

# ANACAPA WALK CORPORATION **RULES AND REGULATIONS**

*Revised June 3, 2008*



## **INTRODUCTION**

The following are the general reminders of the information contained in the Anacapa Walk Corporation, Covenants, Conditions, and Restrictions (CC&R's). Each Homeowner, as part of their Escrow, agreed to the terms outlined in the CC&R's.

Since each Homeowner is responsible for their tenant's action(s), as per the CC&R's, it is in the best interest to provide a copy of the CC&R's to their renters. Homeowners are also responsible for providing the Management Company with a copy of the lease and all tenant information. Each Homeowner must provide a copy of the Rules and Regulations to their tenants as well. Rule violations will be enforced according to the Anacapa Walk Corporation Rules Enforcement Policy.

The Rules & Regulations have been adopted to serve the interests of all Anacapa Walk "Residents" (Residents is defined as both Homeowners and Renters). Please remember that we are all neighbors and should take the time to know each other. By helping one another, especially by watching what is happening in our neighborhood, we can all help reduce crime and enjoy our Community together. If we all use common sense and consideration for each other, Anacapa Walk will remain a safe and enjoyable place for all of us to live in together.

Please read through and thoroughly understand these Rules & Regulations. Keep them handy for periodic reference as needed. Hopefully, you will be able to find answers to any questions you may have. If you have any questions or concerns, please feel free to contact our Property Management Company.

## **PARKING, GARAGES AND TRAFFIC**

1. All streets within Anacapa Walk are considered to be "Fire Lanes" as described in Ventura County Uniform Fire Code, Section 10.205.
2. No parking along streets, with the exception of loading and unloading only.
3. Residents must park two vehicles in their garage. Residents with long driveways must park all additional vehicles in their driveway. Residents with no driveway must park either in their garage or on the street outside of the Association. The garage shall not be utilized for storage, as a workshop, and major vehicle repairs are strictly prohibited, if such use would prevent utilization as intended by original design. Barbecuing in garages or on streets and sidewalks of the complex is prohibited.
4. Garage doors must be kept closed at all times, except when resident is present or when opened no more than approximately 12" for the purpose of ventilation.
5. RV's, Boats, Campers, Trailers and Commercial Vehicles are allowed only if parked entirely in the garage, or for the purpose of loading and unloading for a short time only. Overnight parking is not permitted at any time.
6. No parking sideways across the driveways, expect for loading, unloading, or washing your vehicle.
7. Vehicles left for over 3 days without being moved are subject to appropriate fines and/or towing at owner's expense.
8. Failure to comply with the vehicle code and/or posted regulations will result in fines. Vehicle speed is not to exceed 10 MPH. Dangerous and/or excessive speed will be cited according to severity of danger to life and property.

9. The interior guest parking spots are for visiting guests only, and are not to be used by residents as overflow parking.
10. **Update Effective June 1, 2016:** the rules regarding parking and parking permits in the development will be enforced.

**CC&Rs, Article IX Section 12 Pages 68, 69**

- a. Guest parking is on a first-come, first-served basis and is **for guests and visitors only and is marked as "visitors only"**. These parking spaces shall not be used by residents. No vehicle may be parked in these parking spaces for more than twenty (20) continuous hours.
- b. Parking in or obstructing any fire lanes and/or private streets, or along the streets in the development, other than in designated parking areas, **is prohibited**.
- c. Driveway parking is permitted only in those driveways along Starboard.
- d. Each owner shall keep his garage readily available for parking two (2) vehicles. Garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.
- e. No owner shall conduct any repairs to any motor vehicle of any kind whatsoever in his garage, driveway or upon any portion of the Common Property, except for emergency repairs.
- f. Any owner having three (3) or more vehicles registered to them or to a member of the family, may apply to the Board for one (1) parking permit to park vehicles in any unassigned parking area. (Owners who have previously been given two (2) parking permits will be "grandfathered" in use of those permits.)

**The Board and The City have authority to tow away and store any vehicle parked in violation of the above limitations. Charges for such towing and storing shall be assessed against the Owner of the unit which is responsible for the violation.**

**NOISE & NUISANCE**

1. No excessive noise, day or night. This means for example: loud car radios/stereos, cars idling in the driveways/garage areas, honking horns, knocking on garage doors and general behavior which would tend to disrupt and/or prevent residents guarantee to the "Quiet Enjoyment of our Community.
2. Homeowners are ultimately responsible for the behavior/conduct of children and/or guests, which may cause damage or disruption to the Community.
  - a. No street games before 7:00 a.m. or after dusk
  - b. Skates, skateboards, roller blades, scooters and bicycles are not permitted anywhere in the Association.
  - c. Portable Basketball hoops are to remain either on the patio area or in the garage when not in use.
  - d. All City, County, State and Federal laws shall apply within the boundaries of Anacapa Walk Corporation.

**PETS**

1. Owners are responsible for care and control of their pets, preventing excessive barking or any disruption to others.
2. All pets must be licensed and registered with the County.
3. All dogs must be on a leash when outside the boundaries of the owner's property.

4. Patios as well as common areas shall be kept free of pet waste, maintaining a sanitary environment throughout the Community.
5. No breeding or raising of any type of animal.
6. Pets should be kept and cared for in such a way as not to disturb or disrupt others.
7. Animal control will be notified whenever stray animals are found roaming the property.
8. The following dog breeds, due to their aggressive nature, are not permitted in the Association: Pit Bull, Rottweiler, German Shepherd, Husky, Malamute, Wolf-Dog hybrid, Chow Chow, Doberman-Pinscher, Great Dane, St. Bernard. If you already own or have owned one of the above referenced breeds, you will not be permitted to replace the animal with any of the above breeds in case of loss, injury and/or death.
9. No more than two approved registered cats or dogs per unit – no exceptions. Owners may have either 2 dogs or 2 cats or 1 cat and 1 dog (excluding fish, birds and some reptiles). Those pets residing in the complex as of December 01, 2007 are exempt from this rule. However, in the event of the death of the animal it may not be replaced if the total number of dogs and/or cats will exceed 2, except for an ADA animal.

#### **LANDSCAPING & EXTERIOR APPEARANCES**

1. Units and common areas should be kept neat and clean. Everyone is encouraged to pick up and deposit trash into a proper receptacle.
2. Application for Architectural Modification is required for any exterior changes. It must be submitted to the ARC Chairperson for review and must be approved prior to commencement of work. Forms may be obtained from the Management Company.
3. Garden hoses must be put away when not in use.
4. Clothing, rugs, etc., shall not be hung over balconies, fences or walls visible from the outside of the unit.
5. No aluminum foil, cardboard, paint, or reflective tint are to be used as window coverings.

#### **ANTENNA & SATELLITE DISH**

No satellite dish/antenna installations are allowed on common areas.

#### **SIGNS & NOTICES**

1. Permissible real estate sales displays must be posted in the unit only.
2. Signs/stickers must not be attached to any outside structure such as entrance door, garage door, outside window or in the common area.
3. Bulletin boards located at mail kiosks are to be used for posting of information relevant to the Association and may not be utilized for commercial purposes. Postings are subject to *review* by the Board of Directors to assure that our bulletin boards are not utilized for anonymous, harassing, derogatory or generally offensive material.
4. Destruction and/or removal of Association related materials without Board approval is prohibited.

#### **EXTRAORDINARY EXPENSE/DESTRUCTION OF PROPERTY**

1. Anyone causing damage or destruction to any common area and/or property will be responsible for all costs of the repair and/or replacement.

2. Anyone causing the Association to incur extraordinary expenses for frivolous actions will be held financially responsible for such costs as may be required to respond on the behalf of the Association, i.e., petitions determined to be without merit or reasonable justification.

**COMPLAINT PROCEDURE**

1. Sometimes it is alleged that a resident has violated one of the community Rules & Regulations. Anyone wishing to make a report of the said violation is required to submit a written report providing as much factual information as possible. When completed, the complaint is to be submitted to the Property Manager. Every effort possible will be made to safeguard the confidentiality of the Complainant.
2. After careful consideration, review and attempted verification, written notice will be given to the violator. The Notice of Violation will set forth the appeal procedure, the date, time and location scheduled for hearing before an Executive Session of the Board of Directors. If the violator does not wish to appeal and/or does not appear at the scheduled hearing, a "Compliance Assessment" will be levied and/or disciplinary measures taken in accordance with Article VII, Section 12 of the CC&R' s. Such additional costs will be included with the regular monthly assessment and will be due and payable immediately.
3. It should be noted that any extraordinary expenses incurred in the process of the required enforcement of these Rules & Regulations, legal fees and/or costs of collection, will be assessable to the responsible Homeowner and under no circumstances to be borne by the Association.

**RULES ENFORCEMENT POLICY**

Below is an enforcement policy and fine schedule for the Anacapa Walk Corporation Homeowners Association as adopted by the Board of Directors, effective December 01, 2007. The primary objective of the Board of Directors Rules Enforcement Policy is rules compliance. The California Civil Code requires all associations to publish a fine schedule. Enforcement and fines may vary depending on the Board's interpretation of the facts presented.

Courtesy Notice .....	14 days to correct violation
First Action: Hearing Letter .....	\$100.00 Fine
Second Action: Hearing Letter.....	\$200.00 Fine
Third Action: Additional Fines.....	\$300.00 Fine
Fourth Action: Additional Fines.....	\$400.00 Fine
Fifth or Recurring Action.....	Legal Action

**SCHEDULE OF FINES**

Architectural.....	\$100-\$500 per offense
Landscape .....	\$100-\$500 per offense
Pets.....	\$100-\$500 per offense
Parking.....	\$100-\$500 per offense
CC&R Violation .....	\$100-\$500 per offense
Rules & Regulations Violation.....	\$100-\$500 per offense

**The Board reserves the right to amend or deviate from this procedure depending on the circumstances of the violation.**