

# PINON SPRINGS VILLAGE CONDOMINIUM ASSOCIATION

## **RULES and REGULATIONS**

Note: These rules may be amended from time to time as determined by the Association's Board of Directors.

### **VEHICLE & PARKING RULES**

***Any vehicle parked in a no parking area or fire zone may be towed without additional notice.***

ABSOLUTELY NO PARKING EXCEPT IN DESIGNATED PARKING STALLS!

ABSOLUTLY NO PARKING IN FRONT OF CARPORTS.

ALL GUESTS MUST PARK ON THE STREET.

A Pinon Springs Village Parking Permit must be properly affixed on the inside of the upper corner of the front windshield of each vehicle and visible at all times for any vehicle parked on the common area. Two (2) Parking Permits will be issued per unit and the first two (2) Permits are no charge to homeowner. Replacement Permits will cost \$25.00 each. Any vehicle parking on the common area without a Parking Permit displayed will be towed at the vehicle owner's expense without additional notice. In addition, fines may be assessed against the owner of the unit associated with the vehicle. If more than two (2) vehicles display a Pinon Springs Village Parking Permit with the same unit number, both vehicles will be towed without additional notice. Homeowners will need to complete the Occupant Request Form to obtain Parking Permits in order to park two (2) vehicles on the common area.

NO TRAILERS, CAMPERs, MOBILE HOMES, MOTORHOMES, COMMERCIAL VEHICLES, TRUCKS (other than standard size pickup or van), BOATS, NON-OPERABLE VEHICLES shall be permitted to remain upon any area within the Pinon Springs Village Condominium property, unless placed within an enclosed garage.

All vehicles must be currently licensed, registered, and display current registration tags. Commercial vehicles shall not include sedans or standard pickup trucks or vans, which are used for business or personal use, provided that any sign or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board of Directors.

No noisy vehicles, vehicles that excessively leak oils, fluids, or exhaust fumes and smoke, shall be operated within or parked in the complex. **Vehicle repair, including oil changes, is NOT allowed in the carports or on common area.**

Carports are permitted to be enclosed at the Owner's expense subject to conforming to pre-approved plans by the Board of Directors. Owners are responsible for maintenance of garages and garage doors. Contact management for additional information.

Garage doors are to remain closed other than while the garage is being occupied. Garages are to be kept unobstructed so that at least one vehicle can be parked inside.

Each Homeowner is allowed two (2) parking spaces. One (1) is the carport assigned to the Unit and one (1) is a space in the parking lot of each building. Using more than two (2) spaces is a violation.

No vehicle may be parked on the common area parking lots for more than 72 consecutive hours.

ABSOLUTELY NO VEHICLE IS PERMITTED TO PARK OR DRIVE ON THE GRASS.

**Failure to obey the above rules can result in vehicles being towed and stored at the vehicle's Owners' expense without any further notice and/or a fine being applied against the property Homeowner.**

## **GENERAL RULES**

Any activity, which causes damages to grass, trees, planted areas, or otherwise detracts from the general appearance of the common area is prohibited.

The Association allows yard sales two (2) times per year per unit. The first week of February and the first week of June are the only times throughout the year yard sales may be held. Any other times of the year will be a violation.

No furniture or other personal property of any type may be placed on the common area. This includes but is not limited to, patio furniture, swimming pools, barbeques, hoses, towels, and clothes, etc. Patio furniture may be taken into the pool area but must be removed immediately upon the resident leaving.

Fences are the responsibility of the unit Homeowners to maintain. All new fences shall be constructed with 1"X4"X6' cedar with the tops "dog eared".

Common courtesy should always be shown in playing radios, stereos, or any other musical instruments. Any sound that can be heard outside of your unit or by a neighbor while in their unit is too loud and is a violation. Social activities in the private homes should be conducted with a minimum of noise, so as, not to disturb your neighbors.

Do not throw debris on the common area grounds. Please help maintain our common area by helping to pick up any papers or debris you see on the grounds.

Hanging of personal property on fences so as to be visible from outside is prohibited.

Bicycle riding, ball playing, skate boarding or roller blading (roller skates) is forbidden on any of the sidewalks or lawn areas within the complex.

All residents are expected to behave in a considerate and responsible manner; vulgarity and offensive language is not acceptable. Parents are always responsible for their children and their children's guests. Damages done by children or their guests will be the responsibility of the parent and ultimately, the Homeowner.

## **GOVERNING DOCUMENTS**

When you purchase your home, you are provided with copies of the Covenants, Conditions and Restrictions (CC&R's), the Rules and Regulations, and the Association By-Laws. Please read these thoroughly and familiarize yourself with the contents, as they are the documents (laws) that govern our Association.

In order to maintain a successful community, these documents must be enforced to insure both the valuation of your investment and enjoyment in your immediate environment.

**In the event your unit is rented, it is the responsibility of the Homeowner to see that the renters receive a copy of the Rules and Regulations.** Failure to observe them may result in fines and other penalties being imposed against the Homeowners.

### **ASSOCIATION DUES**

Homeowners Association fees are due and payable the first day of each and every month and are considered delinquent FIFTEEN (15) days thereafter. A late charge of ten percent (10%) of the monthly fee will be charged on any account that payment was not received on or before the 15<sup>th</sup> of each month. Any account with any outstanding balance after the 15<sup>th</sup> of the month will be charged the same late fee.

In the event assessments become 45 days delinquent, in addition to late fees, and attorney fees, a delinquent account preparation fee of \$55.00 will be assessed to the account.

Any Member fifteen days delinquent in assessment is automatically restricted from using any recreational facility

### **FINES and PENALTIES**

The Board of Directors can impose liens and foreclosure actions against properties where the Association fees, dues, fines, or assessments have not been paid. In the event of a violation of these rules or other governing documents, the Board of Directors may impose fines and other restrictions.

Any hearing against an Association Member is, under California Law, scheduled at the Board of Directors' discretion. Failure to appear at the designated time and location may result in the Member being found to be in violation of the rules and subject to all penalties established by the Association.

### **SCHEDULE OF FINES**

Failure to obey the proceeding rules and regulations may result in fines as well as costs to repair damages being imposed against the Homeowner of the unit.

First Offense - \$150.00

Second Offense (same violation) - \$300.00

Third Offense (same violation) - \$500.00

Fourth (same violation) - Action to be determined by the Board of Directors

### **ARCHITECTURAL RULES**

The Architectural Committee and/or the Board of Directors must approve any changes to the exterior of your unit, including, but not limited to, fences, patio covers, windows, satellite dishes, doors or screen doors. Failure to obtain prior permission to make changes to your unit's exterior may result in fines or the order to remove it.

Patio covers must be constructed of wood and stained to match the existing trim. All paint and stain must be approved by the Board of Directors. Any patio structure is the responsibility of the Homeowner to maintain.

Real Estate signs are to be placed on the common area grounds in the planter nearest to the unit's front door. Under no circumstances shall any sign be attached to any part of the building(s) or installed in the lawn area. Real estate signs are limited in size to a maximum of 20 X 30

inches.

Front, back, and storage room doors, windows, skylights, fences, and air conditioning/heating units are the responsibility of the Homeowner. Only the existing types of doors and windows are approved. The Board of Directors prior consent must be received prior to making changes in style or operation of doors.

No aluminum foil, sheets, unsightly draperies or window coverings are allowed in any window that can be seen from a street or common area.

No trash or any personal item may be left in the carport, parking area, and all other common areas.

Television antennas and dishes shall be installed above your unit only and shall be attached in a way so as not to penetrate the roofing membrane or restrict the flow of water off the roof. Any leak caused by such a device shall be the unit Homeowner's responsibility to pay for repair and damages. All cable shall be run vertical and horizontal and shall be secured in a manner that will not damage the building. In no event shall any type of antenna or receiving dish be installed on the roof that weighs more than 10 LBS per square foot.

**Absolutely no persons, without prior consent by the Board of Directors, are permitted on the roofs.**

## **RENTALS**

**All Owners are responsible for providing renters with a current copy of the Rules.**

Renters are required to observe the Rules and Regulations of the Association (Homeowners should supply their renters with a copy of these Rules & Regulations). Any damages done to the common area will be billed to the renter and/or Homeowner. The Homeowner is always responsible for the behavior of the renters or his guests.

Any Homeowner who rents his/her unit is responsible to see that their tenant is provided with a copy of Pinon Springs Village Condominium Homeowner's Rules and Regulations.

### ***Important (Please Read)***

***\*\*\*\*Not less than 30 days nor more than 60 days prior to April 1 of each year, all Members having leased, rented, or loaned their unit located within the association's jurisdiction, shall, in writing, inform the association of the Member's telephone number; renters name and telephone number and total number of residents living in the unit. Failure to provide said information shall constitute a violation of the Association's governing documents, which will necessitate the automatic restriction from using any and all of the Association's recreational facilities, fines, and any other actions permitted under California Law, and the Association's governing documents.\*\*\*\****

## **PETS**

The raising or keeping of animals, poultry, birds or reptiles, either in the singular or plural, for pleasure or commercial gain, upon any part of the premises is prohibited. A dog, cat, or other household pet may be kept for pleasure, but not for commercial purposes, provided that such a pet/or pets (no more than two (2) are allowed) does not become a nuisance to other occupants. If and when the Board of Directors declares such pets a nuisance, such pets shall be removed from the premises.

Dogs must be on leashes at all times and controlled by a responsible adult.

Unlicensed and unvaccinated pets are prohibited from being within the complex. Violations will be referred to the local Animal Control.

No pet is permitted to disturb the peace or comfort of any resident.

When walking their pet within the common area, the Homeowner must pick up pet's litter. Please be considerate of your neighbors' doors and patios when walking your dog.

## **POOL RULES**

**All persons using the pool do so at their own risk!**

**Failure to obey the rules may result in recreational privileges being suspended.**

There is **NO LIFEGUARD ON DUTY**; therefore all children under 16 years of age are not allowed in the pool area without an adult (18 years or older) in attendance.

**POOL HOURS (generally are 12:00 p.m. to 8:00 p.m.)**

***All people using the pool must provide proof of residence when requested by a pool monitor, Board Member, Community Manager, or an employee of the Association. Failure to do so may result in recreational privileges being suspended.***

***Upon entering the pool area, you must provide to the monitor (if on duty) your key and pool identification card. Keys and ID cards must be picked up when leaving the pool area. No other key or personal property may be attached to the key ring but the ID cards provided by the Association. All keys and ID cards remain the property of the Association and must be returned when requested.***

**NO KEY, NO ID, NO USING THE POOL!**

**Prior to using the pools, all assessments must be paid current.**

Use of the pool is for residents and their guest. A resident must accompany all guests when in the pool area.

No person may enter the pool office unless requested by the monitor.

A limit of two (2) guests per household is allowed in the pool area unless permission has been obtained from the Board of Directors.

Swimsuits are required; no cutoffs or street clothing is permitted in the pool.

The pool area is to be used for swimming and sunbathing only! Exceptions require written approval from the Board of Directors.

No glass or breakable plastic containers are allowed in the pool area.

Smoking or eating IN THE POOL is absolutely forbidden! Please do not throw cigarette butts on the pool deck.

No Pets, Bicycles, Skateboards, Roller blades, Paddle ball playing, Frisbee throwing, or Wheeled Toys of any type are allowed in the pool area.

Pool furniture, cushions, or other pool equipment are not to be used as toys, or for play, either in or out of the pool. Never use the pool furniture as diving boards or as ladders. Use your key to get in or out.

**DO NOT CLIMB OVER OR THROUGH THE FENCE OR SWING ON THE GATE.**

The Life Preserver and the Life Hook are not toys and are not to be used as such! Please leave them on the fence to be used in case of emergency.

No running in or around the pool area.

Only radio and stereos with earphones are permitted in and around the pool area.

RESTROOMS are available in the pool area. The regular gate key opens the Restroom. PLEASE FLUSH THE TOILETS, TURN OFF THE LIGHTS, AND CLOSE THE DOOR AFTER USE.

### **MISCELLANEOUS INFORMATION**

Association Community Manager is:

Frontier Real Estate Services Inc.

PO Box 22138

Bakersfield, CA 93390-2138

Office 661-588-3283

Cell 661-205-4394

Fax 661-588-2375