

RULES & REGULATIONS OF STUDIO CITY VILLAS HOA

Amended January 2021, and December 6, 2022

The following Rules & Regulations have been adopted by the Board of Directors of Studio City Villas Homeowners Association to supplement those specified in the By-Laws and governing documents of the Association, and are binding on all homeowners, their tenants, agents, and employees.

All homeowners are responsible for advising their tenants of these Rules & Regulations. In the event of a sale or rental of a unit, it is the responsibility of the homeowner to notify Management and/or Board of Directors and provide the Board with the owner's present address and telephone number and also the name and telephone number of tenant.

**SCV HOA conforms to LADWP Water Conservation Ordinance regarding prohibited water uses.*

2 GENERAL

- 2.1 No conduct is permitted on the premises which will increase the rate of insurance, cause the Association's policies to be canceled, or which will result in the insurability of the entire project.
- 2.2 Residents are not permitted to remove or borrow any equipment or property from Common Areas.
- 2.3 For safety reasons, no playing is allowed in the driveways, fire lanes, or garage areas.
- 2.4 No auction or garage sale of any nature is permitted anywhere in the property.
- 2.5 No sign, poster, billboard, advertising device or other display of any kind shall be displayed to the public view without the prior approval of the Architecture Review Committee, with the exception of "For Sale" signs which may be posted on the unit.
- 2.6 No unit shall be used for any purpose other than single-family residential purposes. No gainful occupation, trade or other commercial use shall be conducted on the premises with the exception of professional and administrative occupation without any visible external evidence so long as such occupations are in accordance with all applicable governmental ordinances and are merely incident to the use of the unit as a residence, and with the Board's approval.
- 2.6A A move-in fee of \$150 will be charged to all first-time or new residents to the 11138/11150 property.

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- 2.7 **No one shall at his own expense or otherwise make any alterations, additions or modification to the building in which his or her unit is located or to any part of the Common Area* or Exclusive Use Area without the written (or emailed) consent of the Board/or Architectural Committee thirty (30) days in advance of planned work. Homeowner must provide indemnity letter describing the work to be done.** Once plans are approved and remodeling starts, unit owner must arrange for removal of excess debris or be charged for extra waste pickup. Homeowners who make any alterations, additions or modifications to the building in which his or her unit is located or to any part of the Common Area without written consent, will be assessed a special fine of \$100. The fine will accrue weekly until unauthorized work is corrected and approved by the Board.

*Common Area is defined as the dry wall, interior of the wall, interior wall plumbing, interior wall electrical; all exterior walls are Common Area.

- 2.7A Window/Slider replacement. Milgard vinyl windows (sliding glass door) with Low E2 glass (Styleline series, white) are the approved window and slider replacement. Homeowners must inform the Board and Management of intention to replace, receive approval and provide indemnity for installation.

- 2.7B Remodel Hours / Use of power tools in complex:

Weekday: 8:00 a.m. – 6:00 p.m.
Saturday: 8:30 a.m. – 5:30 p.m.
Sunday: No work allowed

- 2.8 Homeowners changing flooring or sub-flooring should check for condominium and current industry standards re: vapor barrier and/or sound proofing and obtain consent of the Board prior to beginning of the work. There are limitations to installment of 2nd floor wood or laminate floor of any kind. In addition to Board approval, homeowner must secure agreement of units with adjoining vertical walls and the unit located directly beneath it in order to go forward with installation.

- 2.9 In the event residents complain of second-hand smoke unit-to-unit, the Board can require smokers to abate nuisance by taking one or more of the following steps:
- (1) Purchase HEPA filters (at smoker's expense) and operate them inside the unit at a level that prevents smoke from migrating to surrounding areas, and
 - (2) Seal all penetrations in walls, ceilings and floors (at smokers expense) to prevent smoke from migrating to surrounding areas.

- 2.10 Automatic garage door openers may not be utilized in parking spaces 139-145 due to adjacencies to residential units above.

- 2.11 Prior written approval by the Architecture Review Committee is required for the installation of awnings, sunshades and screen doors. External window covers must be

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acceptable to the Architectural Review Committee; when in doubt consultation is advisable.

- 2.12 Per the CC & R's, Article X, Section 10.3, individual unit owners must have homeowners insurance covering their unit (liability, content loss, etc.). Proof of this insurance must be provided to management on a yearly basis. If the unit owner does not provide proof of insurance by January 15 of each calendar year, fines will be assessed as provided in the Rules & Regulations, Paragraph 2.13. Prospective owners must provide proof of insurance as a condition of purchase.
- 2.13 In the event of a violation of these Rules & Regulations or the Association By-Laws, the Board of Directors may impose whatever sanctions, in its discretion, it feels are appropriate under the By-Laws. However, unless the situation merits otherwise, the Board may impose the following fines in the event of a violation:

1 st Offense	\$25.00	2 nd Offense:	\$50.00
3 rd Offense	\$75.00	4 th Offense:	\$100.00 and up in steps not to exceed \$25.00 per step

Special Fine: Unauthorized alterations, additions or modifications to unit/Common Areas - \$100.00 per week until work is corrected and approved by the Board.

2.13.1 LEASING OF UNITS:

Unit owners (landlords) who rent or lease units are responsible for tenant's review and sign-off on SCV HOA Rules & Regulations with particular attention to rules for pets, parking, motorcycles, and swimming pool/spa. Unit owners/landlords or their approval manager must provide the renter/lessee's sign-off of the Rules & Regulations to Studio City Villas HOA management **before** tenant moves in.

SCV HOA prohibits short term rentals by unit owners for periods of thirty (30) days or less.

2.13.1 a.

A unit may be rented out with the understanding that the unit owner is responsible for the conduct of their tenants and for any damage to common areas caused by the tenant. Owners will be fined when the Tenant violates the CC&Rs or the Rules & Regulations, following the proper notice and hearing requirements contained within the Association's governing Documents. A move-in fee of \$150* will be charged to the owner each time the unit is rented. *This fee is charged to all first-time or new residents to the 11138/11150 property.

- 2.13.01 Lease must be for a period greater than thirty (30) days and a signed copy of the lease must be provided to Management Company.

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- 2.13.1 b. The unit owner/landlord is responsible for supplying the tenant with a copy of the Rules & Regulations which tenant must sign; the unit owner must return signed copy to Management. A current copy of the Rules & Regulations can be obtained from Management for a fee.
- 2.13.1 c. The unit owner/landlord is required to provide Management with the names, contact number (for directory), and vehicle information prior to move in. This is for the safety and security of all residents. A fine will be levied for each month unit owner/landlord does not provide tenant information after tenant moves in. This fine is separate from move-in fee of \$150.
- 2.14 These Rules & Regulations may be changed, deleted or added to at any time by the Board of Directors, with due notice. The failure of the Association to enforce these Rules shall not constitute a waiver of the Rules. In the event of a conflict between these Administrative Rules or the Association's By-Laws, the Association By-Laws shall have precedence.

3 PETS

- 3.1 All City and County ordinances pertaining to dogs apply, including "pooper scooper" laws.
- 3.2 With the exception of one (1) service animal, only one (1) domestic animal under 50 pounds is permitted per unit without permission of the Board.
- 3.2.1 Effective April 2008, unit owner will provide information on kind and number of pets in unit. Unit owners who rent or lease units are responsible for tenant's review and sign-off on SCV HOA Rules & Regulations as discussed in 2.13.1 above.
- 3.3 All dogs when outside the unit or in Common Areas, must be kept on a tight leash. California law requires that all dogs be leashed in public. Dogs off leash will cause an immediate fine of \$25.00 to the Unit Owner. Owners are also responsible for guests bringing off-leash dogs onto property. Cats must be under the control of their owners and are not permitted to roam in Common Areas.
- 3.4 Pet owners are responsible for the immediate clean-up of their animal's waste.
- 3.5 Damage to shrubbery or Common Areas by a resident's animal will be repaired at the expense of the homeowner and/or the animal's owner.
- 3.6 Pets must be walked off property.
- 3.7 No animal may be left on a patio or balcony during its owner's absence.
- 3.8 For health reasons, cat litter must be disposed of in tied plastic bags.

- 3.9 Tenants of property owners are allowed to have pets, subject to approval of the Board.
- 3.10 All pets must be tagged with the owners name, address, and telephone number.
- 3.11 Complaints about nuisance pets are to be reviewed by the Board of Directors, and at the directive of the Board, such pets must be removed. If the pet owners do not comply with the Board of Directors directive, then the owners may be subject to fines. A nuisance pet is defined as one that barks excessively, causes Common Area damage, or is uncontrolled by the owner.

4 PARKING

- 4.1 Visitor Parking is limited to a maximum of two (2) consecutive weeks per unit. Guests of residents may not use Visitor Parking routinely. Visitor Parking is exclusively for occasional guests/visitors. Residents are limited to parking in the assigned (deeded) parking spaces for their individual units.
- 4.2 FIRE LANE* Between buildings 4,5, and 6, vehicles are only permitted to park in the red zone for loading and unloading and for no longer duration than 20 minutes during which flashers must be operating.
- 4.3 No commercial vehicles are allowed on the premises unless performing services for the Association, a homeowner, or resident. All such vehicles must be registered with the Manager of the property, or will be subject to towing without prior notice.
- 4.4 No unattended vehicle may be blocking any gate, entry door, or Fire Lane at any time. All such vehicles will be subject to towing without prior notice.
- 4.5 No care maintenance or repairs of cars may be performed on the premises at any time, except emergency repairs.
- 4.6 No unnecessary noise is allowed in the parking areas. If any car's alarm sounds repeatedly or continuously for more than 15 minutes, and the owner cannot be located, the Association will have the right to enter and/or tow the car using any reasonable means necessary. The Association will incur no liability to the car's owner for any damage to the car that results from this entry.
- 4.7 No house trailers, boats, boat trailers, campers, trucks, or similar vehicles may be parked in any of the parking areas.
- 4.8 No washing of vehicles is allowed on the premises. Residents are prohibited from using communal water (from 11138 and/or 11150 property) for car washing in any location.

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- 4.9 No vehicle may be operated on the premises at a speed greater than five (5) miles per hour.
- 4.10 All grease, oil drips, or spills in the parking areas must be cleaned up by the owner of the vehicle.
- 4.11 No inoperable vehicles are allowed to be parked or stored on this property. Every vehicle must be ready to be driven off property at a moment's notice should an emergency require it.
- 4.13 Parking spaces must be kept neat, clean, attractive, and in safe condition. Only cars and secured bicycles can be kept in parking spaces.
- 4.14 Effective April 18, 2011, the following rules apply to parking spaces rented from SCV HOA: A limited number of parking spaces are available for rent from the Association.
 - 4.14.a Management will maintain the list of Association rental parking spaces and a waiting list when all spaces are rented out.
 - 4.14.b The annual parking space rental agreement must be signed by the renter of the Association parking space. Renewal of parking space rental agreement is at discretion of Management and Board.
 - 4.14.c The maximum number of SCV HOA parking spaces which can be rented to an individual and/or unit will be two (2) spaces.
 - 4.14.d There will be no subletting of Association parking spaces. Subletting will result in automatic loss of space and said space will be made available to next name on the waiting list.
 - 4.14.e Renter must provide Management with information of vehicle using space.
 - 4.14.f When a unit renting an Association parking space is sold, the rental space will automatically return to the Association and will be made available to next name on the waiting list.
 - 4.14.g Tenants must obtain/provide written consent from unit owner to rent a parking space.
 - 4.14.h The Board reserves the right to determine the monthly rental fee for all SCV rental parking spaces.
 - 4.14.i Rules 4.14.a-h apply only to SCV HOA owned rental parking spaces.

5 SPA AND POOL

- 5.1 Hours for the Pool and Spa are 8 a.m. until 11 p.m. The heater to the Pool is turned off November 1 and turned on again March 1.
- 5.2 No lifeguard is on duty. Children (any persons under 18 years old) must be accompanied at all times by an adult resident of Studio City Villas, 18 years of age or older, who will be responsible for their safety, conduct, and behavior.
- 5.3 No children under the age of 14 are allowed to use the Spa unless accompanied by a supervising adult. This is a California Department of Health regulation. Please refer to sign pertaining to Spa's use prior to using the Spa. Children over 14 years of age must be accompanied by an adult resident when using the Spa.
- 5.4 Only residents and their guests are allowed to use the Pool. There is a limit of four (4) guests per unit so that all residents may enjoy the Pool. All guests must be accompanied by a resident while using the facilities.
- 5.5 No glassware or glass bottles may be brought into the Pool area. Only unbreakable containers may be used. All trash must be disposed of in paper containers.
- 5.6 Swimwear must be worn at all times by both adults and children. For health reasons, incontinent adults, infants, and toddlers must wear waterproof pants or approved swim diapers.
- 5.7 No floats, rafts, or water balls are allowed in the Spa at any time. During periods when the Pool is crowded (in excess of 15 people), this rule applies.
- 5.8 No portable radios, tape decks, etc. are allowed in the Pool area unless used for private listening with headphones only.
- 5.9 No excessive noise or abusive language is permitted in the Pool area or any Common Area at any time.
- 5.10 No diving or jumping is permitted in the general Pool area, pool or spa/Jacuzzi. No rough play or running is allowed in the Pool area.
- 5.13 Soaps, oils, and/or foam products may not be used in the Pool or Spa.
- 5.14 Chairs may not be reserved at poolside, except while you are physically present in the area.
- 5.15 No animals of any kind are allowed in the Pool or within the gated Pool area.
- 5.15.1 Animals shall not be tied up outside pool area while owner is using the pool or spa.

- 5.16 No alcoholic beverages may be consumed in the Pool area.
- 5.17 For health reasons, sandals or shoes must be worn to and from the Pool area.
- 5.18 No furniture may be removed from the Pool area at any time.
- 5.19 No smoking is permitted in the Pool or Spa area.
- 5.20 In addition to the above, please read the posted Pool and Spa rules.

6 COMMON AREAS

- 6.1 Homeowners and their tenants are jointly responsible for the behavior and conduct of their family, guests, and minors in all Common Areas.
- 6.2 Any damage to buildings, recreational facilities or equipment, or any other Common Area property caused by homeowners, their tenants, families, guests, or employees/contractors shall be repaired at the sole expense of the homeowners and/or their tenants.
- 6.3 No residents shall allow water or debris to drop from their balcony onto another.
- 6.4 No resident shall disturb any other residents use or enjoyment of their unit by the use of noisy instruments such as chimes, bells, etc. The sound volume of televisions, stereos, radios, etc. should be turned down before 9 a.m. and after 10 p.m. No noises from within units, which interfere with the rights, comforts, or conveniences of other residents, such as drums or other musical instruments, or loud parties, will be permitted at any time.
- 6.5 No outside antennas shall be attached to any portion of the Common Area without permission of the Architectural Review Committee/Board of Directors. Individual homeowners must supply a letter of indemnity for any antenna/dish placed or attached to roof which is Common Area. Satellite dish must be placed on cinder block on roof. Cable must be properly affixed to stucco (not hang freely).
- 6.6 No obstruction of the walk-ways and entrance-ways is permitted.
- 6.7 Bicycles, wheeled toys, or toys of any kind may not be left in Common Areas.
- 6.8 No items other than outdoor patio or lounge furniture, plants, and barbecue equipment may be kept or stored on balconies, landings, or in areas surrounding the front doors.
- 6.9 No clothing, bathing suits, clotheslines, towels, or other articles may be hung from railings, fences, patio walls, and/or balcony enclosures.

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- 6.10 All state and local ordinances must be observed. No fireworks, explosives, inflammable materials, or illegal substances of any kind may be used or stored in Common Areas.
- 6.11 All refuse shall be deposited with care in trash bins provided. Please lift lid and place trash in trash bins and be sure lid is closed after depositing trash. Foodstuffs for disposal should be wrapped in plastic bags. **Under no circumstances is any trash or furniture to be left on the ground of the trash area. Boxes and large items should be broken down before placing in trash bins.**
- 6.12 Laundry equipment is to be cleaned by user after each use. Washing machines and dryers should be left free of any visible lint, dirt, and debris. No garbage is to be left in laundry rooms. Laundry room hours are from 8 a.m. to 11 p.m. daily.
- 6.13 Clothes should be removed promptly from laundry machines. The Association will not be responsible for loss of clothes left unattended.
- 6.14 No aluminum foil, bed sheets, cardboard, paper, etc., may be used as a window covering at any time. Any window coverings other than white or off-white drapes may be subject to review by the Architectural Review Committee. Those found to be objectionable must be replaced at the homeowner's expense.
- 6.14.01 No washers, dryers, refrigerator, freezer (appliance) can be placed on patio or balcony.
- 6.15 No one is permitted to climb any walls or fences.
- 6.16 Soft scape/plantings in common area are the responsibility of the SCV HOA landscapers.

The Board of Directors has adopted these Rules & Regulations in an effort to keep Studio City Villas as attractive, safe, and enjoyable as possible. Since we are like a small town in many ways, disputes among our neighbors and damage to the Common Areas hurts us all. Your cooperation with the Board of Directors in observing and enforcing these Rules & Regulations will be greatly appreciated.