

Rules and Regulations
LAS CASAS ANGELES

NEW RULES - Failure to comply will result in fines.

The Board of Directors has requested that our office send out this reminder to all homeowners regarding the **RULES AND REGULATIONS**. These rules are based on good common sense and are designed to enhance and improve the use, safety, and overall enjoyment of the common areas for all residents. **These rules will become effective June 1st, 2016.**

1. VEHICLES:

All areas other than your garage and designated parking areas are considered **FIRE LANES** and **PARKING IS PROHIBITED, EVEN FOR JUST A FEW MOMENTS**. The only exception to this rule is for loading or unloading purposes or washing your vehicle, and your vehicle must be moved immediately to your garage or other designated parking area when you're done.

REMEMBER THAT YOUR VEHICLE IS SUBJECT TO IMMEDIATE TOWING IF PARKED IN A FIRE LANE.

Vehicle repairs are prohibited inside the complex **INCLUDING YOUR GARAGE**. Any oil/fuel leaked by owners, tenants, or guest's vehicles will be subject to fines and clean-up costs.

A VEHICLE IN VIOLATION OF THE ABOVE PROVISIONS IS SUBJECT TO BEING TOWED AWAY AT THE OWNER'S EXPENSE, AND MAY RESULT IN FINES BEING LEVIED ON THE UNITS OWNER.

THE POSTED SPEED LIMIT IS 5 MPH.

2. GENERAL:

Any owner who chooses to rent his/her unit out must provide a copy of these **RULES AND REGULATIONS** to their tenants, and upon request provide the Management Company with their names and phone numbers. **REMEMBER THAT IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THEIR TENANT COMPLIES WITH THE RULES AND REGULATIONS. ANY FINES OR CORRECTIONS REQUIRED WILL BE LEVIED ON THE OWNER. NOT THE TENANT!**

GARDEN HOSES MUST BE STORED INSIDE THE GARAGE WHEN NOT IN USE.

Littering is prohibited within the common areas.

No alcoholic beverages are allowed to be consumed in the common areas.

Any kind of **GRILL** must be kept out of the driveways and off the sidewalks at all times. Grills must be stored in the patio area or garage.

No noxious or offensive activity shall be carried on, in, or around any unit or the common area, nor shall anything be done which may be or become an annoyance or nuisance to other residents.

No Playing games at any time that block the driveways (**NOT ALLOWED**). USE GOOD COMMON SENSE! Safety must be our primary concern at all times.

All toys such as bicycles, skateboards, scooters and such must be kept out of the driveways and off sidewalks at all times.

All garage doors must be kept closed except for entering/leaving or loading/unloading purposes. **GARAGE DOORS CANNOT BE LEFT PARTIALLY OPEN FOR VENTILATION.**

All windows must be covered with appropriate window coverings. No foil, cardboard, newspaper, sheets, or other such items are allowed.

Windows and screens must be Intact and damage free at all times.

All dogs when outside must be on a leash, and the owner is responsible to clean up after his/her pet. Each unit is limited to two (2) pets.

You must pick up after your pet at all times while in the common area.

There shall be no exterior drying or laundering of clothes on balconies, patios, porches or other areas.

Yard sales are strictly prohibited.

Shopping carts are not allowed in the common area.

Nothing is to be placed inside the planter area for example; shoes, trash bags, mops and brooms.

Holiday decorations must be removed between 5 to 10 days after the holiday.

Trash enclosures.

1. Trash bins are for our regular trash only. Securely close your trash bags at all times. If trash bin is full, please go to the next trash bin. Extra big bulk items, construction material, tires, televisions, sofas, stove, refrigerator, mattress, cabinets, toilet, etc... are not considered regular trash. Please do not dispose of these items in trash bins or trash enclosure areas. Anyone in violation of this rule will be billed by the HOA for bulky item pickup.

2. When disposing any kind of size box, make sure they are broken down before you put them inside the bin.

Trash cannot be placed out for collection prior to 7PM on the evening before the scheduled pickup, AND ALL TRASHCANS MUST BE BROUGHT BACK INSIDE WITHIN 24 HOURS!

All bulky items SUCH AS FURNITURE, TV'S, MATTRESSES, ETC., must be scheduled for pick up in advance and placed at the curbside for pick up or they will be considered **ILLIGAL DUMPING**. Free bulky item pickup can be scheduled. To schedule a Bulky Item pickup, you must either arrange the pickup with your **Property Manager** or call **Customer Service** at (800) 266-7551 by Thursday and your bulky items will be picked up at your curb on Friday. Failure to comply will result in fines of up to \$10,000, vehicle seizure and/or incarceration of six months in jail by the city of Baldwin Park and a fine by the HOA.

Use Restrictions. All units shall be used solely for **single-family usage**. **Sub-leasing** of any portion of a unit is **not allowed**. Business usage is prohibited. Yard sales are prohibited.

3-3 Section -Maintenance. Owners are responsible for maintaining the interior of their unit in good condition at their expense. If the association discovers a unit in disrepair, you will be given a 30 day notice to do the repairs. If the owner does not repair his or hers unit, the association will repair it for them and bill the owner for the cost of labor and materials.

3-30 Section- Offensive Conduct & Nuisances. No owner shall permit or allow anything to be done or kept upon the property which shall increase the rate of insurance thereon, or which shall obstruct or interfere with the rights of other owners or annoy them by unreasonable noises or otherwise, nor shall an owner commit or suffer any immoral or illegal act to be committed thereon. Each owner shall comply with all applicable ordinance and statutes and with the requirements of the local and/or state board of health with respect to the occupancy and use of the unit. (Excessive noise, such as loud music, whether from radios, stereos, car stereos or noisy parties, etc...)

Owner Liability. Each owner shall be liable to the Board for any damage to the common area or to any equipment including the laundry or improvement thereon which may be sustained by reason of negligence or willful misconduct of owner or his/hers family members, relatives, invited guests, either minor or adult tenants.

Children/Tenant Accountability. Each owner shall be accountable to the remaining owners for the conduct and behavior of children/tenants residing or visiting his/her unit. Usage of the

common area or DRIVEWAYS area as a playground is strictly prohibited. Skateboards, bicycles, tricycles, battery operated toys, all, types of balls, scooters, children cars, motorcycles, etc. are prohibited. No one under the age of 18 would be allowed in the carport area without an adult supervision.

Parking Rules and Regulations; Due to the limited number of parking spaces, open spaces are now considered as rental spaces. A contract with parking rules will be given at the time of renting the space.

The following rules and regulations are hereby published for the information and guidance of all condominium owners. Violation of these rules and regulations will result in the imposition of penalties in accordance with the governing documents of the association and existing board policies. It may be pecuniary liability or removal of the vehicle from the common interest development:

1. Any vehicle parked in a fire lane or in a manner which interferes with any entrance or exiting of the property shall be towed immediately at the owner's expense.
2. Parked vehicles should always face the wall "head in only" this will keep the walls clean.
3. Mechanical work, car oil changes, car wash etc... is not allowed inside the **Las Casas Angeles** complex.
4. Current registration of all vehicles inside the **Las Casas Angeles** is required to include vehicle insurance coverage. Vehicles with expired tags will be towed at owner expense.
5. Owner/tenants are required to keep the assigned carport parking space clean at all times. Oil leaks/grease should be cleaned immediately by the owner/tenant with a proper cleaning solution or absorbent. "Not with Water". If removed by the association the owner will be billed for any and all fees incurred for having the oil removed.
6. No vehicles such as tractors, campers, boats, four wheelers, Jet Ski, or other similar type of vehicle shall be allowed in the **Las Casas Angeles Condominiums** complex including rental parking spaces. Inoperable/unregistered vehicles are not allowed on the property.

Compliance and Utmost Cooperation. Owners, tenants and all residents are hereby encouraged to please observe and comply with all the provisions of the governing documents and help keep the complex clean and a decent and peaceful place to live.

These rules and regulations were adopted by the boards of directors. Each owner shall be responsible for providing their tenant a current copy of the Association Rules and Regulations. Strict adherence and enforcement is hereby encouraged to avoid inconveniences and/or drastic action.

ANY INFRACTION OF THE ABOVE RULES AND REGULATIONS WILL RESULT IN A POSSIBLE FINE OF \$25.00 or more IN ACCORDANCE WITH THE RULES OF LAS CASAS ANGELES HOME OWNERS ASSOCIATION. THE ABOVE RESTRICTIONS ARE NOT INTENDED TO BE ALL ENCOMPASSING. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND BYLAWS OF THE ASSOCIATION CONTAIN FURTHER LIMITING PROVISIONS WHICH BIND ALL OWNERS AND RESIDENTS.

As you can see, most of the above is just GOOD COMMON SENSE. Your cooperation will really enhance the living quality of LAS CASAS ANGELES. The following Proposed Rules and Regulations are hereby published for all owners. The following Proposed Rules and residents of LAS CASAS ANGELES Home Owner's Association, Incorporated. Violations of these rules and regulations may result in denial of privileges and /or imposition of penalties in accordance with the governing documents of the association and California Laws and Statutes. We encourage you to please follow the rules.

Penalties of Violations. Penalties and Disciplinary Actions that may be imposed by the Board include denial of certain privileges of the owner aside from monetary penalties that the board may decide after careful and reasonable investigation.

For the 1st offense —Warning letter or \$25.00 fine

For the 2nd offense-\$50.00 fine

For the 3rd offense-\$100.00 or more

Any expenses or damages incurred by the Board will be added to the fine. After warning /fine notices have been issued, legal action may be taken against the owner.
