

SCOTTSDALE TOWNHOUSES ASSOCIATION, INC.

RULES AND REGULATIONS

(UPDATED SEPTEMBER 1, 2018)

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TABLE OF CONTENTS

I.	Introduction	2
II.	Purpose	2
III.	Management Company	2-3
IV.	Responsibility	3
V.	Architectural Guidelines	3
VI.	Guests/ Tenants /Vendors	3
VII.	Residential Use	3
VIII.	Commercial Use	4
IX.	Rental and Resale	4
X.	Rental of Dwelling	4
XI.	Offensive Conduct; Nuisances	5
XII.	Clubhouse Use	6
XIII.	Parking Restrictions: Use of Garage	6
XIV.	Animals	7
XV.	Traffic Regulations	9
XVI.	Parking Regulations- Residents	9
XVII.	Parking Regulations - Guests	9
XVIII.	Prohibited Parking	9
XIX	Towing Policy	9-10
XX.	Antenna and Satellite Dishes	10
XXI.	Trash / Refuse	11
XXII.	Member Penalties	11-12
XXIII.	Member Complaints	12
XXIV.	Dispute Resolution	12
XXV.	Central, North Kiddie Park, and South Kiddie Park Rules	13
XXVI.	Fine Policy	14

SCOTTSDALE TOWNHOUSES ASSOCIATION, INC.

RULES & REGULATIONS

I. INTRODUCTION

COMMUNITY ASSOCIATION LIVING REQUIRES THE FULL COOPERATION OF ALL RESIDENTS. IT IS IMPORTANT THAT EACH OWNER/RESIDENT FAMILIARIZE THEMSELVES WITH THE FOLLOWING RULES AND REGULATIONS SO THERE ARE NO MISUNDERSTANDINGS AND TO AFFORD THE RESIDENTS OF SCOTTSDALE TOWNHOUSES ASSOCIATION AN OPPORTUNITY FOR AN ENJOYABLE LIVING EXPERIENCE.

II. PURPOSE

The fundamental purpose of the Association Rules and Regulations is to provide a basis for protecting members' equity in the development, maximize residents' enjoyment, support maintaining and/or enhancing the community's aesthetic appearance, and to provide the framework within which people can live in harmony.

These Rules are intended as a supplement to the Declaration and not a replacement. All provisions of the Declaration not referenced in this document remain in full effect and must be adhered to by all Owners and residents. It is the responsibility of each Owner to make their guests, residents, and tenants aware of the restrictions of the governing documents. However, it is the Owner, (also referred to as a Member) of the Association, who is ultimately responsible for the conduct of residents, tenants, vendors, and guests. Owners must include in their lease/rental agreement a termination and/or eviction clause in the event of continued violation of the Association's Declaration, Bylaws, or Rules and Regulations by the tenant.

The Board of Governors establishes and enforces these Rules, manages the financial affairs of the Association, and oversees the operation and maintenance of the Association facilities and the Common Area. In each of these areas, a contracted Management Company assists the Board. This document may be changed by the Board periodically as needed.

III. MANAGEMENT COMPANY

The Association employs a professional management company to advise and assist the Board in carrying out its duties. At the direction of the Board, the Management Company implements procedures for carrying out essential services, such as supervising Association employees and/or licensed contractors and other service companies specialized in their respective fields with Board approval. Monthly Association fees are collected, deposited, and accounted for by the Management Company. Association bills are then paid out of this same account. A primary responsibility of the Management Company is to act as the liaison between the Board and the residents. This entails receiving and processing Owner and Resident requests with respect to the maintenance of Association common areas. The Management Company will then either coordinate with appropriate personnel to remedy problems as they arise or hire licensed contractors whenever necessary.

Only the Board or its manager (acting on behalf of the Board) is authorized to enter into contracts with third parties. The work agreed to be performed must also be authorized by the Board.

Scottsdale Townhouses Association, Inc. is currently professionally managed by:

So Cal Property Enterprises, Inc.

Corporate Office:

1855 Sampson Avenue
Corona, CA 92879
Office Hours: Monday – Friday 9AM-4PM
(951) 270-3700 TEL
(951) 270-3709 FAX
frontdesk@socalenterprise.com
www.socalenterprise.com
After Hours Emergencies: (951) 270-3700
(Escrow Services Performed in Corona Office)

On-Site Office:

23400 S. Avalon Blvd
Carson, CA 90745
(310) 834-4588 TEL
(310) 834-6396 FAX
After Hours Plumbing Emergencies:
(424) 200-7225
On-site Manager, Michael Yadrick's email:
my@socalenterprise.com
On-site administrator, Ruby Leon's email:
scottsdale.townhouses@outlook.com

IV. RESPONSIBILITY

Homeowners are responsible for the actions of their family members and guests as well as their tenants, family members, and guests and are responsible for providing a copy of the Rules and Regulations to their tenants. Homeowners are responsible for paying the monthly Association Fee on time, which are due on the 1st day of each month and are considered delinquent after the 15th day of each month. Homeowners are responsible for payment of all fines levied and costs incurred related to damages resulting from violations of these Rules and Regulations.

V. ARCHITECTURAL GUIDELINES

For owners who desire to make major improvements in or around their unit, each must submit an Architectural Application and include designs, blue prints, or sketches that depict the proposed work to be carried out. Written approval from the Board, based on the established architectural guidelines that are designed to maintain the aesthetics of the community. The current guidelines are available at the Association's on-site office. Prior to starting any work, you should first obtain a current copy of the guidelines, submit an ARC application, and all descriptions of planned work. Please be advised that unauthorized alterations, improvements or any other construction are subject to enforcement action as outlined by the Declaration.

VI. GUESTS /TENANTS /VENDORS

Guests, tenants, and vendors must abide by all Rules and Regulations in force at the time. Residents/Owners are responsible for the conduct and actions of their guests, tenants, and vendors.

VII. RESIDENTIAL USE

All lots, except community common area lots shall be known and described as residential.

VIII. COMMERCIAL USE

1. No part of a lot or dwelling shall be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purpose.
2. You may not sell items (manufactured, created or purchased) in any manner anywhere on the property.

IX. RENTAL AND RESALE

All sales and rentals of units must have a Certificate of Approval by the Board of Governors and an orientation interview prior to moving in. Applications may be obtained from the Association office or Property Management Company. The Association requires 10 days to process any application.

X. RENTAL OF DWELLING

1. An Owner shall be entitled to rent the dwelling situated on the Owner's lot, subject to the restrictions contained in the Declaration.
2. Any rental or leasing agreement shall be in writing and shall provide that the lease or rental agreement is subject to the Declaration, the Bylaws, Articles, Architectural Guidelines, and the Association Rules and Regulations, and shall provide that any failure to comply with any provisions of the Declaration, the Bylaws, Articles, Architectural Guidelines, or Association Rules and Regulations, shall be a default under the terms of the rental or lease agreement and the renter shall be subject to eviction.
3. No Owner may lease such Owner's lot or improvements thereon for hotel, motel or transient purposes. Any lease that is either for a period of fewer than thirty (30) days or pursuant to which the lessor provides any services normally associated with a hotel, shall be deemed to be for transient or hotel purposes.
4. Any Owner who shall lease his or her dwelling, shall be responsible for ensuring compliance by such Owner's lessee with the Declaration, the Articles, By-Laws, Architectural Guidelines, and the Association Rules and Regulations.
5. When an owner rents a unit out to a tenant, the owner transfers communal area rights and privileges (and obligations) to tenants. An example would be, the owner is unable to enjoy the use of the garage for parking or storing vehicles
6. Each Owner shall provide the Association's Secretary or Management Company with the names of any contract purchasers, tenants and occupants who reside in such Owner's townhouse, a copy of the lease agreement with the names of each occupant, a valid and current government-issued photo I.D. Acceptable forms of ID in this instance and for this purpose shall be one of the following:
 - a. A valid California Drivers' License or Identification card.

- b. A valid passport or government-issued ID from the country of origin
- c. A current unexpired Student I.D. with photo - each, relevant emergency contact telephone numbers, email address for contact and identification of resident vehicles. In addition, upon a change of tenancy, each Owner shall provide such names, lease and information to the Association within thirty (30) calendar day

XI. OFFENSIVE CONDUCT; NUISANCES

1. No noxious, illegal, or offensive activities, including but not limited to, repair of automobiles or other motorized vehicles shall be conducted within the Association.
2. Nothing shall be done on or within the Association that may become an annoyance or nuisance to the residents of the Association or interferes in any way with the quiet enjoyment of Residential Lots, including the playing of loud music. This general rule of principal shall remain in effect 24 hours a day, seven days a week.
3. Noise that is unreasonably loud, raucous, or jarring to persons within the area of audibility, particularly between the hours of 10:00 pm and 8:00am, is declared to be a public nuisance and subject to Board and Civil action.
4. Similarly, gas-powered scooters, so-called pocket motorcycles, and other motorized wheeled vehicles identified as not street legal are not permitted on streets, sidewalks or Association common areas. Residents are to contact Security for all noise violations that occur on the public or private streets located within the Association.
5. There is no storing of personal items in the common areas (front, back or sides). This includes, but is not limited to: tents, gazebos, toys of any size and household items.
6. Public intoxication is prohibited in the common areas and will not be tolerated.
7. *Pools of any size are not allowed on the property at any time. This includes portable inflated.*
8. Car washing, hosing out garages to the alley, hosing out alleyways, or other masonry walking surfaces is prohibited at all times. Drought restrictions prohibit this activity at any time and can be enforced by government officials by way ticket to the offending person(s).
9. Complaints made to the Association, must be in writing for the Board to commence enforcement proceedings (see section regarding Member Penalties). If immediate relief is required, beyond the capabilities of the Board/ Association, then residents are recommended to contact/call the Carson Sheriff.
10. If the Board of Governors declares a resident's behavior obnoxious, the Board of Governors may seek a court injunction to eliminate the unacceptable behavior and seek reimbursement for all associated legal fees.
11. In an extreme case, if the Board of Governors declares a tenant intolerable, the owner of the unit bears the responsibility to evict the tenant.
12. No Owner, Tenant, or Guest shall climb over the exterior walls of the Association.

XII. CLUBHOUSE USE

- a. The clubhouse is not currently available for the personal use of residents. Should the Board decide to make the clubhouse available to residents in the near future, the rules noted below will be strictly enforced.
- b. Glassware is not permitted in the clubhouse.
- c. Alcoholic beverages are not permitted in the clubhouse.
- d. Members of the Board of Governors observing a violation of the clubhouse rules may immediately revoke clubhouse use privileges.
- e. Failure to clean the clubhouse after use may result in incurring additional fees and the loss of the deposit
- f. The "Clubhouse Use Rules" may be obtained from the Association office or the Property Management Company.

XIII. PARKING RESTRICTIONS: USE OF GARAGE

1. **Garages shall be used for the parking of the number of vehicles intended to be contained in the garage such that at all times at least two (2) automobiles can be parked and contained entirely within the garage parking area and such spaces shall not be converted for other uses.** Only after all originally designed spaces in an Owner's garage have been used for the parking of automobiles, an Owner may park on the streets on a temporary basis. However, only in accordance with the Association Governing Documents including these Rules & Regulations and the codes/ ordinances/laws and enforcement as mandated through the L.A. County (Carson Division) Sheriff Department. Please refer to Items **#XVI and #XVII** for clarification.
2. No boat, golf cart, mobile home, commercial vehicle, recreational vehicle, recreational motor home, trailer of any kind, truck camper larger than a 7/8 ton pick-up truck, or commercial vehicle that has a mounted camper shell which protrudes from the truck from either side or from beyond the rear gate or above the cab ceiling or commercial vehicles shall be kept, placed, maintained, parked, constructed, reconstructed or repaired within the Association in such a manner that will be visible from neighboring lots, property or adjacent streets. For purposes of loading or unloading said vehicles, temporary parking will be allowed. Temporary parking shall be defined as a time frame not to exceed twenty-four (24) hours at any one time.
3. Commercial vehicle is defined as any vehicle displaying a company logo, name, or phone number or any other truck, trailer, or similar vehicle that is not customarily used for family transportation. Such vehicles include flatbed trucks, tractor-trailer rigs, and other such vehicles with storage and/or storage racks not used for normal residential purposes.

XIV. ANIMALS

1. Only domestic animals that are kept as household pets and are not kept bred, or raised for commercial purposes, are permitted to be maintained within the Association.
2. No Owner or resident shall maintain or keep more than two (2) domestic pets except for fish in aquarium, or reptiles, rodents or birds in cages.
3. Animals are to be properly licensed with the City of Carson at all times, which requires including shots and vaccines. Any pet that is not licensed is subject to immediate removal by animal control.
4. Each person bringing or keeping a pet within the Association shall be absolutely liable to other Owners and their Guests for any damage to persons or property caused by any pet brought upon or kept upon the Association by such person or by members of his family or his guests.
5. Each Owner shall clean up after their animals. However, washing animal waste from garages and leaving it in the alleyway is not permitted at *any* time. Please ensure that *you* clean up and dispose of animal waste as it occurs.
6. Do not leave your pet unattended at any time anywhere on the Scottsdale Townhouses Association, Inc. property.
7. Animals belonging to Owners or Guests must be kept within an enclosure or on a leash held by a person capable of controlling the animal. Animals are not to be leashed or tied unattended to any building structure, any trees, or posts anywhere on the property.
8. Owners are responsible for adhering to all pet/animal laws established by the City of Carson and /or the County of Los Angeles.
9. Animals walked within the common areas of the Association must be on a leash no longer than 10 feet.
10. Doghouses and runs are to be located out of sight of the common areas.
11. Sanitary conditions within yards and dog runs must be strictly maintained.

XV. TRAFFIC REGULATIONS

- a. The speed limit within Scottsdale Townhouses Association, Inc. shall never be more than is safe for existing circumstances and never more than 15 miles per hour.
2. No vehicle shall be operated within Scottsdale Townhouses Association, Inc. in a manner that is unsafe or presents a danger to the safety of persons or property.
3. All vehicles must observe posted stop signs and execute a complete stop .
4. All vehicles operating within Scottsdale Town houses Association, Inc. shall be duly licensed and operated as required by the California Vehicle Code, including noise abatement and shall be driven by legally licensed drivers .
5. No vehicle shall be operated on walkways or areas other than streets and parking facilities.

XVI. PARKING REGULATIONS - RESIDENTS

- a. Each property owner is assigned two (2) parking stickers for garage parking. The two (2) stickers for garage parking must be obtained before consideration can be made for parking any vehicle(s) on the street There *are* no provisions for on-site parking for any resident with more than four vehicles.
2. Parking spaces should not be used to store non-operating vehicles. If a vehicle is cited as being non-operative or unregistered, it will be subject to the normal enforcement procedure and the owner asked to remove the vehicle to an off-site storage facility. If the owner refuses to move the vehicle, it is subject to towing at the vehicle owners' expense.
3. Only vehicles displaying a valid street parking sticker can be parked on the street between 10:00 PM - 6:00 AM. All others will be towed at the vehicle owner's expense.
4. Scottsdale Townhouses Association, Inc. has no accommodations for oversized vehicles. Should it become necessary for a resident to have an oversized vehicle on the property, the resident must obtain advanced written approval from the Board of Governors at least 48 hours prior to the date the oversized vehicle will be on the premises.

XVII. PARKING REGULATIONS...GUESTS

1. Only between the hours of 6:00 AM and 10:00 PM: In order to facilitate parking of one's guests, resident vehicles displaying a garage permit may park outside on the street, so as to be able to accommodate the parking of a guest's vehicle in the garage. Please note all vehicles displaying garage permits must be moved off the street and back into the respective garage by 10:00 PM. Therefore, all **guest vehicles must be removed from the Association premises no later than 10:00 PM.**
2. Guests may not park on the street or in prohibited parking areas at any time.

XVIII. PROHIBITED PARKING

Parking is prohibited in:

- a. A marked fire lane.
- b. Within 15 feet of a fire hydrant.
- c. A space designated for Disabled / Handicap without proper authority.
- d. A manner that interferes with the entrance to or exit from Scottsdale Townhouses Association, Inc.
- e. No vehicles shall be parked in **alleys** except for the immediate loading and unloading of furniture, passengers, or groceries. Under no circumstances shall a vehicle be parked in alleys for a total period of more than five (5) minutes per day.
- f. No inoperable or wrecked vehicles or equipment shall be parked or left in the Association at any time.
- g. Bi-weekly street sweeping (days and times as indicated on Light Posts throughout STA).
8. Each resident possessing a vehicle with an officially assigned parking sticker shall park their respective vehicles completely within the lines painted along the community's streets. The "complete vehicle" shall be interpreted only as "bumper to bumper" and the "lines painted" shall be defined as each corner of the box, at the front and/or rear of the parked vehicle and illustrated as follows:



XIX. TOWING POLICY

1. Any vehicle may be towed without a violation notice if it is parked in a prohibited parking area.
2. If a homeowner is temporarily parked in a prohibited parking area to load or unload or unload a vehicle, the driver must remove the unattended vehicle within five (5) minutes. The unattended vehicle is subject to towing after five (5) minutes.
3. Once a vehicle is cited by the security and/or towing service, as subject to immediate towing, the service must wait two (2) minutes prior to hooking up the vehicle to tow.
4. When a towing company removes a vehicle that is unlawfully parked within 15 feet of a fire hydrant or in a fire lane; or in a manner which interferes with any entrance to, or exit from, the private property, the towing company shall take prior to the removal of that vehicle, a photograph of the vehicle which clearly indicates the parking violation. The towing company shall keep one copy of the photograph taken and shall present that photograph to the owner or an agent of the owner, when the person claims the vehicle.
5. Any vehicle that lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways, is subject to a violation letter. Refer to Member penalties section. In addition, the vehicle is subject to towing twenty four (24) hours after the violation letter is posted.
6. The following representatives of Scottsdale Townhouses Association, Inc. are designated, in the order listed below, to authorize a tow-away:
 - a. Any Member of the Scottsdale Townhouses Association, Inc. Board of Governors
 - b. Board-appointed Parking and Security Committee Volunteer
 - c. Manager and/or authorized office and Security personnel
7. Expenses related to towing of vehicles is borne by the registered owner of the vehicle.

XX. ANTENNAE AND SATELLITE DISHES

No television or radio poles, antennae, satellite dishes or technological evolutions of the foregoing other than those originally installed by the Declarant, or approved by an Architectural Improvement Application shall be constructed, erected or maintained on or within the community. Installations obscured from view from the street and, where possible, from adjacent homes, is the objective. The application for approval of an Antenna shall be processed in the Community subject to the requirements of California Civil Code 1376 and any successor statutes or laws. The Board shall not impose or enforce restrictions on Antennas that are inconsistent with FCC rule on Over the Air Reception Devices, 47 C.F.R. Section 1.4000 and any successor regulation or laws.

XXI. TRASH/REFUSE

All garbage and refuse must be placed in closed garbage containers and lids must be firmly attached. Do not overfill. Dumping furniture, appliances, junk items, etc. is strictly prohibited anywhere on the Association's property without permission from the Board/Management. The prohibition will be strictly enforced, and the maximum disciplinary action will be taken against each perpetrator caught in the act of illegal dumping within Scottsdale.

Owners/residents may contact Waste Resources to arrange for bulky items pick-up:

www.wasteresources.com

- Bulky Item Pick-Up at Waste Resources:
888-467-7600
310-366-7600
- City of Carson - Transition Team:
310-847-3598

www.cleanla.com; www.888cleanla.com

- Household Hazardous Waste/E-Waste (888) 253-2652
- S.A.F.E Collection Center
1400 N. Gaffey St.
San Pedro CA 90021
Friday, Saturday & Sunday 9:00A.M. – 3:00 P.M (800) 988-6942

XXII. MEMBER PENALTIES

It is the policy of the Scottsdale Townhouses Association, Inc. (the "Association") to protect the rights and privileges of the Homeowners ("Members") and to enforce the governing documents (CC&R's, By-Laws, and Rules and Regulations) of Scottsdale Townhouses Association, Inc. Pursuant to the authority vested in the Board of Governors of the Association by the CC&R's and its By-laws. the following system has been established for penalties and fines. A Member shall be responsible for the acts or omissions of his/her guests, renters, lessees, or invitees.

1. Fines: Fines will be imposed by the Association in accordance with the Fine Policy.
2. The Violation Process: Fines may be levied by action of the Board of Governors after notice and hearing in accordance with the schedule below.
 - a. 1st Offense: Notice of Violation
 - b. 2nd Offense: 2nd Notice of Violation/ Hearing.
 - c. 3rd Offense: 3rd Notice of Violation/Hearing.
 - d. Subsequent offenses for same violation: Notice of Violation / Hearing, plus Board's option to forward violation file to legal counsel to initiate civil lawsuit to compel compliance. Note: all legal fees, court costs, and expenses incurred by the Association to compel compliance will be sought in any judgment awarded.

3. Violation Notice: Each Violation Notice shall specify the nature and date of the violation, or the date said violation was identified, and if applicable, state a reasonable time in which to comply with the Rules and Regulations.
4. Notice of Hearing: If there is sufficient evidence of a violation to warrant imposition of a penalty, fine, or action at law, the Member shall be notified in writing, by first-class mail, of the Board's intent to take action to gain compliance. Such notice shall state the specific violation and the nature of the penalty, amount of fine or action considered. Such notice shall also provide for a hearing set no less than 10 days and no longer than 30 days of such notice. Upon written notice by the Member of his inability to attend the hearing on said date, a reasonable effort shall be made by the Board to accommodate the Member on another date to be mutually agreed upon by the Member and the Board.
5. The Hearing: In the event a hearing is held, it shall be before the Board of Governors and shall be an open or closed session at the pleasure of the Member.
6. The Decision: The decision for or against the imposition of a penalty, fine, or action by the Board of Governors after the hearing shall be by official Board action and shall be made in writing to the Member, setting forth the reason (s) for such decision.
7. Board Policy Regarding Fining Procedure : If a Member is sent a notice of a hearing and does not respond to the notice and/or attend the hearing, the Board will conduct the hearing without the Homeowner and take appropriate action. which may result in a fine or other action.
8. Authority to Direct Enforcement: Serving Board Members and Safety Committee Volunteers reporting a violation they observed may direct the property management company to send a Notice of Violation/Request to Correct Board and Committee Members may request a fine be assessed for a violation, which clearly presents a safety hazard

XXIII. MEMBER COMPLAINTS

Any Member may submit a complaint to the Association. However, the complaint must be in writing. A Homeowners Request Form (HRF) may be used to document and report complaints to the Association. A HRF may be obtained from the Association's office or from the property management company.

Complaint Process. When the Board receives a written complaint, proper consideration will be made with regard to the nature of the complaint and will take appropriate action - which may result in a Violation, a Request to Correct letter, or a Hearing Notice to the property owner.

XXIV. DISPUTE RESOLUTION

There are two procedures which must be carried out, prior to commencing forward with filing a lawsuit. The required procedures are:

1. Internal Dispute Resolution (IDR)
2. Alternative Dispute Resolution (ADR)

XXV. CENTRAL, KIDDIE LANE NORTH, AND SO PARK RULES

Central Park, Kiddy Lane North, and South Parks are to be used for family recreational use only. Under no circumstances will loitering or other gang-associated activities be tolerated.

1. Public consumption of alcohol, smoking of narcotics, gambling, or any type of illegal activity is strictly prohibited from all common areas.
2. Card playing, dominoes, dice, and darts will be considered gambling and will not be tolerated or permitted at any location within the Community's common areas that are visible to the public.
3. The use of tables, chairs, tents, and beach umbrellas are prohibited at any location in Scottsdale Common Areas without a written request
4. The playground is to be used by children up to the age of 12 only. Residents noticed hanging-out or loitering on or near the playground equipment will be subject to fine.
5. Partaking in a sport is permitted only at Central Park, Kiddy Lane North and South Parks. Engaging in sporting activities elsewhere in the common area will be subject to fine.

In addition to any fines implemented by the Board of Governors, the Los Angeles County Sheriff has the jurisdiction and consent of the Board to issue tickets to residents and their guests for any acts or activities prohibited by the City of Carson municipal ordinances and California penal code. It should be noted that these fines are separate and distinct from any fines levied by the Board of Governors.

XXVI. FINE SCHEDULE POLICY

<u>Common S.T.A. Infractions</u>	<u>Fine</u>
1. Egregious Behavior Towards Guards, Employees, Vendors, Volunteers.....	\$200.00
2. Blocking Fire Hydrant.....	\$150.00
3. Loud Noise/Music/Loud Conversation.....	\$50.00
4. Circumventing Guard at Gate Entrance / Failure to Stop.....	\$150.00
5. Offensive Conduct / Nuisances.....	\$50.00
6. Double Parking / Car Dangling Over Parallel Parking Lines.....	\$50.00
7. Dumping Furniture, Trash, Oil, Debris, Etc.....(Plus Labor to Dispose).....	\$50.00
8. Expired Registration.....	\$50.00
9. Unauthorized Party / Gathering.....	\$200.00
10. Fire Hydrant – Parking Within 15 Feet or Less.....	\$150.00
11. Parked Alleyways & In Front of Garages.....	\$50.00
12. Graffiti /Tagging.....	\$100.00
13. Illegal Handicap Parking.....	\$250.00
14. Illegally Jumping Over Fence.....	\$40.00
15. Violating Park Hours.....	\$40.00
16. Invalid / Counterfeit Sticker.....	\$200.00
17. Littering In and/or Around Property.....	\$50.00
18. Loitering.....	\$50.00
19. Expired Temporary Permit.....	\$200.00
20. Parked at Fire Lanes (Red-Painted Curbs).....	\$120.00
21. Garage Sticker Parked on Street Between 10:00 PM and 6:00 AM.....	\$200.00
22. Other I Board-Directed/ Board Discretion (Up to \$500.00 Each Incident)	\$500.00
23. Parking / Street Sweeping.....	\$40.00
24. Display /Consumption of Alcohol or Narcotics in Common Areas.....	\$200.00
25. Pet Violation – Animal Unleashed.....	\$50.00
26. Pet Violation – Unsanitary Practices – Defecating, with No Clean-up.....	\$50.00
27. Trespassing (Penal Code 602).....	\$75.00
28. Vending W/out City Permit.....	\$50.00
29. Vehicle Repairs Conducted Outside Garage or in Common Area.....	\$50.00
30. Washing Cars I Water Slides I Hosing-out Garages & Alleyways.....	\$50.00*

*Drought restrictions prohibit this activity at any time and can be enforced by State, County, or Municipal officials by way of a ticketed fine to the offending person(s) Note: Any fine imposed by a governmental agency will be separate and distinct from any fines imposed by the Association.