gasoline, gasoline fueled vehicles, or fire (combustible materials) on the floating docks.
- No dumping any ashes/debris from fires in the river or plastic trash can located at the docks. That type of debris must be disposed of in the metal dumpsters.
- No loud music in the Common Area.
- Relock the chain across launch ramp **and replace the chain at the top of the street** after each use.
- Pet owners must clean up after their pets immediately.
- There is no trash collection for the plastic trash can at the docks. It is everyone's responsibility to empty into the metal dumpsters when it gets full.
- Trash is collected on Mondays (even holidays) and anyone blocking the dumpsters from being emptied will be responsible for the fees to have the Sanitation Department return to collect the trash.
- Anyone doing a special project that results in filling up any of our shared dumpsters will need to pay for an additional collection or order their own dumpster for larger projects.
- All shared furniture (chairs, tables, etc) is to be replaced on the concrete docks and stored to avoid blowing away. If you fail to do so and something is lost, you may be asked to replace it at your own cost.
- Damages to the common area should be reported to the Board as soon as possible.

## Polynesian Shores #2 Owners Association Community Rules and Regulations

### 1. Compliance with Polynesian Shores #2 HOA Governing Documents, Rules and Regulations

Property owners in Polynesian Shores #2 are responsible for ensuring that their family, guests and family/guest's visitors follow the Association's Rules and Regulations (the "Rules"). This includes, but is not limited to, property maintenance, property use, vehicle and trailer use, conduct and other rules in the HOA Governing Documents.

Failure by Polynesian Shores #2 property owner's family/guest, family/guest's visitors or the property owner to adhere to the CC&Rs and the Rules can result in warning notices, fines, and or legal action against the property owner by the Association.

#### A) Violations of CC&R's and Rules

- Each offense: A violation warning notice will be sent to the property owner via email or written correspondence.
  - Action required from property owner: From the mailing date of the notice, the property owner has 30 days to comply with the notice. Reoccurring violations within 30 days of the original notice serves as non-compliance.
  - Failure to comply within 30 days of violation notice: \$100/month fine until compliance with the notice has been met. Fines are payable within 30 days of invoice. A late fee of \$35 per month will be added to all unpaid invoices.
  - Ongoing, unresolved or repeated violations or unpaid fines may result in legal action against the property owner.
2. Damage Liability: Polynesian Shores #2 Property Owners are financially responsible for the replacement or repair of any damaged or missing community property where their family/guest, family/guest's visitors or the property owner caused the damage or missing property. Discretion whether to repair or replace damaged or missing items, and obtain a bid for same, is at the discretion of the Association's Board of Directors. Property owners will be notified in writing of the damage, provided details and costs for repair or replace the property. Property owners will have 15 days after written notice of the incident to have a hearing before the Association's Board of Directors. Reimbursement for the costs of repair/replace the property is due 30 days from the date of invoice. A late fee of \$35 per month will be added to all unpaid invoices.
3. Payment of fines: Fines are due within 30 days of the date of invoice. A late fee of \$35 per month will be added to all unpaid invoices. Unpaid fines and fees from the current fiscal year will remain on the property owner's account until the next Association dues are payable. Property owners with accumulated fines and fees will be invoiced with the annual Association dues and the fines and fees will have the same payable due date as the Association dues. Nonpayment can result in further fines, liens, and legal action against the property owner.

4. Protest of fine: Polynesian Shores #2 property owners have a 15 day period from the date the warning notification was mailed to request a formal hearing with the Association's Board of Directors. All correspondence will be delivered to the last physical address or email address provided by the property owner.
5. Right to Recover Legal Fees: In the event that the Association or any owner(s) of a lot undertakes any kind of action, including a court action, to enforce these restrictions, including the lien rights established in the By-Laws, against any person or entity, the prevailing party shall be entitled to recover their reasonable attorney's fees, court costs, and any other cost associated with such enforcement in addition to the sums, if any, awarded or entitled from such person and entities in violation or threatened or attempted violation of these restrictions.

#### Addresses and Information

##### **Mailing Address:**

Use for mailing fines, protests, replies to violation warnings, but email is preferred method:

Polynesian Shores #2 Owners Association  
c/o Sandy Welcker  
2053 Casual Court,  
Simi Valley, CA 93065

##### **Make checks payable to Polynesian Shores #2 Owners Association**

**Email:** [President@polyshores2.com](mailto:President@polyshores2.com)

**Association Website:** [www.polyshores2.com](http://www.polyshores2.com)

(Use for obtaining copies of forms, documents, Association information)

##### **Glossary:**

Association:	Polynesian Shores #2 Owners Association
Governing Documents:	CC&Rs (Declaration of Restrictions), By-Laws, Community Codes and Regulations
Rules & Regulations:	List of adopted community rules and regulations

**Adopted by the Association's Board of Directors on May 18, 2017**