

**SEAHILL TOWNHOMES HOMEOWNERS**  
**ASSOCIATION**  
**COMMON AREA, RECREATIONAL FACILITY**  
**AND ASSOCIATION RULES**

12/9/2009

## Table of Contents

1. ACKNOWLEDGEMENT OF RULES	Page 4
2. COMMON AREA, RECREATIONAL FACILITY AND ASSOCIATION RULES	Page 5
3. USE OF RECREATIONAL FACILITIES	Page 5
4. NO COMMERICAL USE OF FACILITIES	Page 5
5. RECREATIONAL AREA HOURS	Page 6
6. GENERAL RECREATIONAL RULES	Page 6
7. DAMAGE TO COMMON AREA FACILITIES	Page 7
8. FOOD AND BEVERAGE IN COMMON AREAS	Page 8
9. BARBEQUES IN THE COMMON AREAS	Page 8
10. USE OF THE CLUBHOUSE	Page 8
11. SOCIAL EVENTS - PRIVATE AND ORGANIZATIONAL	Page 8
12. CLUBHOUSE RULES	Page 9
13. TENNIS RULES	Page 10
14. POOL RULES	Page 11
15. JACUZZI RULES	Page 12
16. SAUNA RULES	Page 13
17. ANIMALS	Page 14
18. EXCESSIVE BARKING	Page 14
19. FIRELANES	Page 16
20. PARKING	Page 16
21. AUTO REPAIRS	Page 16
22. CLOTHES WASHING AND DRYING	Page 17
23. INVASIVE PLANTS	Page 17
24. FICUS TREES	Page 17

25. TRASH CONTAINERS

Page 17

26. COMMUNICATIONS WITH OWNERS AND LESSEES

Page 18

27. BOARD OF DIRECTORS MEETINGS

Page 18

**SEAHILL TOWNHOMES HOMEOWNERS**  
**ASSOCIATION**  
**COMMON AREA, RECREATIONAL FACILITY AND ASSOCIATION RULES**

I/We, acknowledge receipt of the Seahill Townhome Homeowners Association Recreational Facilities Rules dated December 9, 2009.

**DEFINITIONS**

"Association Rules" mean the rules and regulations regulating the use and enjoyment of the clearly defined common area adopted by the board from time to time. (CC&R's Article I, Section 3 Page 2).

"Recreational Area" means the Association's pool, tennis court, clubhouse, Jacuzzi, pool house, gazebo, and the green belt.

"Common Area" means all real property within the development owned by the Association for the common use and enjoyment of owners, their immediate families, lessees and guests. (CC&R's Article I, Section 6)

"Owners" mean the owners of a unit and their immediate family members living with them in the unit.

"Lessees" mean the lessees of a unit and the members of their immediate family living in the unit.

I understand the Association has the right to suspend the privilege of the use of the common area or the recreation area and can assess monetary penalties against any owner or other person entitled to exercise such rights or privileges for any violation of the approved Association rules. (CC&R's Article IV Section (2) Enforcement of Rules Page 14)

I agree to abide by the Association Rules and understand that failure to comply will result in the suspension of all privileges of the common area and/or the recreation area. However, any such suspension of use privilege cannot exceed a period of thirty (30) consecutive days for any one violation and any monetary penalty cannot exceed two-hundred fifty-dollars (\$250.00) for any one violation. Multiple violations may be cited and fined separately.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Number

\_\_\_\_\_  
Witnessed: Board Member

\_\_\_\_\_  
Date

**SEAHILL TOWNHOMES HOMEOWNERS**  
**ASSOCIATION**  
**COMMON AREA, RECREATIONAL FACILITY AND ASSOCIATION RULES**

The Board of Directors assembled all of the rules that have been in effect since the opening of this Complex and have updated those rules to comply with current case and statutory laws pertaining to the use and operation of common area facilities in a homeowners association.

**USE OF RECREATIONAL FACILITIES**

Recreational facilities are for the sole use of the owners or lessees of the SEAHILL TOWNHOMES HOMEOWNERS ASSOCIATION and their guests.

**CC&R's, Article II, Regarding Common Area Utilization**

“7. Delegation of Use: Tenants: Any owner may delegate his rights of use and enjoyment in the development, including any recreational facilities to **the members of his family, his guests, and invitees**, and to such other persons as may be permitted by the bylaws and the Association rules.”

**CC&R's, Article III,**

“5. Offensive Conduct; Nuisances: Nothing shall be done on or within the development that may be or may become an annoyance or nuisance to the residents of the development or that in any way interferes with the quiet enjoyment of owners of the units.”

**NO COMMERCIAL USE OF FACILITIES**

No commercial activities shall be permitted.

An individual offering tennis or swimming lessons and using the Seahill Townhomes Homeowners Association facilities as an established place of his or her business is prohibited. Further, the tennis courts, the swimming pool and the club house may not be rented out to third parties for commercial purposes.

Owners or their lessees may retain professionals to entertain, educate and train members and their guests and may use the recreational facilities within the use limitations applicable to the facility, including tennis and swimming lessons and coaching

## RECREATIONAL AREA HOURS

Recreational Areas include: Pool, Jacuzzi, pool house, saunas, tennis court, clubhouse, gazebo and the area referred to as the Green Belt.

The normal hours for use of the recreational areas are as follows:

### **Pool, Jacuzzi, Pool House, Saunas, Clubhouse and Gazebo:**

Sunday through Thursday: 7:00 a.m. to 10:00 p.m.

Friday and Saturday: 7:00 a.m. to 11:00 p.m.

### **Tennis Courts:**

Sunday: 8:00 a.m. to Sunset

Monday through Saturday: 7:00 a.m. to Sunset

### **Green Belt Area:**

Saturday and Sunday: 9:00 a.m. to Sunset

Monday through Friday: 8:00 a.m. to Sunset

## GENERAL RECREATIONAL RULES

1. The homeowner or lessee understands and agrees to abide by all local, state, federal and local laws and ordinances, as well as the Association Rules and CC&Rs which pertain to residents, guests, and invitees while using the recreational facilities. The homeowner (as well as lessee) understands that any violation shall be grounds for immediate termination of the right to use the recreational facilities. Any such termination shall not waive or change the homeowners (as well as lessees) obligations hereunder.
2. The Board of Directors and/or their designee reserves the right to enter the Recreational Area(s) and terminate any function should the conduct of any person using the Recreational Area(s) endangers the health, safety or welfare of any person, constitutes a threat to the Recreational Area(s) or other property, or reasonably interferes with the peace and enjoyment of residents of the Seahill Townhome Homeowners Association.
3. Owners (lessees) must pay for all damages to any of the recreation facilities and furnishings caused by them, their families, their lessees and guests.

4. Any abuse of the recreational area rules, facilities, and its contents may result in suspension of privileges and/or fines.
5. Owners (or lessees) are responsible and legal liable for their conduct and actions, as well as for the conduct and actions of their families, lessees or guests and for damage to the facilities and equipment. The Association is not and will not be liable for the actions and conduct of the owners, their families, lessees or guests.
6. Children under the age of 14 years are not allowed in the recreational area unless accompanied by an adult.
7. Owners (or lessees) are responsible for the conduct of their children and their guests.
8. Noise levels in the recreational areas shall be kept at a minimum in consideration of other homeowners.
9. All beverages, of any kind, should be in plastic (non-breakable) containers when using the recreational areas (i.e., pool, sauna, tennis court, Jacuzzi and deck areas).
10. Any spills of food or beverages, anywhere in the Common Areas, is to be cleaned up immediately.
11. No alcoholic beverages are to be consumed by anyone under the age of 21.
12. The fountain and adjoining stream area shall not be used as a climbing, walking or play area.
13. No running or horseplay is permitted in or around the pool and spa area.
14. No one, including owners are permitted to stay overnight in the recreational area.
15. All trash is to be deposited in the proper trash containers and deposited into the owner's trash containers.
16. The Recreational Areas are all smoke free zones. You may not smoke in the Recreational Areas.
17. Owners (lessees) must be present and available at the recreational facility while their guests are using the Recreational Facilities of the Association.
18. Profanity is not permitted in any of the Common Areas.

#### **DAMAGE TO COMMON AREA FACILITIES**

Please report any damage of recreational facilities to a Board of Director member as soon as it becomes known.

## **FOOD AND BEVERAGES IN COMMON AREAS**

Owners (lessees) and their guests may have food and beverages within the common areas, including the recreational areas, except for the tennis area, provided that only plastic utensils, plates, bowls, and beverage cups are used. Containers, plates or other food or beverage holding items made of glass or any other breakable material are not permitted in and around the pool and spa area.

All trash should be disposed of by bagging and depositing the trash in the owner's (lessee's) trash bins.

## **BARBEQUES IN COMMON AREAS**

Cooking or barbecuing in any of the common areas, including the pool, spa, gazebo or tennis area is absolutely prohibited.

## **USE OF THE CLUBHOUSE**

The Association does not offer the use of the recreational facilities as a commercial business venture. The clubhouse is intended for use by the Seahill Townhome Homeowners Association members, immediate family members and lessees. Uses of the Clubhouse include:

- a. Association meetings,
- b. Meetings of the Board of Directors,
- c. Architectural Committee Meetings,
- d. Other Association Committee Meetings,
- e. General Membership Meetings,
- f. Owner (lessees) weddings, receptions, parties and other social gatherings.

## **SOCIAL EVENTS - PRIVATE AND ORGANIZATIONAL**

The clubhouse is for the use and enjoyment by homeowner members (lessees), in good standing, for their personal social events.

Social events may include weddings, receptions, parties and other social gatherings and meetings of philanthropic organizations, cultural groups, or other types of social groups in which an owner (lessee) is the sponsor.

Social events that include food, beverages, and presentations including entertainment are



required to post both a \$100.00 non-refundable cleaning fee and a \$100.00 security fee to insure clean-up and maintenance. If an organization is to utilize the clubhouse where alcoholic beverages will be served, the organization must provide a certificate of liability insurance naming the Seahill Townhomes Homeowners Association as an additional insured for the day and time of the event. This is a common practice in which organization insurance carriers are well versed.

### CLUBHOUSE RULES

1. The Clubhouse is to be used for quiet, low-key activities for teens and adults.
2. Wet bathing suits are not permitted in the Clubhouse.
3. Running in and out of the Clubhouse doors is not permitted due to the fact the doors are made of glass and could break causing injury.
4. Boisterous or loud play or music is not permitted if it can be heard at the residence of any of the surrounding units in the Association. At that point the noise must be turned down.
5. The maximum Clubhouse capacity is 90 persons according to City and County ordinances
6. No smoking is permitted anywhere in the Clubhouse or common areas.
7. The use of the Clubhouse is in the order of the request listed on the calendar schedule located inside the drawers on the left side of the book case.
8. The owner (lessee) who scheduled the use of the clubhouse is responsible to leave the area in a clean and orderly manner. The clubhouse is to be cleaned up by 12:00 noon on the following day, unless the Clubhouse has been reserved for use the following day. In that case, the Clubhouse must be cleaned up immediately after its use.
9. The pool table is not meant to be used to sit on or to play any other games other than pool.
10. Pool cues are not provided by the Association. A pool table brush is located in the drawers in the wall unit by the pool table. After each use, the pool table is to be swept clean with the pool table brush and the pool table brush returned to the drawers. The balls are to be left in the pool table pockets, the wood pool table cover is to be put back and then covered with the pool table cover.
11. Masse shots are never permitted on the pool table.
12. Place chairs back into their proper location after use.
13. Turn off all lights and the fireplace gas after use.

14. Make sure that all doors entering the Clubhouse, including all sliding doors are closed and locked upon leaving.

### TENNIS RULES

1. The hours of operation for tennis are 7:00 a.m. to sunset on Monday through Saturday and 8:00 A.M. to sunset on Sunday.
2. Playing time is limited to 1 hour when other people are waiting.
3. Guests are not permitted to play on the courts without being accompanied by an owner.
4. If players are waiting for a court, an owner and their guest may not occupy more than one court.
5. A ball-machine shall not be used before 8:00 a.m. any day of the week or the weekends.
6. Proper tennis shoes must be worn. No shoes may be worn on the courts that will leave scuff or cause black marks on the court. If so, the owner will be responsible for the costs of repairing the tennis court.
7. No food or drinks are permitted on the courts at any time. The only exception is a plastic container with clear water.
8. No suntan lotions or oils are permitted on the tennis courts at any time.
9. Pets of any kind are never allowed on the tennis courts.
10. Children under 14 are not permitted on the tennis courts, unless they are accompanied by an adult.
11. Children aged 14 to 17 are permitted on the tennis courts only if they are playing tennis, but do not need to be accompanied by an adult, as long as one of the teenagers is a child of an owner or lessee.
12. At no time should a racket be thrown in the tennis courts. This is cause for immediate termination of facility usage. Players are not permitted to strike nets, court surfaces, fences, net support posts, or any other tennis court surface or equipment with rackets, shoes, bags or any other items. The owner will be responsible for any damage to the court surface caused by racket throwing or any other conduct leading to damage to the tennis court, tennis nets or tennis equipment belonging to the Association. Intentionally throwing rackets on the court surface, or at anyone, or striking any surface as described above is subject to a fine of \$250.00, plus the cost of the repair of the damage done and suspension of tennis privileges for a period of 30 days for

each violation and immediate termination of the use of the court.

13. Skateboarding, roller blading, bicycle or tricycle riding, scooter riding, roller skating or riding of any other wheeled object on the tennis courts are expressly prohibited. Owners will be subject to an immediate fine of \$250.00 for each occurrence, as well as for the cost of repair for any damage to the tennis court. Further, there will be a suspension of the tennis privileges for a period of 30 days for each violation and immediate termination of the use of the court.

### POOL RULES

1. Hours of use are from 7:00 a.m. to 10:00 p.m. Sunday through Thursday and from 7:00 a.m. to 11:00 p.m. on Friday and Saturday.

2. Pool capacity is 18 persons.

3. No diving is permitted into the shallow end of the pool.

4. Rocks, coins, or other non-pool equipment are not allowed in the pool. No other foreign objects or substances are allowed in the pool. The only exception would be floating noodles, swimming pool floats, floating pool chairs/mattresses, goggles, swim fins or other swimming work out equipment. No pool surfboards or boogie boards are permitted. However, all such excepted items must be removed from the pool and the pool area when the owner or the owner's families, lessees, or guests leave the pool.

5. No running or horseplay is permitted in or around the pool area. In addition, hitting or striking someone with floating noodles or floating mattresses is not permitted.

6. No food or beverages may be consumed while in the pool.

7. No nudity or semi-nudity is allowed in the pool at any time.

8. Infant children and toddlers must be accompanied by adults over the age of 18 and may use the pool provided the infant is wearing sealable diapers that insure no leakage into the pool. If leakage occurs the owner will be responsible for a \$250.00 fine and all costs associated with draining and cleaning the pool and all pool equipment.

9. Incontinent Adult pool users must wear sealable adult garments. If leakage occurs the owner will be responsible for all costs associated with draining and cleaning the pool and all pool equipment.

10. Children under age 14 must be accompanied by an adult.

11. No one other than authorized pool personnel, or in the case of an emergency a Board of Director member, may enter the pool equipment area. Anyone caught in the pool equipment area

will be subject to a \$250.00 fine, immediate suspension of use of the pool for a period of 30 days and will be responsible for the cost of any damage done to equipment or the pool.

12. Use of the pool is at the owners, their families, lessees, and guests own risk. It is the responsibility of the owner to advise his/her family, lessees and guests of the fact that they are using the pool at their own risk.

### **JACUZZI (SPA) RULES**

1. Hours of use are from 7:00 a.m. to 10:00 p.m. Sunday through Thursday and from 7:00 a.m. to 11:00 p.m. on Friday and Saturday.

2. Jacuzzi capacity is 10 persons.

3. Jacuzzi occupancy is limited to six (6) persons of one party, including an owner, at one time. This still allows four additional occupants from other unit owners to utilize the Jacuzzi at the same time.

4. Children under the age of 10 are not permitted in the Jacuzzi.

5. Children ages 10 to 14 must be accompanied by an adult owner or lessee.

6. Turn off the Jacuzzi timer when you are done. Do not depend on the timer to turn off automatically.

7. No jumping or diving into the Jacuzzi is permitted.

8. No running or horseplay in the Jacuzzi area is allowed.

9. No nudity or semi-nudity is allowed in the Jacuzzi at any time.

10. No food or beverages may be consumed while in the Jacuzzi.

11. Incontinent Adult Jacuzzi users must wear sealable adult garments. If leakage occurs the owner will be responsible for all costs associated with draining and cleaning the Jacuzzi and all Jacuzzi equipment.

12. No one other than authorized pool/Jacuzzi personnel, or in the case of an emergency, a Board of Director member, may enter the Jacuzzi equipment area. Anyone caught in the Jacuzzi equipment area will be subject to a \$250.00 fine, immediate suspension of use of the Jacuzzi for a period of 30 days and will be responsible for the cost of any damage done to equipment or the Jacuzzi.

13. Rocks, coins, or other non-spa equipment are not allowed in the Jacuzzi. No other foreign

objects or substances are allowed in the Jacuzzi.

14. Use of the Jacuzzi is at the owners, their families, their lessees and their guests own risk. It is the responsibility of the owner to advise his/her families, their lessees and guests of the fact that they are using the Jacuzzi at their own risk.

### SAUNA RULES

1. Hours of use are from 7:00 a.m. to 10:00 p.m. Sunday through Thursday and from 7:00 a.m. to 11:00 p.m. on Friday and Saturday.

2. Each Sauna's capacity is 6 persons.

3. Saunas are currently contained in the Men's and Women's restrooms in the Pool House. These saunas are designated by gender.

Presently only one sauna is functioning on the Women's side. This presents a gender usage issue. So that all may utilize the sauna, some notice of communication should be made visible as to who is using the sauna. This would allow for some to use the toilet facilities while others are using the sauna. Given this day and age, an open gender policy could be agreed upon by the users that would allow for both females and males to utilize the sauna simultaneously. However, this would only be by mutual agreement among consenting adults.

4. Turn off the sauna after each use, unless someone intends to use it immediately.

5. Turn off all lights after each use.

6. Close the Sauna door after each use.

7. No food or beverage may be consumed while in the Sauna.

8. At the present time the showers are out of order. However, once they are repaired, the showers are restricted for use by swimmers, sauna users or Jacuzzi users. No one may use the Pool House facility for their personal restrooms and dressing rooms.

9. All personal hygiene items (soap, shampoo, etc) must be removed from the shower area after usage.

10. Close and lock the pool house door after use.

11. Use of the Sauna and Pool House is at the owners, their families, their lessees and their guests own risk. It is the responsibility of the owner to advise his/her families, lessees and guests of the fact that they are using the Sauna at their own risk.

## ANIMALS

No pets are allowed in any Common Areas including but not limited to the green belt, the club house, the tennis courts, the pool and spa area.

1. No dog shall enter the Common Area fire lanes, except while on a leash, held by a person capable of controlling it.
2. Owners shall prevent their pets from urinating or defecating on any portions of the Common Area, including the Green Belt and the fire lanes. Owners shall immediately remove any defecation material left by their pets, regardless of where it occurred throughout the complex.
3. Pets considered to be violent or dangerous by nature may not be introduced into the complex either by an owner, an owner's family, lessee or guests. Such pets are currently, but not limited to the following breeds:

- a. Pitbull and Pit Bull breeds (45-65 lbs.)
- b. Rottweilers (100-130lbs)
- c. Presa Canario (80-115 lbs.)
- d. Dalmatians (40- 70 lbs.)
- e. Doberman Pinschers (65lbs – 90 lbs.)
- f. Chows
- g. Badgers
- h. Weasels
- i. Peacocks
- j. Pigs of any kind
- k. Snakes

Due to these pets size and temperament they present a danger to children, the elderly, and others when introduced into the confines of a Townhome Complex. Other pets and dog breeds may be added by an owner's petition.

4. No more than one dog is permitted in any unit in accordance with the CC&R's.
5. The Seahill Townhome Complex is not a boarding kennel. As such, friends, neighbors, nor relative's dogs may be left at the complex, where leaving them would cause 2 or more dogs in the unit. This again is in accordance with the CC&R's limitation of one dog per unit.

## EXCESSIVE BARKING

Dogs by their nature bark. This is understood while granting permission for a dog to be

permitted within the Seahill Townhomes Homeowners Association complex. There is a point when dog barking becomes excessive and a nuisance. It is the obligation of the dog's owner to curtail all barking immediately. Owners are encouraged to be both tolerant and vigil.

1. If the barking of a dog becomes disruptive to residents' assumption of a reasonably quiet and peaceful living environment, then this must be brought to the attention of the dog owner first.
2. The member complainant should note the time, day, date, and duration of the offending dog. The complainant should record the name, address and unit number of the owner of the dog. A copy of this record should be forwarded to the Board of Directors of the Seahill Townhomes Homeowners Association to become a record of a barking situation, as a first notification to the Association.

The following information is provided as a current guideline and is subject to change based upon a change in the law or organization responsible for the handling of barking dog complaints. Under current law, if the barking is a nuisance to you, you may wish to contact the L.A. County Animal Control. Currently, their online contact is [www.animalcare.lacounty.gov](http://www.animalcare.lacounty.gov). Once there, click on "Laws and Policies". A drop down menu will occur. You then click on "Laws and Ordinances". There will be a section for "Barking Dogs" or you can type in "barking dogs" in the search section. At the article, you can scroll down to "Complaint Form" and complete the form. The Animal Control Department will then confirm receipt and will inform you as to their action in 24 hours to seven days.

3. If the dog in question continues to be a nuisance after contacting the owner, the Complainant should file a formal written complaint with the Seahill Townhomes Homeowners Association with the same information from above.

4. Based on the current status of the law, the complainant must also do the following:

A complaint form must be filed with the Animal Control Department of the County of Los Angeles as referenced above.

This action will assure action both on the part of the Seahill Townhomes Homeowners Association and the Los Angeles County authorities. Barking dogs can be controlled. However, in order to bring about harmony, actions must be filed.

5. If you have filed a notice with Animal Control, please make this known to the Seahill Townhomes Homeowners Association Board so the resolution can be coordinated. Please remember that under the CC&R's the Association may assist you in having the dog removed from the complex, if the problem persists more than three times and all formal County complaints have been filed.

## FIRELANES

1. The black topped fire lanes are to allow owners, their families, lessees, guests and emergency personnel to enter the complex.
2. The fire lanes are not meant to be a parking lot. Absolutely no parking is permitted, except to offload passengers or supplies. This drop off process should never result in stopping on the black top for more than five (5) minutes. The only other exception is when contractors have come to work on your unit. Contractors may temporarily park on the black top, but may not block other unit's access or emergency vehicle access. Further, if the contractor is at your unit for more than two hours, then they must move their vehicle to the street.
3. If a person is found to have parked on the black top fire lane the Sheriff's Department will be called to have them issue a ticket, since it is an emergency fire lane.
4. The fire lanes are not playgrounds. Children are not permitted to play in the fire lanes. Children are not permitted to ride bicycles, tricycles, skate boards, scooters, roller skates or other wheeled items on the fire lanes. These incidents are to be reported to the Board of Directors. After a first warning, fines will be imposed for each subsequent violation at a rate of \$50.00 per event. There have already been no less than four close calls where children have almost been hit by cars entering or leaving the complex.
5. Given the narrowness of the fire lanes, the ingress and egress of vehicles from each unit, and pedestrians walking in the fire lane area, vehicle speed is of major concern. Accidents have occurred and near misses have been occurring with more frequency. Speed in the fire lane area must be kept to no more than 10 miles per hour.

## PARKING

Guest Parking is allowed on the driveway of each unit. Other guest parking is available on the streets adjacent to both the Seahill and the Coastsite locations. Neither owners, families, lessees, nor guests, may park in the common area or on the black top fire lanes.

Contractors and Association maintenance personnel may park for short periods of time while performing work on Association property or in individual Units and may not block the exit or entrance of a unit owner or lessee.

## AUTO REPAIRS

Repair of automobiles or other motorized vehicles shall not be permitted on the black top fire lanes, nor the driveways of individual units. Any repairs must be done in the owner's unit garage.



## **CLOTHES WASHING AND DRYING**

No clothes drying whether by hanging, suspending or by machines is permitted on balconies, walls, in patios or back yards. Likewise, no washing of clothes by hand or in washing machines is permitted on the exterior of your unit.

If you are presently doing so, your washer, dryer and clothes washing or drying systems must be removed within fifteen (15) days of the promulgation of these rules. Failure to do so will constitute a violation and fines will be imposed.

## **INVASIVE PLANTS**

Invasive plants of any sort may not be introduced into the ground anywhere in the complex, whether Common Area or Unit front or back yards. Invasive plants are those plants that grow over, through and under walls, patios and pipes. Plants that are of the invasive nature may be kept on the unit premises, if they are properly potted in a sealed bottomed container. Invasive plants, such as herbs, mint, clinging vines and similar plants are invasive and grow through any crack in a wall and then proceed to expand the crack, causing damage to walls. These plants also grow into pipes and result in broken plumbing and sewer pipes.

As such, invasive plants are not permitted. If you presently have them in your yards, please see to it that within the ninety days following the promulgation of these rules that the plants are repotted into a closed sealed pot or planter. Failure to do so will result in a rule violation and the resulting fines for such violation.

## **FICUS TREES**

No ficus plants or trees of any kind may be introduced into the Complex unless it is fully contained in an enclosed and sealed pot or planter.

## **TRASH CONTAINERS**

1. Pursuant to the CC&RS all trash receptacles must be removed from the front of your home as soon as possible after trash pick-up, but no later than the end of the day of trash pick up.

2. Trash receptacles may not be placed in the front of your home earlier than the evening before trash pick up. .

3. All trash receptacles must be kept out of sight of the Common Area and Emergency Fire Lanes by placing them within the owner's front patio area or in their garage between trash pick ups.

### **COMMUNICATIONS WITH OWNERS AND LESSEES**

Each owner must provide the Association with their name, address, telephone number, email address, emergency contact name, address and telephone number by April 1 of each year.

For those owners who lease their units, the owner must provide the Association with the names, telephone numbers and email addresses of their lessees within 7 days of the lease signing and to be updated by April 1 of each year thereafter. This information is necessary in order to provide contact information in the event of an emergency or other need such as rule changes or facility closures.

All Board related communications will only be with the owners of the units. If an owner wishes Board communications to also go to his or her lessee, then the owner must provide written authorization to the Board to allow the communication to go to the lessee.

### **BOARD OF DIRECTORS' MEETINGS** **AND** **GENERAL MEMBERSHIP MEETINGS**

All owners must make themselves aware of the behavior guidelines for attending Board of Directors' Meetings and General Membership Meetings.

Swearing, threatening and disruptive conduct will never be tolerated at any meeting and will result in the removal of the person from the meeting and where necessary, the Sheriffs Department will be called if physical threats have been made or insinuated or there is a refusal to comply with a request for that person to leave.

The Association meetings, whether they be Board Meetings or Membership meetings are open to owners only.

Board of Directors

Timothy Scully

Hilde Hiel

Edwin Warren

Ivan K. Stevenson