

APPROVED RULES

October 01, 2015

PARK ELLIOT CONDOMINIUM OWNER'S ASSOCIATION, INCORPORATED
14418-14530 Amar Rd, "T" La Puente, CA 91744

The following Proposed Rules and Regulations are hereby published for all owners and residents of Park Elliot Condominium 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.

Rules and Regulations

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 \$50.00 fine
For the 2nd offense -\$75.00 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.

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.

Owner's Maintenance Responsibility. 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.

Structural Changes. No owner shall at his or hers own expense make alteration, addition or modification on any part or portion of the exterior appearance or common areas without prior written approval of the Board of Directors. Any changes made without approval from the Board may result in the owner returning the change to its original condition. Example: Changing windows, adding screen doors, changing doors, placing antennas on roof, adding air conditioners, adding metal bars, planting in the common area and planters, adding or removing satellite dishes, plumbing, etc...

Offensive Activity. No owner shall permit or allow anything to be done or kept upon the project 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 barking dogs and 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 Accountability. Each owner shall be accountable to the remaining owners for the conduct and behavior of children residing or visiting his/her unit. Usage of the common area or carport 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.

Common Area

1. Yard sales are strictly prohibited.
2. Shopping carts are not allowed in the common area.
3. Smoking outside near windows and doors is not allowed. Please go away from the building when smoking in the common area.
4. Nothing is to be placed inside the planter area. This includes potted plants, shoes, trash bags, mops and brooms.
5. Only two potted plants are to be kept in the porch area. They must be trimmed and neat at all times.
6. Trees in patio area may not be taller than the patio wall.
7. Holiday decorations must be removed between 5 to 10 days after the holiday. Holiday lights are not allowed on the fascia, plants or planter area.
8. Satellite dishes or cable installation must be approved by the board prior to work being done. Satellite dishes, antennas or cables must be placed on the fascia.

9. Washers and dryers may not be installed inside a unit.

Carport Rules and Regulations: Due to the limited number of carport assigned spaces (110) and open spaces (53), open spaces are now considered as rental spaces. A contract with parking rules will be given at the time of renting the space.

The 53 open spaces per Article II, Description of Land and Improvements, Section 5, Parking Facilities, states the following:

**“Any parking remaining uncovered after
Declaring has sold all the units, will be conveyed to the
Association, with the right of the Board on behalf of the
Association, to rent or convey said spaces, with or without
Charges, as the Board may determine to unit owners or their
Lessees only.”**

The following carport 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. To ensure that Park Elliott owners/tenants have an opportunity to reserve a parking stall, all stalls must have 1 vehicle occupying the space. Any vacant stall that is not in use or is empty for more than 30 days is subject to be reissued to the next person requesting a stall. No empty spaces will be issued without:
 - a. Proper car registration
 - b. Proof of insurance
 - c. Operable vehicle
2. All vehicles will have to be circulated from the carport area. No vehicles in any stall shall be used as a storage area. All vehicles accumulating dirt, debris or trash and not operable will be subject to towing at owners expense.
3. All owners will be responsible to keep their carport area clean at all times. Owners will be held responsible for their tenants damaging, vandalizing, altering, or tampering their area.
4. 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.
5. Large vehicles extending beyond the carport boundaries or parked in the open

spaces invading the common driveway will be towed and will not be permitted inside the Park Elliot Condominiums complex.

6. An identification sticker for all vehicles is required inside the Park Elliot Condominiums complex. Contact the management company if you need one.

7. Parked vehicles should always face the wall "head in only" this will keep the carport walls clean.

8. Mechanical work, car oil changes, car wash etc... is not allowed inside the Park Elliot Condominiums complex.

9. The carport area is assigned parking and may not be sublet. Vehicles may be towed immediately.

10. Current registration of all vehicles inside the Park Elliot Condominiums is required to include vehicle insurance coverage. Vehicles with expired tags will be towed at owner expense.

11. 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.

12. The Owner is responsible for the personal property kept in the carport storage, their vehicles and the content there of. Park Elliot Condominium Owner's Association Incorporated is not responsible. No extra items are allowed outside the carport, everything should be stored inside your storage space.

13. No vehicles such as tractors, campers, boats, four wheelers, jet ski, or other similar type of vehicle shall be allowed in the Park Elliot Condominiums complex including carport and rental parking spaces. Inoperable/unregistered vehicles are not allowed on the property.

14. Parking stickers are issued to better control our Park Elliot Condominiums. Stickers are numbered with the unit number of your residence and with actual car registration. One sticker as permanent parking for the carport will be allowed per unit, according to the governing documents as soon as the owner provides the car registration in resident's name. Only one vehicle is allowed in the carport area at a time. If you do not own a car no sticker will be issued. If you own a second car, please submit your name to be put on a waiting list for the rental parking spaces.

15. Cars that are not registered in the State of California will not be issued a parking sticker and thus not allowed in our parking areas. This is to comply with the California residence rules of the Department of Motor Vehicles.

16. Vehicles without the new stickers will be towed away immediately at owner's expense.

17. Owners are responsible to recover the stickers when their tenants vacate their properties or sell their cars.

18. Replacement of stickers if lost or stolen will be issued with a \$25.00 replacement cost. If the stickers are lost or stolen and the association finds the previous sticker on another vehicle, that vehicle with the unauthorized sticker will be towed away immediately at the owner's expense.

19. No swapping of cars is allowed between rental spaces and carports. Violation of this rule will result in the resident losing the privilege of having the rental space. The rented space will then be rented to the next person on the waiting list.

20. Cars are to stay in their parking space. No crossing over the white lane or invading the next person's parking space.

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 \$80.00 for bulky item pickup.

2. When disposing any kind or size box, make sure they are broken down before you put them inside the bin. Just remember there are surveillance cameras recording 24 hours a day.

Pets. One pet may be allowed upon approval of the Board. However pet's odor or nuisance of any kind or inconveniences, damages, or unpleasantness caused by the pets shall be the owner's responsibility.

1. You must pick up after your pet and it must be on a leash at all times while in the common area.

2. Pet licensees and vaccination records must be provided.

Enforcement of the Governing Documents. The Board is authorized to enforce the applicable provisions of the governing documents and other documents or instruments for the management and control of the project and further be entitled to prosecute any other legal or equitable action that may be necessary to protect the project.

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.