

# ANACAPA WALK CORPORATION

## RULES AND REGULATIONS

*Updated August 2018*

### INTRODUCTION

The following are general reminders of the information contained in the Anacapa Walk Corporation Covenants, Conditions and Restrictions (CC&Rs).

The Rules and Regulations have been adopted to serve the interests of all Anacapa Walk Residents (“Residents” being defined as both home owners and Renters). Each home owner, as part of their Escrow, agreed to the terms outlined in the CC&R’s.

**Since each home owner is responsible for their tenant's action(s) per the CC&R’s, it is in your best interest to provide a copy of the CC&R’s to renters. Home owners are also responsible for providing the Management Company with a copy of the lease and all tenant information. Rule violations will be enforced according to the Anacapa Walk Corporation Rules Enforcement Policy.**

Each Owner shall be liable for any and all costs and expenses which may be incurred by the Corporation to repair any damage to the Common Property which may be sustained by reason of negligent acts, omissions or willful misconduct of the Owner or any member of his family, his guests, tenants, lessees or respective guests or invitees whether minor or adult.

Please read through these Rules and Regulations carefully. Keep them at hand for periodic reference as needed. If you have any questions or concerns, please feel free to contact our Management Company.

### PRIVATE DWELLING & COMMERCIAL ACTIVITIES

#### Article IX Sections 1 & 11

1. Residences are to be used as private dwellings and not used as business store fronts (home offices are acceptable) or for-profit businesses such as Airbnb.
2. All City, County, State and Federal laws shall apply within the boundaries of Anacapa Walk.
3. No excessive noise, day or night. For example; loud car radios/stereos; cars idling in the driveway/garage area; honking horns; knocking on garage doors and general behavior which would tend to disrupt and/or prevent residents guarantee of the “Quiet Enjoyment” of the community.
4. No street games before 7:00 am or after dusk.
5. Portable Basketball hoops are to remain either on the patio or in the garage when not in use.

### PETS

#### Article IX Section 6

1. Owners are responsible for care and control of their pets, preventing excessive barking or any destructive behavior.
2. No more than two (2) approved registered cats or dogs per unit. Owners may have either two (2) dogs or two

- (2) cats or one (1) cat and one (1) dog.
3. All pets must be licensed and registered with the County of Ventura.
4. All dogs must be on leash when outside the boundaries of the owner's property.
5. Each owner shall be responsible for cleaning up any excrement or other unsanitary condition caused by their pet(s).
6. No animals of any kind shall be raised, bred or kept in any Condominium or in the Common Property except domesticated dogs, cats, birds or other household pets.
7. Animal control will be notified whenever stray animals are found roaming the property.

## **LANDSCAPING & EXTERIOR APPEARANCES**

### Article IX Sections 10, 15, 16, 17, 20 & 23

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. Any structural or exterior alterations, improvements, modifications or construction must be approved by the Architectural Committee. An Architectural application must be reviewed and approved **prior** to commencement of work. Architectural applications may be obtained from the Management Company's website.
3. Garden hoses must be put away when not in use.
4. Clothing, rugs, wet suits and other such articles may 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.
6. Security doors or screen doors require written approval from the Architectural Committee.
7. Solar heating equipment requires approval from the Architectural Committee.
8. No satellite dish/antennas installations are allowed on Common areas.

## **PARKING, GARAGES AND TRAFFIC**

### Article IX Section 12

1. Starboard, Tugboat and Compass within Anacapa Walk are considered to be "Fire Lanes" as described in the Ventura County Uniform Fire Code, Section 10.205 Parking in or obstructing any fire lane is prohibited. There is no parking along these streets, with the exception of loading and unloading only.
2. Driveway parking is permitted only in those driveways along Starboard.
3. Each owner shall keep his garage readily available for parking two (2) vehicles. Residents with long driveways must park all additional vehicles in their driveway. Residents with no driveway must park either in the garage, on Sanddollar or on the street outside the Association.
4. The garage shall not be utilized for storage or as a workshop.
5. No owner shall conduct any repairs to any motor vehicle of any kind whatsoever in his/her garage, driveway or upon any portion of the Common Property, except for emergency repairs.
6. Barbecuing in garages or on the streets and sidewalks of the complex is prohibited.
7. 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.

8. RVs, boats, campers, trailers and Commercial vehicles are allowed only if parked entirely in the garage or for the purpose of loading or unloading for a short time. Overnight parking of such vehicles is not permitted at any time.
9. No parking sideways across driveways, except for loading and unloading or washing vehicles.
10. Vehicles left over three days (72 hours) without being moved are subject to appropriate fines and/or towing at owner's expense.
11. Failure to comply with the vehicle code and/or posted regulations will result in fines. The speed limit is not to exceed 10 MPH within the complex. Dangerous and/or excessive speed will be cited according to severity of danger to life and property.
12. The two (2) interior Guest Parking spots are for **visiting guests only** and are not to be used by residents as overflow parking
13. Guest parking is on a first-come first-served basis and is marked as "Visitor Only". No vehicle may be parked in these parking spaces for more than twenty (20) continuous hours.
14. Parking passes are required to park within the Community in Common Areas. Parking passes may be obtained from the management company

The Board of Directors and the City of Port Hueneme have authority to tow 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.

## **SIGNS & NOTICES**

### Article IX Section 5

1. No sign of any kind is to be displayed to the public view on or from any Condominium or the Common Property without approval of the Association, with the exception of real estate signs.
2. Sign/stickers must not be attached to any structures in the Common Area.
3. Bulletin boards located at the 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**

### Article XIII

1. Owners will be responsible for all costs of the repair and/or replacement for damage or destruction to any Common area and/or property caused by family, guests or Lessees.
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.

## **RENTAL/LEASING**

### Article X Section 18

1. No owner shall be permitted to rent or lease his Condominium or lot for transient or hotel purposes or for a

period of less than thirty (30) days.

- 2. All rental and lease agreements shall be in writing and shall provide that the terms of such agreement shall be subject in all respects to the provisions of the Association's CC&R's.

### COMPLAINT PROCEDURE

- 1. Allegations of violation of the community Rules & Regulations are to be made in a written form, providing as much factual information as possible, and submitted to the Property Manager. Every effort will be made to safeguard the confidentiality of the Complainant.
2. After review by the Board of Directors and attempted verification of the alleged complaint, written notice will be given to the violator. The Notice of Violation will set forth the appeal procedure. A date, time and location will be 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 5 of the CC&R's. Such additional costs will be included with the regular monthly assessment and will be due and payable immediately.

### 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. 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.

Table with 2 columns: Action and Penalty. Rows include: 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

Table with 2 columns: Violation Type and Fine Amount. Rows include: 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.