

PARKSIDE GREEN HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

Adopted September 1997 · Revised July 2019

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PARKSIDE GREEN HOMEOWNERS ASSOCIATION

INTRODUCTION

Welcome to Parkside Green Homeowners Association (HOA). As fellow homeowners, we have published a condensed version of this associations CC&R's and Bylaws. The CC&R's and Bylaws give the governing Board of Directors (The Board) the authority and responsibility to establish Rules (Standards) and Regulations (Guidelines) necessary for the common welfare of our community's homeowners, residents and guests.

These standards and guidelines will be enforced to preserve harmony and a good neighbor policy that creates a balance between our individual rights and the needs of this community as a whole.

We ask that as a member of this community and HOA, you familiarize yourself with these standards and guidelines; and attempt to follow them effecting a community that's a joy to live in and visit.

All standards and guidelines adopted by the Board are equally applicable to all homeowners and guests alike. Owners are responsible for their actions as well as their guests.

For further clarification, please refer to the CC&R's you received when you purchased your home.

Thank You,

*Board of Directors and
Standards and Guidelines Committee*

PHONE NUMBERS – ALL EMERGENCIES DIAL 911	
<i>Non-Emergencies:</i>	
Corona Police Department	(909) 736-2330
Corona Fire Department	(909) 736-2220
Animal Control	(909) 736-2309
Trash Disposal	(909) 737-0343
Graffiti Removal	(909) 278-3227
<i>Utilities:</i>	
Water Company	(800) 736-2321
Gas Company	(800) 427-2200
Electric Company	(800) 684-8123
<i>Management Company:</i>	
So Cal Property	(951) 270-3700

PARKSIDE GREEN HOMEOWNERS ASSOCIATION

1.0 ARCHITECTURAL

- 1.1 Prior to any external architectural changes, preparation, construction or improvements, Homeowners are required to submit a proposal in writing for approval to the Architectural Committee via our Management Company. Applications are available from our Management Company. (Available at www.socalenterprise.com under Residential Forms)
- 1.2 All external structures shall at all times be maintained by their respective Homeowner in a clean, and properly painted condition.
- 1.3 All external architectural changes must conform to local building codes. Any and all permits required shall be the sole responsibility of the Homeowner.

2.0 HOME/BUILDINGS

- 2.1 Homeowners shall be responsible for keeping porches, from walk areas, or any areas which can be seen from the streets or common areas free from litter or unsightly articles.
CC&R'S Section 8.2.8
- 2.2 Lawn furniture, (beach chairs, chaise lounges, etc.) shall not be left on walkways or driveway when not in use.
- 2.3 Homeowners shall maintain their landscaping in a neat and attractive condition, including periodically replacing trees, plants, grass and other vegetation installed thereon.
CC&R'S Section 8.2.19
- 2.4 Outside laundry lines are subject to approval by the Architectural Committee. Towels, clothing, laundry or other items are not to be draped over any balcony, patio cover, fence or wall.
- 2.5 Permanent installation of aluminum foil, paper, paint, sheets or other unconventional means of window coverings are prohibited.
- 2.6 No roof mounted or externally mounted radio and/or television antenna system shall be permitted within our association without prior approval from the Architectural Committee.
CC&R'S Section 8.2.9
- 2.7 Each Homeowner has the responsibility and duty to maintain the appearance and integrity of all slope areas and drainage devices located within their property.
CC&R'S Section 8.2.11-8.2.14
- 2.8 All exterior holiday decorations (excluding decorative flags) shall be removed within two (2) weeks after the date of the holiday.
- 2.9 Garage sales are limited to a maximum of two (2) per year, per household. Local and/or Municipal Ordinances shall be strictly followed.

3.0 ANIMAL CONTROL

- 3.1 Animals belonging to owner, occupants, or their licensees, tenants or invites within the Property must either be kept within an enclosed area, or on a leash.
- 3.2 Pet owners must immediately pick up and properly dispose of pet dropping when outside of homeowners yard or in view of common areas.
- 3.3 The board recommends no more than two (2) common domesticated dogs, cats, birds and other household pets (other than household pets such as fish, which may be kept in reasonable numbers so long as there is no external evidence thereof). Certain exceptions to this rule may apply.
CC&R'S Section 8.2.6
- 3.4 Any damage incurred in the common areas caused by the conduct of a pet shall be repaired

and/or replaced by the Association and billed back to the responsible owner.

- 3.5 The Board will take action against any owner whose pet becomes a nuisance, such as regular and/or loud barking or allowing a dog to run free.
- 3.6 Local County and/or Municipal animal ordinances shall be strictly followed by (i.e. licensing, vaccines, leash laws, etc.).

4.0 COMMON AREAS

- 4.1 The common areas are defined as real property owned by the Association (i.e. the park, misc. grass areas, streets and Association perimeter wall and fence landscaped areas).

CC&R'S Section 1.1.6
- 4.2 With respect to your neighbors, music and other noise should be maintained at a respectable level.
- 4.3 No personal property (i.e. bicycles, portable basketball hoops, toys, etc.) are to be left in the common areas.
- 4.4 Any persons who cannot demonstrate that he/she has rightful access to the common areas and facilities of Parkside Green and will be asked to leave. If such person fails to leave, the local authorities will be summoned to remove the individual(s).
- 4.5 Any Homeowner can be held liable for damages to common area property, including buildings, equipment, landscaped areas and furnishings as a result of negligence, carelessness, misuse or a violation of the rules.
- 4.6 Minors are the responsibility of their parent, guardian or host.
- 4.7 There shall be no loitering in the park or common areas after 11:00PM (Sun – Thurs) or 12:00AM (Fri – Sat) and before 6:00AM.
- 4.8 Organized group functions/activities involving the common areas (i.e. birthday parties, etc.) should schedule all events with our Management Company to avoid any scheduling conflicts.

5.0 PARKING

- 5.1 The speed limit in Parkside Green is **10 miles per hour**. All speed limit signs, parking signs or children at play signs *must* be observed.
- 5.2 Perpendicular and/or double parking against any and all perimeter walls or any parking that will obstruct access to emergency vehicles is *absolutely prohibited* and vehicles will be removed immediately at the owner's expense.
- 5.3 No automobile or motorcycle maintenance/overhaul will be permitted in any common areas: i.e. streets, sidewalk, parking areas, etc.
- 5.4 No Homeowner, tenant or guest shall park in a common area, any trailer, RV, boat, camper, truck over 3/4 ton or other vehicles exceeding seven (7) feet in width anywhere within our Parkside Green community. (Parking, loading or unloading of the above, on your personal property and not to exceed a twenty four (24) hour period, is permitted).

CC&R'S Section 8.2.5
- 5.5 Any commercial type vehicle, 3/4 ton or greater that displays work or business type advertising or logos may not park in the community unless wholly enclosed within the Homeowner's garage.
- 5.6 Homeowners should first utilize their garage for parking then secondly their driveway. Vehicles which are parked in driveways cannot obstruct sidewalks and must be kept in an operable/clean condition. If street parking is necessary, vehicles should be parked in front of the Homeowner's property.
- 5.7 Street parking shall be limited to and not exceed seventy-two (72) hours in any one location.
- 5.8 Owners of vehicles which excessively drip petroleum (oil) based products onto common areas will be

required to remove the vehicle and reimburse the Association for cleaning and/or repairs costs. Homeowners must keep their cement driveways free of excessive oil spills.

- 5.9 The Board or Agent representing the Association has the right to remove any vehicle in violation of our vehicle restrictions at the owner's expense per California Vehicle code.

6.0 SIGNS

- 6.1 No signs or billboards of any kind (including but not limited to commercial signs) shall be displayed to the public view on any property (Lot), except for the following; directional signs, signs required for legal proceedings, "For Sale or "For Rent" signs of a professional type and dignified appearance, or signs approved for our association's use.

CC&R'S Section 8.2.3

- 6.2 "Open House" signs shall be placed outside no earlier than two (2) hours before and removed immediately after any open house activity.

- 6.3 No sign shall be posted or displayed on the common area property without written approval of the Association.

- 6.4 No signs or solicitation may be placed on mailbox structures.

7.0 TRASH

- 7.1 Appropriate closed trash containers or proper trash bags shall be used to secure refuse.

- 7.2 Large items (i.e. furniture, refrigerators, etc.) must not be set out for trash pickup. For proper disposal, please contact Western Disposal, Salvation Army or any other reclamation service that will pick up such items.

- 7.3 All recyclable, greens and garbage containers should not be placed out for collection prior to dusk on the evening preceding pick up and must be taken out of sight the same day of pick up.

- 7.4 Any litter remaining on the ground after trash pickup must be removed by the responsible Homeowner.

8.0 VANDALISM

- 8.1 If damage to Association property is found, a penalty assessment will be assessed to the Homeowner where the offender resides or is visiting. Juveniles are the responsibility of the parent or guardian.

- 8.2 If any damage was caused by unintentional conduct, the assessment will be for the full cost of the property damage repair to reimburse the Association.

- 8.3 If any damage was caused by intentional conduct, the assessment will be for the full cost of the property damage repair and additional penalty assessment, at the discretion of The Board, of up to but not exceed fifty percent (50%) of the reimbursement amount.

- 8.4 Homeowners are responsible for all assessments as a result of property damage/vandalism by their tenant or guests.

9.0 LEASING/RENTING

- 9.1 Homeowners may lease/rent their property subject to the following: lease/rent property for less than 30 calendar days or lease/rent less than their entire lot.

CC&R'S Section 8.1

- 9.2 Lease/Rental agreement is required to provide that the lessee shall be subject to all CC&R's, Bylaws and Standards and Guidelines as set forth and adopted by the Association. Lessee's failure to comply will constitute a default under the lease.

CC&R'S Section 8.1.3

- 9.3 All lease/rental agreements are required to be in writing and a copy shall be submitted to the Association.

10.0 VIOLATION ENFORCEMENT POLICY

- 10.1 Within seven (7) days from the date an alleged violation is reported to the Association's Management Company, either verbally or in writing, a written violation letter will be sent first class mail to the offending Homeowner. In the event that the violation requires immediate action, the management company may opt to notify the offending Homeowner either by telephone or personal visit, followed by a written violation letter.
- 10.2 All written complaints shall be acknowledged. However, if The Board reviews the complaint, they may elect to drop the complaint based upon insufficient evidence to support the complaint.
- 10.3 If additional time is requested as an extension for correction, this request must be received in writing by the Management Company within fourteen (14) days upon receipt of the notice with an explanation as to the cause for delay.
- 10.4 Should The Board request a hearing to discuss the alleged violation, notification shall be made in writing and shall indicate the date, time and place to be present in order to hear any facts regarding the matter.
- 10.5 Should the alleged offender not be available to attend such a hearing, they may send a written reply to the Management Company for Board consideration. In the absence of either a written statement or the alleged offender, The Board may proceed in order to enforce the rules through penalty assessments or litigation.
- 10.6 Written notification of The Board's decision regarding all hearings shall be sent via first class mail to the owner of record.
- 10.7 Should the offender be fined and not comply with the rules or pay the fine, the Association, The Board, may turn over the matter over to legal counsel or pursue other means for collection and/or enforcement.
- 10.8 All legal fees, court costs, etc. shall be billed to the Homeowner in violation for payment.
- 10.9 Penalties (fines) for non-compliance of the Association's Governing Documents may be assessed, after notice and a hearing, in accordance with the following schedule:

First Occurrence:	\$ 50.00
Second Occurrence:	\$ 75.00
Third Occurrence:	May result in legal action

Let it Be Known:

The Board of Directors operates like a legislative body. Each year, Homeowners elect up to five (5) Board members to fill vacancies. The Board meets on a regular basis. These meetings are open to all Homeowners. Board members are vested with the responsibility for making decisions on all administrative and financial matters affecting Parkside Green HOA. A simple majority of The Board members is required to pass issues which require a vote. Those who serve on The Board do so on a voluntary basis without financial compensation.

The Board of Directors of Parkside Green HOA has the Power and Duties under Article 9, Section 9.8 of the Associations Bylaws to adopt Rules (Standards) and Regulations (Guidelines) from time to time regarding the use and enjoyment of the Association property and common areas.

WHEREAS, The Board has determined that the creation of the following standards and guidelines would be beneficial to the health, safety, enjoyment and welfare of the Homeowners, as well as to the administration, management and operation of the property.

NOW, THEREFORE, LET IT BE RESOLVED that as of September 1997, the following standards and guidelines are adopted for Parkside Green HOA.