

# The Heights at Hillsborough



## Homeowners Association

### Rules & Regulations

Revised May 2004

THE HEIGHTS AT HILLSBOROUGH  
HOMEOWNERS ASSOCIATION

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**HOMEOWNER'S / RESIDENTS RESPONSIBILITY**

One of the conditions of purchasing your home was that you comply with the Covenants, Conditions and Restrictions (CC&R's). Please read them thoroughly and familiarize yourselves with their contents, particularly Article X, pages 31-37. The Homeowners Association of The Heights has the power and the duty of enforcing each and every provision in the CC&R's (Article 15 of the CC&R's and By-laws of The Heights, 4.2 and 4.3). In order to maintain a responsible and successful community, these CC&R's must be followed. The rules that follow have been provided to supplement, interpret and reinforce those that are contained within the CC&R's. The fact that a specific rule is not repeated does not lessen its applicability.

**IT IS THE HOMEOWNERS' SOLE RESPONSIBILITY TO PROVIDE THEIR TENANTS WITH COPIES OF THESE RULES & REGULATIONS, AND THE HOMEOWNER WILL BE HELD RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.**

**COMMON AREA RULES**

1. Common Areas are for the exclusive use of the homeowners, residents and their guests.
2. Any activity which causes damage to or detracts from the general appearance of the Common Area is prohibited.

In this context, "Common Area" includes greenbelt slopes, grass, sprinklers and controls, lighting and controls, trees, plant areas, recreation areas, buildings, sidewalks and streets.

It also includes those areas over which the Association has a Slope Maintenance Easement. Damage replacement cost will be assessed to the responsible Homeowner.

3. Nothing shall be altered, constructed in, or removed from the Common Area without the prior written consent of the Board of Directors (CC&R Article X, 10.9. page 34). The Board intends to prosecute anyone who removes furniture or plants from the common area.
4. Children who play in the Common Area are the responsibility of their parents at all times. No one is permitted to play on the greenbelt, slope or plant areas.
5. Bicycle riding is prohibited on the slopes, grass, plant and pool area.
6. Vehicles shall not block sidewalks or streets.

**GENERAL RULES**

1. Garages shall be used for parking only.

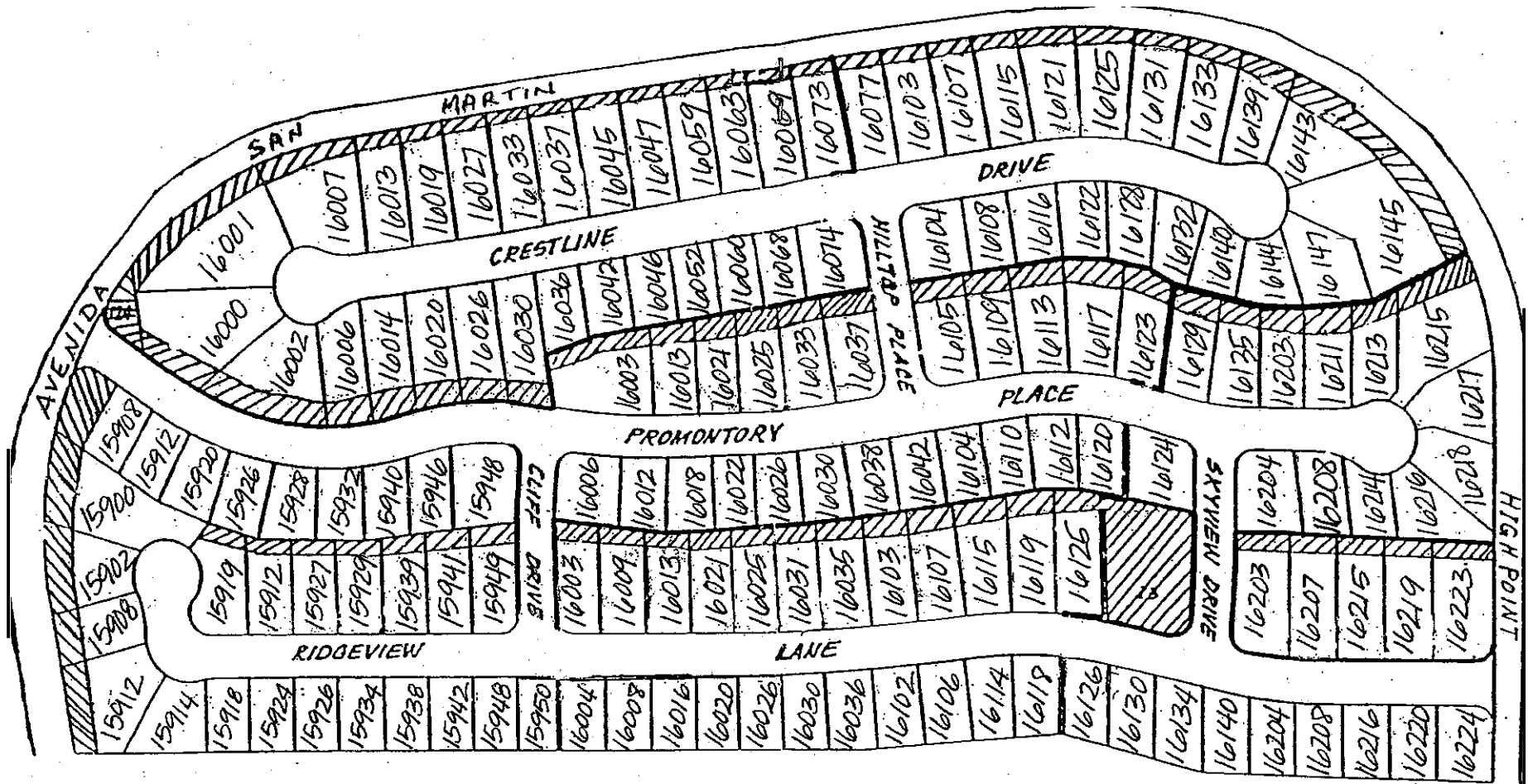
2. Homeowners must maintain their garages so that they are capable of accommodating at least one full-size automobile (CC&R Article X, 10.5).
3. Each household may not park more than one (1) car on the street. This car must be parked in front of the owner's residence. Parking on the streets is prohibited during street sweeping hours. Violations will result in fines and/or towing at the discretion of the Board of Directors. No inoperable vehicles are allowed unless entirely within the garage.
4. Christmas lights must be removed within thirty (30) days of Christmas.
5. No television or any other type of antennas may be attached to the exterior of the house. Satellite dishes shall not be erected or maintained without prior Architectural Committee approval (Article X, 10.4, pages 34-35).
6. Each lot shall be used as a residence for a single family and for no other purpose. (Article X, 10.1, page 31).
7. No lot shall be used for a nonresidential purpose such as a business or commercial endeavor except as provided for in the CC&R's, Article X, 10.2, page 31.

8. No storage, parking, repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other type of vehicle is allowed, unless entirely within the garage, with the garage door closed (Article X, 10.5, pages 32-33). All vehicles parked in the driveway and/or in the street must display a current license plate.
9. No temporary buildings may be erected or maintained without an Architectural Committee approval (Article X, 10.8, page 34).
10. No improvements or obstructions shall be constructed or planted upon any lot in such a location to obstruct the view from the rear lot in the vicinity (Article X, 10.5, page 36).
11. Damage to common areas including to fences, drainage systems, etc. that is caused by residents landscaping will be the financial responsibility of the homeowner.
12. No clothing or household fabrics shall be hung, dried or aired on or over any lot.
13. Signs are not allowed except as set forth in the CC&R's Article X, 10.4, page 32. Landscaping signs must be removed no later than thirty (30) days after completion of the project.
14. Garage sales will only be permitted with written approval from the Board. Homeowners should apply at the monthly Homeowner's Association meeting. City approval is also required.
15. Fireworks are not allowed in the Common Areas. All products must meet the city of La Mirada's requirements.

16. Skateboards, scooters, and motor scooters are not permitted in the Association.

### **POOL AND SPA RULES**

1. The pool and spa will be open for all residents from 6:00 a.m. to 10:00 p.m. seven days a week.
2. Persons using the pool and spa do so at their own risk.
3. Children under 14 years of age cannot use the spa because of safety and health concerns by the Board.
4. No one under 14 years of age is allowed in the pool area unless accompanied by a person over the age of 18, and may not be unattended at the pool.
5. No glassware, breakable container or metal objects (hairpins and clips or other objects subject to rust) are allowed in the pool area.
6. The use of the pool and spa is expressly limited to the homeowners and their invited guests. Limit of eight (8) guests per household. The Board of Directors may grant written permission for guests in excess of eight, which requires a prior written application to the Board by the Homeowners.



Indicates areas to be maintained by HOA

SCALE: 1" = 150'

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7. Gates will be locked at all times. Individuals caught jumping over the fence will be treated as trespassers.
8. People must comply with all signs at the pool and spa area. No activity which has a tendency to cause bodily harm is allowed.
9. Infants and young children wearing diapers must have plastic pants with snug-fitting leg openings over their diapers while in the pool.
10. No pets, bicycles, skateboards, etc., are allowed in the pool area at any time.
11. Any individual using the pool area must be accompanied by a Heights resident with a pool key.
12. The Board of Directors reserves the right to refuse any individual, after notice and hearing, the right to use the pool area.
13. Individuals cannot add any type of material to the pool, including but not limited to soap, bubble bath, oils or chemicals. The Board reserves the right to levy fines, institute legal proceedings, revoke pool privileges, and any other remedy which it deems necessary.
14. Duplicate pool keys are available from the Management Company. The fee for a duplicate key is \$50.00 for each re-issuance.

## STREET REGULATIONS

1. Residents whose vehicles cause damage to the Common Area will be held responsible. (This includes oil leaks).
2. No recreational or large commercial-type vehicle, boat or any vehicle other than a private passenger vehicle is allowed unless wholly within the owner's garage and only with the garage door closed, except as permitted in the CC&R's.
3. Vehicles parked on the streets in the same location more than 72 hours will be considered abandoned or stored.
4. No inoperable vehicles are allowed on the street or driveways.
5. No trash container shall be exposed to the view of neighboring lots unless set out for trash collection. Containers shall not be placed out for collection more than 12 hours before and 12 hours after trash collection.
5. The speed limit within the Association is 25 miles per hour. Violations of the speed limit and failure to stop at STOP signs are subject to an immediate \$50.00 fine.
7. For any violations of the street and/or parking regulations, the Board of Directors reserves the right to assess any and all penalties, including but not limited to fines, towing, or loss of street parking privileges.
3. No parking is allowed in front of mailboxes by residents or their guests Monday through Saturday between the hours of 8:00a.m. and 5:00p.m. (excluding holidays) per the U.S. post office regulations regarding mail delivery.
1. Portable basketball hoops must be removed from the front of the property and stored out of sight when not in use.

## ARCHITECTURAL/LANDSCAPE GUIDELINES AND STANDARDS

T No construction, alteration, removal, relocation, repainting, demolition addition, installation, modification, decoration, redecoration or reconstruction of an Improvement, including landscaping, shall be commenced or maintained, until the plans and specifications showing the nature, kind, shape, height, width, color, materials and location of the same has been submitted to the Architectural Committee and approved in writing by the Committee. **Although every effort is made by the Architectural Committee to review applications as soon as possible, the CC&Rs allow the Architectural Committee 45 days to review and approve/ disapprove your plans. Please allow sufficient time for this required procedure when planning your improvement.**

## PET RULES

1. No pet is permitted to run at large or disturb the peace and comfort of any resident.
2. Pets must be either kept within an enclosure or on a leash being held by a person capable of controlling the animal.
3. Pet droppings must be picked up by owners when walking their pets.
4. A maximum of two household pets are permitted at each lot, including cats, dogs, and birds.
5. No livestock or poultry of any kind shall be raised, bred or kept on any property.



5. No pets or animals are allowed in the swimming pool or recreation area.
- 6 . Noises, such as barking, or objectionable odors from pets must be controlled by owners of pets. t

**FINES**

**1<sup>st</sup> Offense-Warning**

**2<sup>nd</sup> Offense-\$50.00**

**3<sup>rd</sup> Offense-\$100.00**

**Fines are subject to due process guidelines.**

Management Company:

So Cal Property Enterprises, Inc.

1855 Sampson Ave

Corona, CA 92687-6009

Phone: 951-270-3700

Fax: 951-270-3709

Email: kz@socalenterprise.com

Assessment Payments should be mailed to:

The Heights @ Hillsborough HOA

c/o So Cal Property Enterprises, Inc

PO Box 980966

West Sacramento, CA 95798