

LA DOLCE VITA OWNERS ASSOCIATION
RULES AND REGULATIONS
Revised 06/01/2021

The following rules and regulations apply to all Owners of lots within the La Dolce Vita Homeowners Association (Association), their families, tenants and guests. The rules and regulations are in addition to and in no manner any limitation upon the restrictions and obligations imposed upon the development by the Covenants, Conditions and Restrictions (CC&Rs) of record and Bylaws of the Association concerning the properties.

The purpose for such rules and regulations is to provide for the general welfare and enjoyment of all the owners as a compatible community through the avoidance of unnecessary and undesirable disturbances and infringement upon the individual members of the Association. The Board of Directors are allowed to implement and/or change rules and regulations of the Association in accordance with Article VIII(I) of the CC&Rs and Section 3(b) of the Bylaws.

We respectfully ask for your cooperation.

A. GENERAL

- a. Upkeep of the lot and adjacent area is the responsibility of the resident (owner/lessee).
- b. Unsightly litter is prohibited.
- c. Balconies may not be used for storage and must be kept clean at all times. Only outdoor patio furniture is permitted for use on balconies.
- d. Trash containers must be kept out of sight. Containers may be placed at the curb on the pickup days or no earlier than 5:00pm on the day preceding when scheduled pickup is to occur and must be stored back at each owner's property no later than 9:00pm on the day of the scheduled pickup. Each Owner/Lessee must clearly label their trash containers with their unit address. Trash days are Tuesday and Friday mornings. Recycling is Thursday morning.
- e. Each resident is responsible, and will be assessed, for any careless or willful damages caused to the common elements by themselves, children or guests.
- f. The throwing of rocks, use of firearms, air guns, slingshots or other projectiles is prohibited within the community.
- g. Noise producing vehicles or instruments such as motorcycles, motorbikes, powered models or toys, etc., are not to be operated so as to cause a nuisance. No unlicensed motor vehicles are permitted within the community and will be towed at the owner's expense.
- h. Any exterior appurtenances or modifications must be cleared through the Architectural Review Committee or Board of Directors, prior to any work being performed.
- i. Only white outdoor market lighting may be placed for year-round outdoor display. Colored lighting is not permitted other than November 1st through January 15th. ARC application is required and approval received prior to any installation being completed.
- j. Unit Owners may place holiday decorations (lights, etc.) on their property between November 1st and January 15th. Decorations and lighting must be removed by January 15th of each year. A unit Owner may never place holiday decorations in the common area.
- k. The use of Tiki Torches is prohibited.
- l. Unit Owners may not attach anything to the block walls. This applies to any walls dividing yards, as well as perimeter walls.
- m. Storage areas must be kept neat and maintained at all times.

B. PETS

- a. Dogs/Cats and other pets must be leashed at all times when not confined in the home or private yards.
- b. The pet owner is responsible for prompt removal of pet waste from any area including his own or other property.

C. COMMON AREA – STREETS

- a. Private alleys are used for pedestrian traffic; all vehicles are restricted to 10 miles per hour maximum speed in common area parking lots.
- b. No parking is permitted on any private alley other than for temporary loading and unloading.
- c. Landscaping must be maintained such that trees and other shrubbery do not overhang into the streets and alleys. There should be a 5' allowance between the bottom of the tree canopy and the top of the perimeter block wall. Any damage caused to perimeter walls by tree roots from inside private yards will be the sole responsibility of the unit Owner to repair.

D. COMMON AREA – OTHER

- a. The fenced area adjacent to each townhouse is considered to be for the private use of the resident. Trespassing upon or passage across this area is prohibited except as provided for in the CC&R's.
- b. No bicycles are permitted to be ridden on sidewalks within the common area.
- c. No boisterous or obnoxious behavior is permitted within any of the common areas of the development at any time.
- d. No Owner may place or store any item in the common area. This includes, without limitation, benches, chairs and patio furniture.

E. LANDSCAPERS


- a. The landscapers employed by the Association will receive their instructions only from designated members of the Board of Directors and/or management.

F. ENFORCEMENT – Reference Article VI, Section I and Article XIII of the Association's CC&R's, as well as the Association's Bylaws. The following procedure will apply to all violations and infractions of the governing documents. Owners may report violations to the Management Company or Board of Directors by submitting a written notice describing the violation. At the time a violation is reported, action will be taken as follows:

- a. Based on information received an analysis on whether or not an infraction or violation of the rules has occurred will be reviewed by the Board and/or Management.
- b. Upon verification by the Board and/or Management, a first notice to correct the violation will be sent by the management company. The notice will contain a description of the violation, and instructions regarding response to the notice and correction of the violation.
- c. If the violation continues, or if the response is otherwise unsatisfactory after the first notice, owner will receive a notice of hearing and be afforded an opportunity to appear before the Board or an appointed committee either by appearing personally or by submitting a written response. The Board or committee shall give fair consideration to the owner's oral or written response in determining whether to impose a penalty. If a monetary penalty is imposed, the fine will be assessed after the hearing is conducted and shall continue without additional notice on a weekly basis until the violation is corrected.
- d. If the violation continues, or if the response is otherwise unsatisfactory, even after the imposition of a monetary penalty, the Board or its appointed committee may impose additional or continuing fines until such a time as the matter is satisfactorily resolved.
- e. If the violation continues, the Board may refer the matter to the Association's legal counsel. The Board may also take corrective action with proper notice to correct the violation and any expenses incurred for the correction of the violation shall be charged back to the homeowners account. If the fines on the account and/or the reimbursements for the work done to correct the violation by the Association are not paid within a timely manner, the account will be placed into the collection status and referred to a collection company for follow up. A lien may be placed on the account in order to enforce the reimbursement and or payment of all fines, assessments and/or penalties.
- f. Each occupant is advised to acquaint himself/herself with the CC&Rs, as well as the Bylaws of the Association.
- g. Tenants are obligated to abide by all of the above rules and regulations. Owners are ultimately responsible for the actions of their tenants.

G. ADDITIONAL RULES

- a. Notwithstanding anything in these rules and regulations, all unit Owners must comply with any and all applicable State, County and City Ordinances and Regulations.
- b. The Board of Directors reserves the right to revise and promulgate additional rules and regulations as deemed necessary.



Board of Directors
La Dolce Vita Owners Association