

Westlake Highlands Community Association

Rules and Regulations

Safety

1. Playing, hiking or trespassing on the common hillside area or drainage devices and channels is strictly prohibited.
2. Skateboarding, bicycling, rollerblading or other wheeled toys anywhere on the property is prohibited.
3. Speed limit for motorized vehicles shall be 10 MPH at all times.
4. No fireworks or firearms may be discharged on the property.

General

1. Owners and residents will be held responsible for the behavior of their guests at all times.
2. Basketball hoops are not allowed on the property.
3. Water softeners are allowed only in the garage.
4. An annual garage sale will be held in the community; all others are prohibited.
5. Signs of any type are prohibited in the common area. One realtor sign per unit allowed to be placed at the entrance of the property.
6. No article shall be hung on the wrought iron fencing or walls between units.
7. No owner or guest is permitted upon any building, roof, wall or fence.
8. Nails or any type of penetrating devices are not allowed to be affixed to the walls of the buildings.
9. A Resident Information Form must be submitted to the Management Company with contact names, address, phone numbers and e-mail for all occupants. Any lease or rental agreement shall include the following language: "The terms of this agreement are subject in all aspects to the provisions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs), By-Laws and Association Rules and Regulations (R&R). Any failure by lessee to comply with the terms of such documents may result in default under the lease. THE UNDERSIGNED, AS LESSEE ACKNOWLEDGES THAT HE/SHE IS FAMILIAR WITH ALL SAID

RESTRICTIONS AND RULES OF THE ASSOCIATION AND AGREE TO ABIDE BY THEM."

Pool

1. Pool hours are 9:00 AM to 9:00 PM, Monday through Thursday, and 9:00 AM to 10:00 PM Friday, Saturday and Sunday.
2. Swimming pool and surrounding area for use of residents and their invited guests only. Each one is responsible to Close and Lock the pool gate upon entering and leaving.
3. A resident adult must accompany all guests at all times.
4. Intoxication or any alcoholic beverages are prohibited in the pool or pool area.
5. Pets are not allowed in the swimming pool area except for service dogs. Bicycles, skateboards, roller blades, or other wheeled toys are prohibited in the pool area.
6. All Children under 14 years of age MUST be supervised by a resident adult who is present in the pool area at all times.
7. Throwing of any objects in the pool, diving or under-water retrieving games is strictly prohibited.
8. The pool area may not be reserved for the exclusive use of any one unit or resident.
9. The use of glassware or breakable items is prohibited in the pool or pool area and all trash must be taken away. No littering is permitted.
10. Owners and residents are not allowed to borrow or remove any equipment or property from the common areas, including items located in the pool area.

Landscape/Architectural

1. The exclusive use patio area of each unit must be maintained in a clean and attractive manner. Area must be weeded and watered.
2. Any plants which are visible from the exterior must be well maintained and placed in pots which are in good repair and acceptable to the Landscape Committee. The plants may not be placed within the common area landscaping.
3. Resident installed items, which are visible above the patio wall line, will not be allowed without prior application submitted and approved by the Architectural Committee or Board of Directors. This includes SATELLITE DISHES.

Pets

1. Pets must be on a leash at all times when outside unit and/or patio.
2. Owners must carry and use feces removal bags and pick up after their pet immediately.
3. Excessive or continued barking will not be allowed. Owners will be notified if neighbors have a complaint regarding barking dogs and must remedy the situation.
4. A maximum of two (2) domesticated animals (cats and/or dogs) may be kept in a unit and may not be bred or raised for commercial purposes.

Noise

Noise in a unit must be kept to a reasonable low level at all times, especially between 10:00 PM to 8:00 AM. Unreasonable noise may be described as reasonably offensive to your neighbor.

Trash Cans

Trash containers must be stored out of sight. They are to be placed outside of the garage the night before or the morning of collection and must be stored out of sight within 24 hours following collection.

Storage

Storage on common area ground is prohibited. Storage on patio areas not allowed.

Parking

1. The parking spaces on Hilltop Way are meant for guest parking.
2. The garage must have space which shall be used to park two registered vehicles belonging to the resident at all times. The garage is not to be used as a work place, hobby room, storage, etc., so that it would obstruct the parking of the two registered vehicles.
3. No vehicle belonging to a resident or guest shall be parked in such a manner as to impede or prevent ready access to another owner's garage or parking area.
4. Residents are prohibited from parking in the marked parking spaces on the street or behind their garage.

5. Each owner is authorized the use of a street parking space for seven (7) days/nights over a 30-day period.
6. When a guest uses a space, a guest-parking permit must be clearly displayed on the front dashboard / windshield with the resident's address clearly visible. On the resident's eighth use of guest parking in a 30-day period, that vehicle will be cited and fined.
7. If a resident will need more than seven (7) days/nights for guest parking, a request for a "Temporary Guest Pass" must be made through the Property Management Company. The "Guest Pass" may not exceed fourteen (14) days per guest within a 30-day period.
8. Work done on cars, motorcycles, etc. MUST be done inside the resident's garage and in such a manner as not to restrict or bother nearby areas. All work must be cleaned up immediately upon completion. No noise is permitted which would unreasonably bother others. No vehicle under repair will be allowed outside the garage overnight.
9. No house-trailers, boats, boat trailers, ATV's, commercial vehicles, or recreational vehicles of any kind shall be parked within the complex. No campers or commercial vehicles are allowed unless they are of standard pickup dimensions and will fit inside the garage. No camper bodies will be allowed unless they are mounted on a motor vehicle approved for camper installation.
10. The guest or reserved spaces are not to be used as parking for carpool programs of any type.
11. New owners/tenants will have 60 days to store their belongings in order to unpack in their garage and may park on the street.

Fines

A written warning will be issued for violations of the Rules & Regulations. After that you will receive a \$100 fine; subsequent offense within a 12 month period will result in a \$200 fine. Thereafter, a \$500 fine each offense.