NORTH HOLLYWOOD TERRACE OWNERS ASSOCIATION
6251 MORSE AVENUE
NORTH HOLLYWOOD, CALIFORNIA 91606
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RULES AND REGULATIONS

August 2015

ALL RESIDENTS, INCLUDINIG RENTERS, ARE EXPECTED TO COMPLY WITH SAID RULES

NOTE

ALL FINES ARE $25.00 to $500.00.

HOMEOWNERS ARE RESPONSIBLE FOR ALL COLLECTION AND ATTORNEY COSTS.

SECTION 1

General Rules:

1. The person who caused destruction, pilferage, or breakage of common or individual property shall be responsible and liable for reimbursement.

2. Homeowners are responsible for any action of their children, guests, tenants, pets, etc.

3. No improvements can be made to common areas without the permission of the Board of Directors. Common Area is defined as any area other than the inside of the owner's unit. Patios and balconies are considered exclusive use common area.

4. According to Article VII Section 4 of the Association CC & R, before doing any additions, constructions, or alterations of the interior or exterior of your unit, the Owners must request a written permission from the Board of Directors. Failure to obtain permission will cause the improvement to be removed or modified at the homeowner's expense. After the job is complete, final inspection report from the Department of Building and Safety must be submitter to the Association.

5. Owner is responsible for any plumbing repairs inside their units. The Association is responsible for the main water pipes and main drainage pipes that are serving three or more units.

6. The homeowner is responsible for repairs and maintenance of exclusive use water pipes and drainage pipes, plumbing, electrical wires, air conditioners, walls, doors, and windows.

7. In case of a common pipe leaking caused any problems inside the unit, the Association will repair pipe and the wall attached. Painting is not included.

8. Owner is responsible for the maintenance and repairs of the storage spaces in the carport areas. The Association is responsible for the roof and the main walls only.

9. Per Department of Building and Safety Code, all homeowners must install electrically operated smoke detectors in their units.

10. Homeowners, at their own expense, may change the locks on their units. All hardware must have a polished brass finish.

11. Owners are responsible for maintaining their patios. Any dispute regarding a tree located on one of the homeowner's patio must be resolved without intervention of the Board. Homeowners are responsible for removal of any plants from their patios. Prior to plant a tree, homeowner must obtain a permit from the Board to ensure that drainage and fence will not be affected.

12. Carpet may not be glued to the concrete on the patios and balconies. The dirt area on the patios may not be altered, as it needed for proper drainage. All the greens on the balconies must be placed on the floor, but they might grow over the height of the balcony rails.

13. The draining of the excess water and dirt through the balcony or patio drains is not permitted.

14. Any item located on the patio is limited in height to the height of the fence. Any item stored on the balcony should not extend over the balcony wall. (Plants are exception, see # 8).

15. Homeowners, who wish to cover their patios, must follow the procedure:
    a) The structure must be build in accordance with Los Angeles Department of Building and safety;
    b) The structure must be painted white;
    c) Only white plastic lattice covering is permitted over the framing
    d) The acceptable design must be obtained from the Board of Directors.

16. Water hoses attached to the front of any unit must be limited to 15 feet and kept in good condition.

17. No trash can be stored outside the unit.

18. The old furniture, appliances, etc. must be placed inside trash bins or moved to the street curb to be picked up by the city.

19. All mailboxes in townhouses must be painted black.

20. A homeowner may install and maintain at his/her own expense black security doors.

21. Maintenance of windows, sliding glass doors, and screens are the responsibility of the homeowners and must be kept in good condition.

22. External security bars over the windows are not permitted.

23. The Association provides basic cable television reception to each unit.

24. Homeowner must obtain permission from the Board to install any additional antennas on the roof of the buildings.

25. Only authorized persons are allowed on the Association's roofs.
26. Loud noise is not permitted on the Association property. Any homeowner, disturbed by the noise, might call the police.

27. Curfew for the minors is 10 p.m. anywhere on North Hollywood Terrace property.

28. No loitering is permitted. Responsible homeowners will be fined.

29. No ball playing in the courtyards, hallways, and townhouse rows is permitted.

30. Rollerblading and biking is permitted only along the outer perimeter of the complex.

31. No skateboarding is allowed on Association property.

32. Apartment building stairways and elevators must not be used as playground areas.

33. Apartment building stairways, walkways and courtyard cannot be used as storage areas.

34. Playground is for the exclusive use of the homeowners' children and their guests. The adults must supervise children under the age of 8.

SECTION II

Financial Obligations:

1. All returned checks are subject to a $25.00 charge.

2. Copies of CC&R are available for $50.00.

3. The Homeowners Association does not pay for any repairs to the interior of a unit.

In accordance with Civil Code Section 13645(C) with regard of the policies and practices of the Association with respect of the collection of maintenance assessments, the following will be enforced:

4. The maintenance assessment is due on the 1st of the month and considered late after the 10th. The amount of a late charge is 10% of the amount of payment.

5. If the payment is not received within 45 days of the original due date, the lien will be recorded and all the expenses for this process will be assessed to the owner.

6. Thirty days after the lien is recorded, if it is not paid, the paperwork will be transferred to the Association's attorney to proceed the foreclosure.
7. The Association reserves the right to file a Small Claims Court action against the delinquent homeowner.

8. The rights and privileges in the Association for the delinquent homeowner, his/her family members, and guests will be suspended, including the rights to use common areas.

NOTE: If the unit is in the process of foreclosure, the unit owner is still responsible for all assessments until the day of the foreclosure sale, and the Board of Directors will actively pursue the collection of these debts.

SECTION II

Recreation Room

1. Recreation room can be reserved for a private party on the "first come first served: basis.

2. If you are canceling the reservation, do it at least one (1) week in advance. The fee for late cancellation is $25.00.

3. The recreation room cannot be reserved more then 3 months in advance.

4. Party members are not permitted in the pool area.

5. To qualify to rent the Recreation Room, all association fees must be paid in full.

6. The rent of Recreation Room is $50.00

7. $250.00 deposit is refundable, providing that the Recreation Room is left clean and there is not damage.
8. Lights and air conditioner unit must be turned off and all doors and windows locked when leaving Recreation Room.

9. All parties must be over by midnight with the exception of the New Year party.

10. No live bands or loud music.

11. No smoking allowed in Recreation Room.

12. No alcoholic beverages should be served to the children under the age of 21.

13. The Homeowner is responsible for any claims arising from renting the Recreation Room, including accidents, lost or stolen items.

14. The Association does not have a guest parking and is not liable for guests' cars that are damaged, stolen, or towed away.

SECTION IV

Pet Rules:

1. Dogs on the common area must be on a leash at all times.

2. All pets must use designated dog areas only.

3. The owner must clean up after his animal.

4. The dogs cannot be walked in the middle alley.

5. Excessive Barking at any time of the day will cause the owner to be fined.

SECTION V

Laundry Rules:

1. Laundry rooms are for exclusive use of North Hollywood Terrace residents. Keys may be requested from the Office. There is a service charge for the lost key.

2. Hours for all laundry rooms are from 8:00 a.m. to 10 p.m.

3. Clothes must be removed from washers and dryers as soon as the machine cycle is complete.

4. Association is not responsible for lost, stolen, or damaged items.

5. No pets in the laundry room.

6. Clean the washer and remove the lint from the dryer after use.

7. Turn off laundry room lights after leaving.

8. Laundry rooms must be locked at all times.

9. Homeowner is responsible for any damage to the laundry room made by the children or tenants.

10. You are not allowed to hang laundry on your balcony or patio where it can be seen, doing so will create a fine, starting at $25.00 and up.

SECTION VI

Rental Obligations for Owners Who Rent Their Units:

1. All homeowners are responsible for the conduct, both criminal and civil, of their tenants.

2. For repeated offences, of which the owner has been notified, automatic termination of either a lease or rental agreement must be enforced.

3. If the tenant has violated the Rules and Regulations, the owner is responsible for all monetary penalties.

SECTION VII

Pool Rules

1. Pools are for the exclusive use of North Hollywood Terrace residents and their guests. No guests are allowed in the pool areas unless accompanied by a resident.

2. The Association provides one key to each owner. Duplicate keys to can be purchased from the office of the Association for a $5.00 per key.

3. The pools should be used only between hours of 8:00 am and 10:00 pm.

4. All swimmers with shoulder length hair or longer must wear a swim cap or have their hair tied up.

5. All swimmers must wear standard swimming apparel.

6. No glass objects are allowed in the pool area.

7. No food or alcoholic drinks are allowed in the pool area.

8. All drinks must be in plastic containers with caps.

9. No children under 14 can be in the pool area without adult supervision.

10. No running, jumping, or horseplay are allowed in the pool areas.

11. No diving.

12. No smoking.

13. No littering.

14. Do not use the safety equipment unless it is necessary.

15. No pets are allowed in the pool area.

16. No bikes, rollerblades, or skateboards are allowed in the pool areas.

17. All swimmers use pool in their own risk.

18. Any defecation in the pool, accidental or otherwise, will be charged to the full amount of cleaning bill, including the cost or the water replacement if the pool professional will find it necessary.

19. All pools will be heated from Memorial Day through Labor Day each year.

SECTION VIII

Motor vehicles and bicycle rules:

1. Speed limit is eight (8) miles per hour.

2. Parking in driveways is prohibited. Cars and motorcycles will be towed away at the owners' expense.

3. Washing cars on the condominium property is prohibited.

4. Middle aisle is to be closed at all times. To access it, the owner should request a key twenty four (24) hours in advance leaving $50.00 refundable deposit.

5. Do not block the entrance to the central alley as it might be used by the city emergency vehicles.

6. Do not leave bicycles, toys, or other personal items outside your units or they might be thrown away.

7. Articles left for the aesthetic reasons should not become obstacles in any public use areas.

8. No auto or motorcycle repairs are allowed on condominium property.

9. Do not use carports or any common use area for any kind of storage.

THE RULES AND REGULATIONS HAVE BEEN REVISED BY THE BOARD OF DIRECTOS PURSUANT TO AUTHORITY GRANTED IN THE CC&R OF 1964.