

**WHITTIER ISLES II**  
**HOMEOWNERS ASSOCIATION**

**RULES AND REGULATIONS**

REVISED AND REDISTRIBUTED: MAY 2007

# **WHITTIER ISLES II HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

## **GENERAL RULES**

All Rules and Regulations herein may be changed or added to at any time by the Board of Directors with due notice. Any consents granted hereunder may be revoked for due reason. Whenever the word "Owner" is used in this document, the word "Tenant" shall equally apply. It is the owners responsibility to see that the tenant abide by the Rules and Regulations.

These Rules and Regulations do not supersede or change the By-Laws or Covenants, Conditions and Restrictions (CC&R's) in any manner. They do have the same status of law and enforceability.

1. The city and county ordinances pertaining to dogs and cats apply to this complex. Dogs or cats must be accompanied by their owners while in the common areas. Dogs MUST be on a leash. If any pets become a common nuisance, restrictive action will be taken. All animals must be the responsibility of the pet owner. This includes the responsibility for immediate cleanup of the animals waste. Damage to the lawns or shrubbery by animals will be at the expense of the pet owner. Excessive barking will be considered a general nuisance and treated as an infraction.
2. No owner, tenant or guest shall climb any common walls, fences or gates at any time.
3. Since city ordinances prohibit fireworks, they will not be allowed in the complex. Also, state and local ordinances must be observed in the handling and storage of explosives or flammable materials brought into the complex/units. These materials shall not be brought into the common area.
4. All owners must furnish the name and vehicle license plate number of each tenant occupying their units to the management company. This notification must be in writing and submitted prior to these persons occupying the unit.
5. Owners shall be held responsible, at their own expense, for any damage to common area property caused by any children or guests.
6. No sign, poster, display, billboard or other commercial advertising device may be displayed on any portion of the Property or on any public street abutting visible from the home area of the properties without the Architectural Review Committee's prior written consent, except:
  - a. One (1) sign for each Lot, advertising the Lot for sale or rent.

7. No skateboarding is permitted in the streets or common area.
8. No garage sales (or similar type sales) shall be allowed inside the complex.
9. To prevent unauthorized use, pool gates and walk through gates must be closed and locked at all times (except when entering or exiting).
10. Noise from the units must be kept to a minimum to insure that neighbors are not unreasonably disturbed. This includes (but is not limited to) televisions, radios, stereos, parties, car alarms, car horns, and car stereos.
11. Vehicle speed limit inside the complex is 5 mph to ensure the safety of owners, tenants and guests. All vehicles must stop at stop signs and enter through the entrance and exit through the exit gate.
12. No house trailers, boats, boat trailers, jet ski's, campers, commercial vehicles, trucks, inoperable vehicles, or similar type vehicles shall be parked overnight in any of the parking areas or in the driveways of the complex. This does not apply to commercial delivery vehicles or moving vans making deliveries or moving tenants in/out.
13. Work done on cars, motorcycles, boats, etc. must be done inside the owner's garage or on the driveway. In performing this work, excessive noise must be avoided in order that others will not be disturbed. Inoperable vehicles of any type must be kept in garages.
14. No owner or tenant shall perform or have done any maintenance exterior painting without prior written approval of the Board of Directors. This includes (but is not limited to) fences, doors and outside trim.
15. Vehicle's parked over 48 hours without prior notification is subject to immediate removal at the owner's expense.
16. The parking areas of the Property shall be used for parking authorized vehicles only and shall not be used for storage, living, recreational or business purposes. No Owner shall park, store or keep anywhere on the Property or on any public street abutting or visible from the property any large commercial-type vehicle (including, but not limited to, any dump truck, cement mixer truck, oil or gas truck or delivery truck). Authorized vehicles shall be further defined as currently registered and in drivable condition. All areas are limited to 96 hours.
17. Rubbish and trash containers may not be placed on the curbside for pickup no earlier than the night before pickup and must be removed no later than the night of pickup. Trashcans must be put away in the garage or in the backyard behind the side fence or gate so not visible from the common area.
18. All machinery and/or equipment must not be visible from any street within the complex.

## **SWIMMING POOL AREA RULES**

1. The pool is open from 9:00 a.m. until 10:00 p.m. each day.
2. The pool is for the use of residents and their invited guests only.
3. You must have a pool key and red pool pass with you at all times while in the pool area.
4. No lifeguard is on duty and each resident assumes full responsibility for self and guests. Please observe safety and sanitation rules. Children must not only be accompanied by the adult responsible for them, but be supervised at all times by that adult. No child under the age of 14 is permitted in the water unless personally supervised by an adult 18 years of age or older. (California Health and Safety Code Number 11380.1)
5. When children under the age of 14 are discovered in the pool without supervision, the Board of Directors will notify the Police Department that a case of child endangering is occurring.
6. No glass containers or bottles are to be used in the pool area.
7. Intoxication in the pool area is prohibited.
8. No parties with food and drinks etc. is permitted in the pool area.
9. Running, jumping, and/or other noisy behavior which is disturbing to other residents is forbidden at all times. Radios and other musical devices brought into the pool area must be kept at low volume.
10. Any persons having any apparent skin disease, sores, inflamed eyes, cough, cold, nasal or ear discharge, or any other communicable disease shall not be permitted to use the pool.
11. No children wearing diapers are allowed in the pool.
12. Residents and guests shall place towels over pool furniture when using sun tan oils.
13. Residents and guests must retrieve all personal items from the pool area when leaving the area.
14. The Homeowners Association is not responsible for articles in the pool area which are lost, damaged or stolen.
15. No pets are allowed in the pool area at any time.
16. No ball playing of any kind is permitted inside the pool or pool area.

17. Pool safety equipment is to be used only in the case of emergency.
18. No roller skating, skateboarding, or bicycling is permitted inside the pool area.
19. An owner/tenant 60 days or more delinquent in their association dues may not, nor their guests, use the pool area.

### **VIOLATIONS AND FINES**

The objective of the Rules and Regulations is to maintain the integrity of the complex and to protect and ensure the safety for all residents. To help enforce these rules the Board of Directors may levy fines for violations, at the discretion of the board. Fines can be assessed from \$25.00 to \$100.00 depending on the infraction.

An owner receiving a fine may within 15 calendar days of receipt of the fine notice appeal the fine, in writing, to the Board of Directors. To appeal the fine the owner must timely send a written appeal to the Management Company by fax or mail, or deliver a copy of the appeal to any Board Member. The appeal shall set the basis the owner believes the fine should be reduced or waived, including any facts that support their position. The Board at their discretion may determine the issue based upon the written appeal alone, or schedule a hearing before the Board of Directors for the owner to explain their position. Pending the Board of Director's decision as to the appeal the fine does not have to be paid, however, if after the decision of the Board of Directors a fine remains it must be paid in accordance with the Associations CC&R's and the Association By-Laws. The decision of the Board of Directors is final.