

**PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
A.K.A.
CANYON PARK VILLAGE HOMEOWNERS ASSOCIATION**

RULES AND REGULATIONS

1.0 PARKING AND AUTOS

1.1

All driveways within the Association are fire lanes. In accordance with local and county ordinances, parking is prohibited in fire lanes. Unattended vehicles will be ticketed and towed away.

1.2

Overnight parking of identified commercial vehicles are prohibited within the common area. Commercial vehicles parked in the common area overnight will be ticketed. Upon the second offense, the vehicle will be ticketed and towed.

1.3

No recreational vehicles are permitted within the common area.

1.4

No work or repairs on automobiles, motorcycles, or other motor vehicles shall be permitted in the common area.

1.5

No vehicle in an inoperable condition shall be parked in the common area at any time.

1. 6

Owners are fully responsible for any and all parking violations of their tenants and guests.

1.7

Any foreign substance spilled or leaking from any vehicle, such as motor oil, will be the responsibility of the owner for prompt cleanup.

1.8

Speed limit is 10 mph at all times.

2.0 GENERAL COMMUNITY

2.1 NOISE

2.1.1

Volume on televisions, radios, stereo or other audio equipment must be kept at a level which will not disturb other residents, whether the audio equipment is in the interior of the unit or on the common area. Volume shall be kept below the level of being heard in adjacent units. Special courtesy for other residents is required before 7:00 a.m. and after 10:00 p.m. Regardless of the hour, if requested to reduce volume by a concerned resident, you must comply.

2.1.2

Loud party noise or loud abusive language will not be permitted within Princessa Estates Owners Association.

2.1.3

NO owner shall permit anything to be done upon said condominium which will obstruct or interfere with the rights of quiet enjoyment of the other occupants, or annoy them by unreasonable noises or otherwise, nor will any owner commit or permit any nuisance on the premises.

2.1.4

Quiet time will be enforced from 10:00 p.m. to 7:00 a.m., as defined in rule 2.1.1

2.2 COMMON AREA CONDUCT

2.2.1

Each owner shall be responsible to the Association for any damage to the common area that may be sustained by reason of negligence or willful misconduct of the owner, his family, tenants, guests, invitees or agents.

2.2.2

No obnoxious or offensive activities shall be permitted upon the common area nor shall anything be done within the common area which would become a nuisance or an annoyance to residents or guests within the community.

2.2.3

Bicycles, skates, skateboards must not be left unattended on any curbside or common area. Bicycles, skates and skateboards of any kind are not to be used in alleys or stairwells.

2.2.4

No resident shall be permitted to borrow, remove or alter ANY equipment or property from the common area.

2.2.5

No explosive or flammable fluids in unsafe containers shall be brought into or upon the common area.

2.2.6

Streets, alleys, driveways and planted areas of the common area are NOT to be used as recreation areas or children's play areas at any time, except in grassy areas, where play is permitted.

2.2.7

Owners and/or tenants shall be held responsible for the actions of their children and guests at all times.

2.2.8

Obstruction of walkways, entranceways and common areas is prohibited.

2.2.9

No owners, tenants, their children or guests are permitted upon any roof, balcony railing, walls, fences or trees at any time.

2.2.10

Residents must keep their areas in front of their doorways clean and free from debris.

2.2.11

Because of the multi-unit use, all garage doors shall be kept closed except when in immediate use.

2.2.12

Any damage to buildings, recreational facilities or equipment of any common area property caused by tenant, their family, guests or employees/contractors, shall be the responsibility of the applicable owner.

2.2.13

One (1) recreation key card shall be issued to the owner of each unit. A fee of fifty dollars (\$50) plus the cost of duplication will be charged for replacement of lost key card. Key cards are not to be loaned to guests, anyone under the age of 18, or invitees. A fine and/or loss of privileges may be imposed when key cards are loaned out.

2.2.14

Please note that the costs for maintenance requirements by the Homeowners Association on common property will depend in large measure on the care and consideration exercised by each and every homeowner/tenant and their guests.

2.3 EXTERIOR APPEARANCE

2.3.1 External items, such as but not limited to radio antennas, flag poles, and clotheslines shall not be permitted.

2.3.1.1

Owners are allowed to install satellite dishes within the confines of their exclusive use common area balconies. No satellite dishes are to be attached to any roof or metal balcony railing. Placement of the dish in any area other than that defined above must have the prior approval of the Board. This includes alley walls, etc.

2.3.2

No drying of clothes or rugs is permitted on balconies, patios, porches, garage doors or other areas.

No articles shall be hung from doors, garage doors, windows, balconies, patios or other areas. No flower pots or other objects shall be set on outside window ledges or balcony rails at any time.

2.3.3

One professionally lettered "FOR RENT" or "FOR SALE" sign per unit, no larger than 18" x 30" may be placed in the unit window or on a balcony rail attached with wire and flush with the top of the balcony railing.

2.3.4

One "OPEN HOUSE" sign, no larger than 18" x 24" showing the unit address, and one flag, may be placed at the outer perimeter entrance to Princessa Estates Owners Association property, and one flag at the entrance to the unit for sale, during the open house.

2.3.5

(a) All window coverings must be professionally fabricated. Curtains, drapes, shutters, blinds and shades may be installed as window covers. No window can be covered by paint, foil, newspaper, sheets or similar items. ALL window coverings must be installed within three months of occupancy. No exceptions.

(b) Patio bamboo roll up shades are permitted. Shades must conform aesthetically to the exterior of the building and must be properly maintained.

2.3.6

Exterior painting of the units, fences or carports by an individual owner is prohibited.

2.3.7

No water hoses shall remain out at any time

2.3.8

Exterior holiday lights or decorations may be displayed beginning Thanksgiving Day, but must be completely removed from the exterior on or before January 15. All decorations must be fire safe.

2.4 LEASING UNIT

2.4.1

ALL leases for the renting of units within Princessa Estates Owners Association shall be in writing and shall contain a provision that the lease is subject to the Association's Declarations, Articles, Bylaws and these Rules and Regulations. The lease shall also provide that any failure by the lessee to obey these Rules and Regulations, Declarations, Articles, and Bylaws of the Association shall be deemed a default under the lease.

2.4.2

Any owner who shall lease or rent his unit shall notify the Board of the lease and provide the Board with a copy thereof. In addition, the owner shall provide the Association with the tenant's name, phone number, number of occupants, and vehicle description within ten (10) days prior to the date set for first occupancy by the lessee of the unit. Failure to comply will result in a fine, as set forth in 7.0 fines.

2.4.3

The owner of a unit shall ultimately be responsible for insuring that his or her lessee complies with the Association's Declarations, Bylaws, Articles and these Rules and Regulations.

2.4.4

All violations of the CC & R's by tenants shall be the responsibility of the owner. If the owner cannot control the behavior of his tenants, the owner shall be required to remove the tenants from that unit. If the owner fails to rectify problems caused by his tenant and fails to evict a tenant within ten (10) days of demand of the Board, the Association shall have the right to bring action for breach of CC & R's at the owner's expense.

2.4.5

Owners must furnish a copy of these Rules and Regulations to all tenants, lessees and/or renters, and they must comply with all Princessa Estates Owners Association rules

2.5 INDIVIDUAL BALCONIES/PATIOS

2.5.1

In order that the buildings retain a uniform and desirable appearance, all porches and patios are to be kept in a clean and neat condition.

2.5.11

Items Prohibited From Use or Storage on Balconies

Drying racks and equipment

Clothes or cloth materials unless appropriately incorporated into permissible furniture.

Trash containers, ice chests, wooden or paper boxes, metal cans, and other miscellaneous containers

Construction tools and materials

Camping, fishing, and sailing gear

Recreational equipment, such as balls, surfboards, bicycles, etc.

Pet equipment and supplies

Broken or poorly maintained wood and metal furniture of all varieties.

Dead plant materials, gardening tools, soil amendments and fertilizers and unkempt plant containers of all kinds

No exterior drying of clothes, towels, rugs, etc. is permitted on balconies patios, or porches.

No flammable materials may be stored on a balcony

No solid flooring or carpeting may be installed on balconies

No hosing of balconies. Only damp mopping allowed.

2.5.2

No person may access or enter upon the roof areas without written permission to do so. No items are to be placed on the roofs.

2.6

Flammable material of any nature may not be stored in any part of a dwelling unit, garage or any area unless in an approved container. Common household items are accepted.

3.0 PETS

3.1

The number of domestic household pets allowed will not exceed two in total. Poisonous reptiles and/or animals are not allowed.

3.2

County and City ordinances pertaining to pets shall apply to this condominium complex and provide in part that dogs MUST be kept on a leash or confined within the owner's unit. If any pets become a general nuisance, restrictive action will be taken. All animals must be the responsibility of their owners, and their owners must clean up animal waste products immediately. Damage to shrubbery or other common areas by animals will be at the expense of the owner.

3.3

NO PETS are allowed within the pool/Jacuzzi areas at any time.

3.4

No household pet of any kind shall be kept within Princessa Estates Owners Association if the Board determines that such pet unreasonably annoys, disturbs, or is a menace to other owners or residents of the Association.

3.5

Every person bringing an animal upon or keeping an animal at Princessa Estates Owners Association shall be liable pursuant to the laws of the State of California and the Rules and Regulations of Princessa Estates Association for any injury or damage to persons or property caused by such animals.

3.6

Pets are not allowed on balconies when owner is not at home.

4.0
SWIMMING POOL/JACUZZI RULES
PRINCESSA ESTATES H.O.A.

4.1

Pool area hours are 9:00 a.m. -- 10:00 p.m.

4.2

Children under the age of 14 are not permitted in the pool area or pool at any time unless accompanied by an adult. this is a CALIFORNIA STATE LAW.

4.3

Persons wearing diapers are NOT allowed in the pool at any time.

4.4

Conduct in the pools and pool area must be orderly. No boisterous or rough play permitted. Games, running, noisy behavior and unnecessary splashing are not permitted in the pool area.

4.5

No glass containers are permitted in the pool/Jacuzzi area at any time. Alcoholic beverages are not permitted in the pool/Jacuzzi area at any time.

4.5.1

Users must clear their trash, disposing of it in the proper trash container before leaving the pool area.

4.6

When using suntan or other lotions, towels must be placed over the pool furniture.

4.7

All oils/lotions must be showered off before entering pool/Jacuzzi.

4.8

Safety equipment provided in the pool area must REMAIN in the pool area at ALL times and is not to be used as pool toys. This equipment is for EMERGENCY USE ONLY.

4.9

Gates to the pool areas must be kept closed and locked at all times. DO NOT let strangers in for ANY reason.

4.10

PETS ARE NOT PERMITTED IN POOL AREA AT ANY TIME

4.11

No bicycles, skateboards, skates or similar items are allowed in the pool area.

4.12

No paddle boards, life rafts, oars, or similar items are permitted in the pool or Jacuzzi at any time.

4.13

Homeowners and tenants have first priority. Use of pool area by guests is limited to four per household. All guests must be accompanied by an owner/tenant adult (18 years or older) at all times.

4.14

Owners are reminded that they are responsible for the conduct of their tenants/guests at all times.

4.15

Pool key cards are for the exclusive use of owners/tenants. ANY violation of the use of key cards will result in the loss of pool privileges and/or fines to the owners involved.

4.16

Radios, tape players, etc. may be used in the pool area as long as the volume does NOT disturb others.

4.17

Persons using the pool area may be required to show their key card and give their address by the HOA, managing agent, security or board member.

4.18

Any person having an apparent skin disease, sore, inflamed eyes, cough, cold, nasal or ear discharge or any communicable disease shall NOT use the pool or Jacuzzi.

4.19

No life guard is on duty. The owner/tenant assumes full responsibility for themselves and guests. Please observe safety and sanitation rules. Children must not only be accompanied, but supervised at all times by the adult responsible for them.

5.0 ENFORCEMENT

5.1

All residents shall be entitled to one (1) written warning for a particular violation prior to any action being taken against them.

5.2

Residents shall be entitled to no more than two (2) written warnings for different violations within one year.

5.3

Observed violations of the rules and Regulations or CC & R's should be reported, in WRITING, by the owner/tenant to the board, in care of the property management company, who will then take appropriate action.

6.0 REMEDIES

6.1

If the warnings enumerated in section 5.0 do not remedy the violation, a hearing may be called.

6.2

The Board of Director will appoint three (3) owners, who may or may not be Board members, to sit on the Hearing Committee as necessary

6.3

The panel will hear both sides of the reported violation and make a recommendation to the Board of Directors

6.4

All hearings and notices shall be given in accordance with the California State Law.

7.0 FINES

7.1 Fines will be levied as follows:

For a violation of any nature, the homeowner will be fined \$50.00. If the violation continues after the notice has been given, the homeowner will be given an additional \$100 fine. If the violation still continues, the homeowner will be fined an additional \$100 per day until the violation has been resolved.

7.2

Second and subsequent fines for the same offense shall be levied at twice the previous fine.

**Revised
March, 2010**

