

Del Mar Downs Homeowners Association
Keystone Pacific Property Management
2146 Encinitas Blvd, Suite 102, Encinitas, CA 92024

Rules and Regulations

The Rules and Regulations of the Del Mar Downs Homeowners Association are provided as clarification of the Association's governing documents. Their purpose is to supplement the CC&R's (Covenants, Conditions and Restrictions) and By-Laws and to provide pertinent information for owners and tenants. The rules are also intended to eliminate safety hazards and to comply with government and insurance regulations.

The revision/update has no significant changes. Additions include paragraph numbering for reference ease, prohibitions on rollerblades, a change in acceptable screen door colors, and minor grammatical or spelling changes. We have eliminated reference to carports. There are none remaining.

All homeowners are encouraged to read these rules carefully and pass on applicable information to their children as well. It is advisable that owners ensure their tenants read and sign a copy for the owner's records. Upon sale of your unit, please ensure that a copy of these rules is given to the new owners along with the keys to the mailbox and swimming pool. Be aware that California law imposes a large fine on owners who fail to provide a copy of the Association By-Laws and C, C&Rs to new owners.

1. GENERAL COURTESY

We live in a small community. For all of us to enjoy our homes and the common area facilities, it is important that we remember common sense rules. Noise levels must be kept to a minimum at all times. Loud music is prohibited. Should you need to file a complaint regarding noise, you can obtain the police/sheriff's department phone number from the bulletin board.

2. OWNER NEEDS, INQUIRIES, COMPLAINTS

Owners desiring information, or in case of emergency, telephone Keystone Pacific Management at 760-635-1405. Complaints are to be submitted in writing to Keystone Pacific Management, 2146 Encinitas Blvd., Ste 102, Encinitas CA 92024.

3. TENANT NEEDS, INQUIRIES, COMPLAINTS

The Homeowner Association is not responsible for tenant needs. Owners are responsible for their tenants' needs and actions. All matters involving Del Mar Downs will be handled with the owners.

Should the Association need access to a unit for a repair or in an emergency, it is up to the owner to provide that access. Should a problem arise with a tenant, the owner will be notified and expected to handle it.

4. MAINTENANCE and REPAIRS

If any homeowner fails to accomplish requested repairs and maintenance after a reasonable amount of time (usually 30 days from the mailing of a written request), the Board may take any and all of the following actions:

- (a.) Impose a fine on the owner until the infraction is rectified.
- (b.) Cause the maintenance or repair to be completed, which will then be charged to the owner by adding it to the monthly assessment.
- (c.) Take legal action, the costs of which will be imposed upon the offending homeowner.

5. ASSESSMENT/ LATE CHARGES/ DELINQUENCY POLICY

A late charge of 10% is assessed 15 days after the due date until paid. In order not to be assessed a late charge, payments must be received in the management office by the 25th of each month.

Del Mar Downs has a Delinquency Policy that each owner should have. It expands on late charges and legal ramifications for failure to pay assessments. To obtain a copy, contact Keystone Pacific Property Management.

Assessments are due to whether or not the owner receives a monthly statement.

6. PETS

Owners and tenants are allowed to have two (2) pets of a reasonable size and kind.

Owner's dogs must be on leashes while on the common area. Owners must clean up any waste after their dogs immediately.

Owners and tenants are asked to take their pets off the common area to do their duty. No pets are allowed in the pool area at any time.

Pets are not to cause any noise disturbances. Unresolved complaints may lead to litigation.

7. ARCHITECTURAL GUIDELINES

Absolutely no changes, including painting, alteration or additions may be made to the exterior of any unit, to include the addition of garage doors, without the prior written approval of the

Board of Directors. This includes exclusive use of back patio areas. The Board has thirty (30) days to respond to a written request.

8. FRONT DOORS

Painting front doors is the responsibility of the Association, except in cases where it is determined that weather and/or normal wear were not the reason for needed repair or re-painting. Door hardware replacement is the responsibility of the owners. Replacement door handles may be changed to a knob as long as a curved handle resembling the original hardware is used and it is of good quality.

9. SCREEN DOORS

Owners may install screen doors provided they are the same type seen at the complex. They must be of quality materials. The frame must be white in color. Aluminum (silver/gray) and black colored screen doors are NOT allowed. The owner is responsible for ensuring that the screen door remains in good condition.

10. SCREENS

Owners are responsible for screen repair and replacement on all windows and doors. Screens must remain in good condition and be on all windows that can be seen from the common areas of the complex.

11. Front Porches

Porch mats are to be in good condition and blend with the harmony of the complex. No items are to be left on or around front porches. Permanent porch covering (such as turf grass) is prohibited.

12. PATIOS & BALCONIES

Clothes lines are allowed in patio areas but must not be higher than the surrounding patio fencing. Clothes Lines may not be attached to the walls of the building or to the fencing. Do not dry clothing on balconies, to include hanging towels, etc. over railings or fences. Nothing is to be attached to, or placed on walls of balconies – such as shelves, etc. Balconies are not to be used for storage. Furniture on balconies must be in good condition. No brooms or mops are to be left on balconies.

Ivy and all other vines are to be kept trimmed from all wood and stucco in patio areas. Ivy, etc. is not to grow over neighboring fences. These types of plants destroy wood and stucco. Damage to these areas will be charged to the owner.

Trees must not reach a point where the roots begin to cause damage to the common areas – such as walkways or underground piping. Trees must also be trimmed so that droppings do not clutter neighboring patio areas, gutters and common areas.

Front area planter boxes, seen on the second level of some units are not meant for live plants. The planters leak causing interior walls to become damaged and/or dirtying exteriors walls.

13. WINDOWS, WINDOW COVERINGS & SIGNS

(A). Window coverings must conform to the harmony of the complex. Coverings such as “bold” colors, plaid, stripes, etc. would be offensive. Aluminum foil may not be used on windows. Window coverings must be kept in good condition.

(B). No signs shall be displayed in windows except for one “Rental” or “For Sale” sign. Small security decals and neighborhood watch signs may be placed, one each, in a front window and one each in a back window. No other signs or decals are allowed in the common areas.

(C). External HVAC Window Units are not permitted to be installed.

14. ANTENNAS

Antennas are not allowed on roofs, or on any part of the exterior surface. They are not allowed to hang out of windows nor are they to hang inside windows that are visible from the common areas.

15. COMMON AREAS

(a.) SIDEWALKS

Sidewalks are to be kept free of litter and debris, toys etc. They are not to be used for the riding of any type of wheeled vehicles. Some of the vehicles include bicycles, wagons, skateboards, rollerblades, carts, etc. These vehicles chip off the brick step causing unnecessary repair and replacement.

(b.) GRASS

The grass areas are not to be used for recreational or sports activities, nor are they allowed to be used to store toys, chairs etc. No riding of wheeled vehicles is allowed on the grass. Wheeled toys and other recreational or sports activities leave holes in the grass and can break or damage sprinkler heads.

(c.) LANDSCAPING

Trees, shrubbery, plants, and grass are included in the landscaping. Do not walk through the sloped landscaped areas. Use the stairs and walkways. People are prohibited from playing on the slopes, other landscaped areas, and from climbing trees.

Note: If you observe a broken sprinkler head, a sprinkler needing adjustment or other problems of that nature, please notify Keystone Pacific Property Management.

16. KEYS

Owners should keep a spare copy of the swimming pool key. The Association does not issue keys to tenants..

MAIL STATIONS

Occupants are not to use the shelf under the mail stations for trash, i.e., items taken from their mailbox they do not want. Dispose of trash properly.

Each mail station had an OUTGOING MAIL SLOT for occupants' convenience. The mail carrier normally picks up our outgoing mail each delivery day. Do not place outgoing mail on the shelf as it may get lost or stolen.

Should your mailbox become damaged, it is your responsibility, as the owner, to repair it. Management does not have access to mailboxes: therefore, if a new lock is required, or a copy of the mailbox key, it is the responsibility of the owner.

Place your name inside the mailbox. That is where it is seen by the mail carrier when the front panel is opened for mail distribution.

17. PARKING AREAS

All parking spaces and garage areas are assigned. Park ONLY in your designated areas. A list of assignments is located on the bulletin board outside of the pool area. Cars will be towed if parked in the wrong areas. To find the towing company normally used, see the bulletin board.

You may have a car towed from your space by calling the tow company listed on the bulletin board. You will be asked to sign a notice stating that the car is being towed from your assigned space. Western Towing, 619-297-8697

People are not to play in the parking areas. It is unsafe to play.

Major mechanical repairs and storage of inoperable vehicles is not permitted in parking areas. (a.)

18. GARAGE USE

(a) SUBLETTING GARAGES. There will be no subletting of garages to persons not residing on the premises. Garages and spaces go with ownership, and with a lease, to tenants. Garages are not to be used as storage areas. It is a fire hazard.

(b) GARAGE DOORS

Any damage to garage doors is the responsibility of the individual owner to repair, whether or not the damage was actually caused by the owner.

(c) CHARGING EV VEHICLES.

Charging Electric Vehicles is strictly prohibited in garages unless an owner at their own expense provides an adequate source of power to enable safe charging of an Electric Vehicle. The use of electric power tools and appliances (fridges or deep freezers) is not permitted in garages. Any contravention of this Rule will result in a fine not exceeding \$250.00 for the first offence. A second offence will result in a fine not exceeding \$500.00. Owners will also bear the cost of any

charges incurred by Del Mar Downs HOA due to consequential power outages and repairs to the electric power system caused by anybody charging Electric Vehicle in a garage.

19. TRASH, CLEANLINESS & RECYCLING

Trash is to be wrapped prior to placing it in the receptacles. All boxes are to be broken down. Trash is to be placed inside the receptacle and the receptacle lids closed. If one receptacle is full, use another on the premises.

Recyclable material, newspapers, glass, cans, etc. are to be placed inside the recycling containers placed at or near trash receptacle sheds. Once again, if the trash receptacles are full, use another receptacle on the premises.

20. FINES: Owners that are in contravention of these rules, except Rule 18 (c) will receive warnings and also be subject to a fine of \$100.00 per violation and a subsequent fine of \$200.00 for a second violation of the same offence.

PASS THIS INFORMATION TO YOUR TENANTS.

DEL MAR DOWNS HOMEOWNERS ASSOCIATION
SWIMMING POOL RULES AND REGULATIONS

1. The pool is to be used between the hours of 7:00 A.M. and 10:00 P.M.
2. The pool is reserved exclusively for use of residents of the association. Guests should be accompanied by an adult resident.
3. No children under the age of fourteen will be allowed in the pool or pool area at any time, unless accompanied or supervised by an adult.
4. No person who is ill or has an open wound shall use the pool.
5. Babies must wear a swim diaper while in the pool.
6. All refreshments must be in plastic or metal containers. No glass containers of any kind are allowed in the pool area.
7. No person under the influence of alcoholic beverages or illicit drugs is permitted in or near the pool area.
8. All portable radios and tape/disc players in the pool area are to be played quietly or with earphones. 115 Volt (plug-in) devices are not to be used within the pool area for safety reasons.
9. Showering is required prior to using the pool.
10. Residents and their guests will place their own towels over the pool furniture when using suntan oil or other lotions.
11. No diving is allowed. No running, jumping, horseplay, fighting or boisterous dangerous conduct is allowed. There is to be noisy behavior disturbing others at or around the pool area.
12. Safety equipment is not to be used except in an emergency.
13. Residents are to keep the pool area clean and neat. Do not leave chairs scattered and place your trash in the receptacles provided.
14. Pool gates are to remain locked at all times. Take your key to and from the pool area. Do not expect others to accommodate you. Do not climb over the pool fence.
15. Turn OFF restroom interior lights and exterior porch lights when not in use.
16. NO LIFEGUARD WILL BE ON DUTY. People using the pool facilities do so at their own risk. The Homeowners Association assumes no responsibility for accidents or injury, nor is it responsible for articles lost or stolen.