

# ANCHOR OAKS COMMUNITY ASSOCIATION

## RULES AND REGULATIONS

### HOUSE RULES

1. No unit shall be used for any purpose other than a residential unit and no business activity of any kind shall be conducted therefrom.
2. No unit shall be occupied by more than four (4) persons.
3. No construction or alteration of structure is allowed without approval of the Association.
4. No unit shall be let, rented, or leased in whole or in part, unless and until there has been submitted to the Association, a true copy of the proposed written lease or rental agreement in which the prospective tenants agree in writing to be bound by all provisions of the CC&R's and the Rules and Regulations of the Association. A copy of these Rules and Regulations are included in the lease or rental agreement.
4. One pet no larger than 25 pounds is allowed, with the following conditions:
  - a. All pets must be kept indoors. Living on patio is not allowed.
  - b. Pet must be leashed at all times while in the common area.
  - c. Pet owner must carry a pooper-scooper or other tool at all times that the pet is in the common area and will be fined \$50 if any feces are not cleaned up.
  - d. If pet creates a nuisance, i.e., excessive barking, etc., owner will have two weeks to correct problem. Thereafter, a \$50 fine per day will be levied.
  - e. Please discourage your pet from urinating in the complex. The smell is offensive and kills plants and grass.
5. No noxious, illegal, or offensive activities shall be carried on in any condominium, or in any part of the property, nor shall anything be done thereon which may be, or may become, a serious annoyance or a nuisance or which may in any way interfere with the quiet enjoyment of other residents.
  - a. Loud music or sound, including but not limited to, televisions and stereos is prohibited.
  - b. Loud noise by adults and/or children is prohibited.
  - c. Late night partying is unacceptable.
6. Laundry room usage:
  - a. Please, No Smoking!
  - b. Remove your clothes as soon as machine stops.
  - c. If any machine is not working properly, please follow instructions posted on wall.
  - d. Use of the laundry room facilities is strictly at your own risk. The Association is not responsible for damaged or stolen clothing.
  - e. Please leave the laundry room as clean as when you started using it. Remove dryer lint after using. The next person will thank you.
  - f. Please close the door and turn out the light when you leave.
  - g. Clothing will be disposed of if left more than 24 hours. Discard any unwanted clothing in dumpsters or take to recyclers, i.e. St. Vincinte DePaul, Salvation Army, or etc.

## GROUND RULES

1. No rubbish or debris shall be permitted to accumulate on any portion of the property, except in dumpsters or recycle containers provided.
  - a. No furniture, mattresses, appliances, etc., shall be disposed of, in or around the dumpsters – they are not the City Dump and will not be picked up.
  - b. Cut up or fold flat all boxes, cartons and containers.
  - c. Recycle containers are next to dumpsters and should be used as much as possible. If they are full, use dumpsters. Do not put recyclables on ground or around container area.
  - d. Dumpsters are picked up every Monday, Wednesday, and Friday mornings. Recycle containers are picked up every Wednesday afternoon. Please schedule your usage accordingly.
2. No clothes, linens, rugs, etc., shall be hung out to dry/air or for any other purpose on any fence or part of the common area.
3. No motorcycle/motorscooter/moped riding on the sidewalks. They may be parked in the patios, but must not be started or run until in the driveway area.
4. Skates, skateboards, rollerblades, bicycles, or similar recreational equipment must not be used on driveways and sidewalks in the common area. Serious injuries could result. A warning letter will be sent after the first infraction. The second and all subsequent violations are subject to enforcement procedures.
5. Children are not allowed to play in the common area, including carports, grass, shrubbery, climb trees, buildings, or fences. No child under twelve (12) is allowed on the common area unless supervised/accompanied by an adult.
6. Any person who destroys common area property shall be assessed for the replacement cost or fined \$50, whichever is greater. In cases where residents or guests have destroyed property, the homeowner shall be billed for the repair of damage caused.
7. All watering of the common area is only by authorized Association personnel. The hoses throughout the complex are for gardener's use only and not to be removed.
8. Any patio that has a hose bib, was given special permission by the Association for it's installation and as such the owner is solely responsible to maintain all piping and valves running to/from it to the point of connection to the Association piping.
9. No parking in the driveways. Guests must park on the street.
  - a. Any non-commercial vehicle parked in a driveway or blocking access to/from any carport is subject to being ticketed by the Monterey Police Department.
  - b. Vehicles must not be parked on sidewalks or landscaped areas.
  - c. Commercial vehicles that have business in the complex must place a note on dashboard stating location of work and is subject to immediate move if resident needs to get in/out of carport.

10. Carports must remain neat and clean. Bicycles may be stored against back wall at resident's risk. All other items/materials must be kept in carport storage lockers. Anything left out and visible will be removed/discarded and any costs incurred will be charged to the owner.
11. Major repairs to motor vehicles are not allowed on the common grounds or carports. This included changing oil and lube jobs.
12. Vehicles with alarms that malfunction on a continuous basis must be repaired, replaced, or kept silent while in the complex. The Association will issue warnings to habitual offenders with possible fines and/or notify the Monterey Police Department of a disturbance of the peace.
13. Owners/residents must clean up all stains from vehicles with oil/grease leaks that could destroy the driveways and parking surfaces.
14. Unassigned parking spaces are for resident's use only and are not intended as vehicle storage areas. Vehicles left in these spaces over 48 hours will be ticketed or towed away at the owners expense. Please be considerate of your neighbors; they need extra parking too.
15. All of the various regulations established by the Association are applicable to residents and owners.
  - a. Owners will be held responsible for notifying their tenants of the regulations.
  - b. Owners shall be held liable for any actions of their tenants that are in violation of these regulations. Fines and/or legal action will be against the owner of the unit in question.

## **ENFORCEMENT PROCEDURES**

Owners/residents who are in violation of the CC&R's or House/Ground Rules will receive a letter identifying the violation. The Board will give the homeowner thirty (30) days to remedy the infraction, unless otherwise stated. At the end of this time, if the violation remains uncorrected, the Association will charge a \$50 fine. The next violation (same infraction) will result in an additional fine of \$50 accumulative as follows:

First offense = \$50; Second offense = \$100; Third = \$150; Fourth = \$200; etc.

NOTE: The Association asks for consideration from parents with children living in the complex. Since there is no playing in the common area, we ask that outside patio playing and the associated yelling and noise be kept down until at least 10:00am. Especially on weekends! It is recommended that the park be utilized that is located on Montecito, just around the corner from the fire station.

Updated February, 14, 2000.