

# Rules and Regulations

## Los Serranos Ranch

Please take a few minutes to read and familiarize yourself with the following Rules and Regulations. If everyone commits to adhering to them, the community will be an ideal place to live. The Board is committed to ensure the continuance of top-notch maintenance of the community and will do everything it can to enforce these Rules and Regulations. Ignorance of these rules will not be considered an excuse. It is the responsibility of the homeowner and/or management company to initiate the complaint process. We ask for your cooperation in being "good neighbors."

### Vehicles and Parking

1. All streets within the community are private streets. No vehicles of any type may be parked overnight on the association's private streets without a valid parking permit. Each lot, in good standing, that requests a permit, due to the number of vehicles exceeding the maximum lot capacity or oversized vehicles, will need to provide the contracted patrol company verification of all vehicle(s) registration. The permits are to be placed on the vehicle. A homeowner shall lose the right to the parking permit, if they become delinquent or fall out of good standing with the Association. Any resident vehicle found parking on the streets in violation of these rules or without a valid parking permit will be subject to tow at the owner's expense.
2. Permitted street parking, overnight or guest vehicles may not block sidewalks or driveways. Vehicles must be parked legally with both right tires a maximum of 18 inches from a designated curb. Vehicles may not park head into cul-de-sac, extending into a cul-de-sac and not against traffic, regardless of signage.
3. No parking is permitted on the radius of a curve, under or near a "No Parking/No Loitering" sign, in front of mailboxes, fire hydrants, fire lanes and red curb areas, obstructing clear view of a stop sign, or obstructing the safe flow of traffic.
4. Garages may not be used for storage to the extent that the maximum designed parking space (2-3 vehicles) of the garage cannot be utilized to accommodate the vehicles of the owner.
5. All vehicles must be parked on each homeowner's lot. Vehicles that are not able to fit on a homeowner's lot may be allowed to park on the private streets. The management company must be notified when the number of homeowner's vehicles exceed the maximum lot capacity and a valid parking permit will need to be issued. This also applies to oversized vehicles that do not fit in the garage or driveway or vehicles with special circumstances.

6. Only street legal, licensed and current registered vehicles are permitted on association property. Examples of non qualifying vehicles include: go carts, all terrain vehicles (ATV), and off road dirt bikes, mini bikes, motorized scooters and/or bikes, illegal vehicles or motorized gas or electric vehicles without a valid license plate or registration and unlicensed drivers/operators.
7. Trailers, towed equipment, moving vans, and recreational vehicles may not be parked or stored anywhere within the association for any period exceeding 72 hours. Such vehicles parked anywhere on association property in violation of this rule will be towed away at the owner's expense.
8. Recreational vehicles and moving vans may be granted additional time pending approval from the management company and safelisting with the patrol service.
9. Abandoned and stored vehicles on association property will be towed at owner's expense. Vehicles left in the same space for more than 72 hours and not moved at least 1/4 mile are considered stored and will be towed at owner's expense.
10. Homeowners are responsible for their guest's vehicles and seeing to it that they also obey parking regulations.
11. Parking any vehicle that would obstruct a clear view of a stop sign is prohibited.
12. Any damage to driveways, ie. oil, or radiator stains, as a result of parked vehicles, must be cleaned and maintained in a reasonable manner in a reasonable amount of time.

## Pets

1. All dogs and cats must wear identification at all times when outdoors.
2. Pet owners are required to pick up their pet's waste and dispose of it in a sanitary manner.
3. Pet owners will be held responsible for any damages or nuisances caused by their pets. Nuisances shall include loud, frequent barking, or overtly threatening or aggressive behavior toward people outside of the owner's property.
4. Pet owners must obey leash laws.

## Noise

1. Loud and disturbing noises will only be tolerated within reason, and will not be tolerated at all between the hours of 10:00 pm to 7:00 am. This includes, but is not limited to, TVs, home and car stereos, musical instruments, modified or non-standard vehicle exhausts, parties or other gatherings, and noisy animals.

# Violation Procedures

1. Complaint from the homeowner must be in written form and sent to the management company outlining in detail the nature of the violation.
2. Notice shall be sent to the homeowner from the management company advising the nature of the violation and establishing a reasonable time limit to rectify the violation.
3. Failure to comply with the request to rectify the violation or respond to the Board of Directors shall result in a Notice of Hearing, whereby the Board may assess the homeowner according to the enforcement guidelines established in the CC&R's.

# ENFORCEMENT OF VIOLATIONS

1. First Action: Warning Letter
2. Second Action: After the reasonable time outlined in the warning letter has elapsed, the homeowner will be subject to a Board Hearing and a \$50.00 fine, plus applicable legal fees.
3. Third Action: After the time stipulated by the warning letter and Board, the homeowner will be assessed a \$250.00 fine, as well as, any applicable legal fees.

Please note: Fines will continue to double with each repetition of the offense. Any fines not paid will result in a lien being filed against the property and legal action to gain compliance.

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