

# Park Vista Rules and Regulations

The Association is responsible for adopting reasonable rules and regulations that govern the use of the residential units/lots and common areas. These rules and regulations are designed to preserve the aesthetics of the property, protect, and enhance property values, and ensure the quiet enjoyment of the common areas for all Members. These rules supplement the Park Vista Restated Declaration of Covenants, Conditions and Restrictions and other Governing Documents. A full understanding of all obligations and restrictions pertaining to the use of the property requires reading both the Restated Declaration, the other Governing Documents, and these Rules.

## Parking and Vehicles

- No vehicle may be parked or driven on the common area grass, landscaping, or sidewalks at any time, with the exception of golf carts.
- Vehicles required to maintain the common property (e.g., tree trimming equipment, utility company vehicles) may drive on the common area grass, landscaping, or sidewalks under the supervision of the Board, the Architecture or Landscape Committee, or Community Manager.
- All vehicles belonging to Members and tenants must be parked in garages.
- The guest parking spaces are limited to non-residential guests, service providers and emergency vehicles only.
- Parking outside the clearly marked guest parking spaces is prohibited. This prohibition includes double parking, tandem parking, and/or parking in the garage alleys for anything other than immediate loading and/or unloading.
- Overnight parking of service equipment (e.g., roofing, landscaping or tree trimming vehicles) will be allowed in guest parking on occasion to fulfill Association maintenance responsibilities.
- If service/contractor vehicles need to park in the common area overnight, to perform services for specific Members, advance approval of the Community Manager is required.
- Disabled vehicles must be removed from the guest parking areas within 48 hours. Vehicles parked in guest parking areas for longer than 48 hours that have not been moved or used will be considered “disabled,” and may be removed at the Member’s expense, at the direction of the Community Manager.
- Recreation vehicles or campers may be parked in guest parking spaces (using more than one if necessary) for no longer than 48 hours.

## **Pools**

Each fall the Board of Directors will publish a pool heating schedule for each of the seven pools and hot tubs.

- Only the Association pool service contractor is authorized to adjust pool temperatures or timers.
- Rules posted at each pool/hot tub are defined by the Board of Health and must be followed.
- Bathing suits must always be worn in the pool and pool areas.
- No lifeguards are on duty at the pools and spas. All users assume full responsibility for any risks of the using pools and spas, including the risk of drowning.
- Children under the age of fourteen (14) must always be supervised by an adult.
- Pool quiet hours are from 10:00 pm until 7:00 am every day, including weekends and holidays.
- Music volume must be at a modest level and not disturb others in the pool area or in nearby units.
- Hot tub motors must be turned off when finished in the hot tub.
- Pool furniture must not be removed from the pool areas at any time.
- Pool furniture must not block the safety sign from the vision of people in the pool.
- Pool furniture must be wiped down before and after every use.
- All trash must be removed from the pool area when leaving or placed in the provided trash containers.
- Umbrellas must be closed when leaving the pool area.
- Use of soaps, bubble baths, bath oils or any foreign substance in the pool or hot tub is prohibited. Pools and hot tubs are not to be used for personal hygiene purposes.
- Members, guests, and tenants with a contagious disease or virus are prohibited from entering the pool area.
- All personal items (e.g., towels, pool toys) must be removed from the pool after every use.
- No towels or personal items shall be draped over the pool fences.
- The use of glass containers or other shatterable materials in the pool areas is prohibited.
- Pets are prohibited from being inside the gated swimming pool areas, except for service animals.
- No animals are allowed in the pools or spas.
- No pet waste may be placed in the pool trash containers.

## **Pets**

- No unit shall house more than two dogs and two cats at any time.
- Dogs and/or cats must always be leashed on the common property, under the control of their handlers, and are never permitted to run loose.
- Excessive barking is not permitted.
- Members must clean up pet waste immediately and dispose of it in their own trash containers.

## **Wildlife and Waterfowl**

- Feeding of ducks, geese, coots, or other waterfowl is not permitted.
- Bird feeders that attract waterfowl onto the common property are not permitted.

## **Aesthetics**

- No modifications to the property may be made by Members without complying with the architectural approval requirements set forth in the Restated Declaration of Covenants, Conditions and Restrictions.
- Front, back and side patios and courtyards must always be kept neat and tidy, whether or not Members are in residence.
- No clutter or debris is permitted on patios or courtyards. Clutter or debris includes but is not limited to worn patio furniture, broken umbrellas, worn garden hoses, boxes, crates, disabled electronics, trash bags, trash bins, dead plants, dead trees, and pots.
- If patio areas or courtyards are not maintained by a Member, after proper warning and/or a violation hearing, maintenance will be completed by the Association and charged back to the Member.
- Any lighting installed by Members on common areas around units must match Association fixtures or be approved by the Landscape Committee and meet the Association warm light standards (2700-3000 Kelvin warm light). The same warm lights must be used on Member patios and courtyards.
- All window treatments that are visible from outside the residential unit must be neutral in color and manufactured for that purpose. Blankets, sheets, towels, newspaper, clothing, cardboard, dry wall, reflecting foil and other items not manufactured for the purpose of window treatments are not permitted if they are visible outside the residential unit. The Association reserves the right to demand removal of any window treatment visible from the outside of the residential unit that are deemed by the Board to be aesthetically inconsistent or displeasing.

## **Construction and Renovations**

- Members carrying out major renovations or construction which require the use of a dumpster, temporary placement of construction-related items (e.g., port-a potties, construction equipment, building materials) or additional parking outside clearly marked guest parking areas must receive Architecture or Landscape Committee approval for the placement and time duration of use before starting any renovation or construction.

## **Solar Installation**

- No solar systems may be installed by Members without complying with the architectural approval requirements set forth in the Restated Declaration of Covenants, Conditions and Restrictions and without acquiring architectural approval by the Board of Directors, unless the Board has delegated the authority to approve or reject a solar application, in which case the Architecture Committee shall make the decision in conformity with its rules.
- Furthermore, because solar systems would be placed upon roofs the maintenance of which is the responsibility of the Association, before any solar systems may be installed by a Member, that Member must:
  - Review detailed installation plans with the Architecture Committee, including contractor information, panel placement and timetable for installation
  - Execute the Association's solar indemnity and maintenance agreement
  - Pay a fee of \$500 for reviewing the application and recording the indemnity and maintenance agreement
  - Provide a valid certificate of liability insurance
  - Notify Members of the same building of the installation
  - Ensure no solar panels are installed upon the roofs of other owners
  - Pay for the removal of any trees or vegetation on the building or common property that shade the panels

## **Trash**

- Trash and recycling containers shall be stored out of sight until set out for collection on the designated pick-up days—no more than 18 hours before scheduled pick up and within 18 hours after pick-up.
- All trash and recycling must be placed in a container with a secure lid.
- All containers are to be marked with the Member's house number.
- Each Member shall contract for the removal of their own trash.
- Trash should not be placed in containers of other Members without their permission.
- Members can contact Burrtec for large, bulky item pick-up, which can be scheduled for Mondays. If Burrtec misses a scheduled pick-up, the items must be put away until the pick-up can be rescheduled.

## **Golf Carts**

- Golf carts must always be stored out of sight and inside the main garage or cart garage.
- Golf carts may be driven in the common area by minors under the age of 13 only accompanied by an adult 18-years-of-age or older.

## **Noise**

- Noise from any inside or outside activity including loud discussions and arguments must be kept at a modest level so as not to disturb neighbors.
- For-hire landscape and non-emergency exterior maintenance services which utilize motorized equipment such as saws, sanders, drills, grinders, leaf-blowers, lawnmowers, hedge trimmers, edgers, or any other similar tool or device is not permitted any time on Saturday and Sunday, and weekdays between the hours of 6:00 p.m. and 7:00 a.m. the next day.
- Members doing their own exterior maintenance must not use motorized equipment between the hours of 6:00 p.m. and 7:00 a.m. any day.

## **Garages and Garage Areas**

- Garage doors should always remain closed except for entering or exiting, or when the garage is being repaired or cleaned.
- Car washing is permitted only in the garage and guest parking areas.
- Garage air conditioners are the responsibility of individual Members. Any garage air conditioner must be connected to the Member's electric meter.
- Garage refrigerators or freezers must be disconnected or turned off when a Member is not in residence.

## **Cameras and Security Equipment**

- "Video or home security equipment" refers to any equipment installed by an owner which is used to monitor, record, and/or deter activity in either an audio or visual format, including digital cameras (such as Ring doorbells), listening devices or motion detecting lights.
- No person may alter or modify any exterior portion of a residence or garage building for the purpose of installing or using video or home security equipment without prior written approval of the Architecture Committee.
- No such equipment may be installed in any manner, regardless of location, that would record, capture, or impact areas outside of the immediate front door, front patio, side patio, or back patio vicinity of a residence or garage door area. No such equipment may unreasonably record or attempt to record other portions of the common area or another member's residence or garage doors.

## **Rentals**

- No rentals for less than thirty (30) days are permitted (except for the month of February which has 28 or 29 days).
- Members are required to execute written leases and provide a copy of those leases to the Community Manager.
- Members must supply tenants with a copy of the Association Rules and Regulations.
- Members who lease their units shall fill out the Association's Tenant Information Sheet and deliver it to the Community Manager by mail, email, fax or in person within 10 days of entering a contract with a tenant.
- Members must ensure their tenants comply with all Association CC&Rs and Rules and Regulations.
- Members will be held accountable for damages or violations that are committed by their tenants.

## **Personal Conduct**

- No Member, tenant, guest, or contractor shall engage in harassment, as defined by the State of California, of another Member, tenant, guest, or contractor on or near the common property. Harassment includes comments and/or conduct that seriously threatens, alarms, annoys, or causes emotional distress to someone and serves no legitimate purpose.

## Charges for Document Requests

- The Board publishes the Association's balance sheet, income statement, monthly budget, and reserve spending report once per month on the Park Vista website. Any member making a request of the Community Manager for additional information will be charged a fee based on the time required to fulfill the request, in compliance with the Davis-Stirling Act.

## Violations and Fines

- The Association may, but is not required to, provide an initial warning notice requesting that violations be cured voluntarily before commencing with a hearing and fine process, as set forth below.
- Violation notices will be sent to Members via certified mail as proof of receipt or notice.
- Violation of any Association rules and regulations shall be corrected at the expense of the Member.
- Generally, though not necessarily, the Association will adhere to the following schedule:
  1. **First Offense:** Notice of hearing and up to \$250.00 fine, and / or suspension of privileges, except for Architectural and Rental Violations, plus attorney fees for enforcement.
  2. **Second Related Offense:** \$500.00 fine or higher with Notice plus attorney fees for enforcement.
  3. **Third Related and Subsequent Offenses:** Notice of \$1,000.00 fine and will continue every 30 days or until violation ceases, plus attorney fees for enforcement.
- **Architectural Violations:** First Offense: Notice of Hearing and up to \$5,000.00 fine, plus attorney fees for enforcement.
- **Rental Violations:** Notice of Hearing and up to \$3,000.00 fine with suspension of privileges plus attorney's fees for enforcement.
- **Recurring Violations** will be taken on a case-by-case basis; possible fines with due notice up to and including \$5,000.00 plus any attorney fees for enforcement.