

Villas of La Costa

Date: July 12, 2024
To: Homeowners, Residents, Guests, Visitors
From: First La Costa Homeowners Association
Subject: CC&R Reminders

Dog on Leash

All furry friends need to be leashed when on the property and outside the home. Having a leash in your possession and not on your dog, as well as, having a leash on the dog without it being in your hand is not considered having your dog on leash. This is not only noted in our CCR's (section 5.24.2) but also a California code.

5.24.2 Pets. *No pets or other animals shall be permitted in the Common Area except as specifically permitted by the Rules, and then only when on a leash held by a person capable of controlling the animal*

Parking

As our community has increased the number of owner-occupied units our parking capacity has really felt the impact. As stated in our CC&R's (section 5.34) we highly encourage the use of your personal carport/garage as your primary vehicle parking. As a reminder, the coves do not have designated parking and as such non-covered parking spots are open for use by owners, tenants and guests.

5.34 Vehicle Use and Parking. *Parking in the Community is limited, and all Owners and residents are encouraged to park vehicles within their carport/garage and parking in the Community is subject to the following:*

Smoking

Per our CC&Rs (section 5.29.1) smoking tobacco, marijuana and/or vaping is not permitted in common areas, exclusive use common areas (patios) and units. Please be respectful of your neighbors and puff elsewhere.

5.29.1 Smoking. *Due to the scientific evidence of the dangers of secondhand tobacco smoke and the offensive odor and nuisance created by vaping and marijuana smoke, smoking of tobacco or marijuana products and vaping of any kind are prohibited within the Community, including, but not limited to Units, Exclusive Use Common Areas and all other Common Area.*

Thank you in advance for committing to make our community safe and special.

*CC&Rs and Bylaws can be found at www.firstlacostacoa.com