



Harbour Vista HOA Rules and Regulations

Revised January 22, 2018



Harbour Vista Homeowners Association

RESOLUTION BY THE BOARD OF DIRECTORS OF Harbour Vista Homeowners Association A California nonprofit mutual benefit corporation

WHEREAS, Article IV, Section 4.02(k) of the Bylaws of the HARBOUR VISTA HOMEOWNERS ASSOCIATION grants the BOARD OF DIRECTORS the power and duty to adopt such Rules and Regulations as the BOARD may deem necessary for the management of the project; and

WHEREAS, for the benefit and protection of the ASSOCIATION and of the individual MEMBER, the BOARD deems it desirable to establish or modify such Rules and Regulations;

NOW, THEREFORE, BE IT RESOLVED THAT THE FOLLOWING RULES AND REGULATIONS ARE ADOPTED:

INTRODUCTION

The Board of Directors and the management of Harbor Vista Homeowners Association are resolved to protect the rights and privileges of all Association members, to promote fair, safe, and equitable use of all facilities and common areas for the benefit of all Association members, immediate family members who live in their unit, **guests, and renters/tenants**. It is each Association member's responsibility to make members of their immediate family, their guests, and their renter/tenants aware of these Rules and Regulations and to ensure their compliance when using Association facilities and common areas.

All members/unit owners are responsible for compliance with the Governing Documents by themselves, their families, their guests, their renters/tenants and any individuals associated with their particular unit. Members/unit owners will be held responsible and can be penalized for the actions of all such individuals.



I. USE OF COMMON AREAS AND WALKWAYS

1. No bicycle riding, roller-skating, roller-blading, scooters, or skateboarding on walkways, bridges, or in elevators.
2. No fishing in ponds or waterways. The fish are there to prevent mosquitoes and the crawfish are there to feed the ducks.
3. No playing with toys in walkways, waterways, in the landscaping, bridges, stairwells, or in elevators. No storage or parking of bicycles, toys, scooters, strollers, skateboards underneath stairwells, or in hallways.
4. Residents and pets are not permitted in waterways, or play in waterways.
5. No running in Common areas (except for Basketball court area).
6. No tampering with sprinkler heads.
7. Each barbecue user is responsible for the grill after each use:
 - a. Clean the grill and counter top around grill
 - b. TURN GAS OFF
 - c. Leave lid up to cool
8. No littering, pick up and dispose of all trash.
9. NO excessive noise at any time. Conduct yourself and your guests in a manner so as not to disturb other Residents. Boisterous talk or other noises are strictly prohibited.
10. Newspapers and other deliveries should be taken in promptly.
11. It is our desire to maintain the aesthetic appearance of the water features that require chemical treatments in keeping with our water quality maintenance program. We will appreciate the cooperation of all Residents in assisting the Management with the maintenance of these water features by observing the following rules:



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- a. Do not throw cigarette butts, cans, or any other trash into waterways or ponds.
 - b. Do not pour any liquids of any kind into the water.
 - c. Do not put any fish, turtles, or other aquatic life into streams or ponds.
 - d. Do not feed the ducks. It is against the law according to the California Department of Fish & Wildlife, California Code of Regulations, Title 14, Section 251.1, which prohibits the feeding of any wildlife
12. Signs, posters, and decorations displayed from residences shall comply with CC&R's Section 8.04.
 13. All trash must be in plastic bags before being deposited in trash bins. No trash is to be left or stored by front doorways. No trash is to be placed outside of the trash bins or around trash bin area. Break down all boxes before placing them in trash bins. Disposal of mattresses, appliances, furniture, water heaters, etc. at the trash bin area is permitted on the night before pickup from the Association's disposal company. Please contact the management company in advance to obtain the actual pickup date.
 14. Signs, posters, or notices are permitted only on the Community Bulletin Boards located at each mailbox gazebo.

II. USE OF RECREATIONAL FACILITIES

A. POOL AND JACUZZI

1. Pool, Jacuzzi, barbeques and pool area hours are 6:00 a.m. to 10:00 p.m., Sunday through Thursday, and 6:00 a.m. to 11:00 p.m. Friday and Saturday.
2. NO SMOKING in pool area. This includes the smoking any type of cigarettes, cigars, pipes, vaping devices and marijuana.
3. Residents must be in possession of a POOL KEY issued by the Board while using the facilities; **entrance to the facilities is by key only.**



4. **All children under sixteen (16) years of age and all guests** must be accompanied by a parent or legally responsible adult (21 years of age or older) Resident (Resident, as used throughout these rules is defined as a Homeowner or bona fide Renter or Lessee).
5. No more than **six (6) guests** per residence unit are permitted in the pool area at any one time without event permit.
6. Loud and boisterous conduct is not permitted. **No horseplay, running, or diving in pool or around pool area.** Care is to be taken before 10:00 p.m. to limit all noise in pool area; this includes the careful and quiet closing of gates.
7. **ABSOLUTELY NO GLASSWARE OF ANY KIND ALLOWED IN POOL AREAS.** Use paper or plastic cups, plates and bowls.
8. No skateboards, bicycles, tricycles, animals, rafts, inner tubes, surf boards and Super Soakers allowed in the pool area. Only pool toys labeled "Approved Pool Toy" are allowed in the pool. No games or toys that impede the usage of the pool for other residents and guests are allowed (i.e. volleyball nets).
9. Proper swimwear attire must be worn in the pool and Jacuzzi. Swim diapers must worn by babies and small children.
10. Everyone is responsible for cleaning up after himself or herself. Please leave the pool area in the same or better condition than when you arrived.
11. Children under **10 years of age are not allowed in the Jacuzzi** due to medical reasons and as recommended by the Orange County Health Department.
12. No intoxicated persons are allowed in the pool or Jacuzzi area at any time.
13. No use of soap products is allowed in the pool or Jacuzzi.



14. Patio furniture is not to be removed from the pool area. If Residents bring their own furniture to the pool area, they are not to leave it when they depart, unless they are planning to return within thirty (30) minutes.
15. Pool chairs and lounges may not be reserved for long periods. They are for everyone's use while enjoying the pool area.
16. Entrances to the pool areas and restroom facilities are to be kept closed and locked at all times. **Do not prop gates or doors open.**
17. The pool equipment is off limits to all Residents in order to prevent changing of temperature settings.
18. Due to public safety concerns, no animals are allowed in the pool or spa, nor within the gated areas of the pool/spa, with the exception of service animals. The service animal is allowed by the pool or spa but not in the pool or spa.

A. USE OF POOL AREA FOR PARTIES

1. Resident/owners or renters/tenants who invite more than six (6) guests at a time to the pool area, must contact the Management company at least 72 hours prior to the event and complete an "Event Form". **A \$100.00 refundable Cleaning and Security Deposit is required and must be made prior to the event along with a \$25.00 non-refundable fee.** The security deposit will be refunded if the pool, restrooms, and barbeque area are left in clean condition. **Any damages caused by attendees of the event will be assessed and billed directly to the recorded unit owner's account.**
2. Only adult Resident Members or renters/tenants (21 years of age) are permitted to schedule a pool party event.
3. All others Rules and Regulations pertaining to use of the pool, Jacuzzi, and barbeques apply.
4. During an event/party, the pool, Jacuzzi, or barbeques may not be monopolized by sponsors or guests of the event at any time.
5. Number of guests allowed per event/party is not to exceed (25) persons.



B. CLUBHOUSE RULES

1. The Clubhouse will be used for private parties and planned community activities only.
2. Reservations are on a first come basis. Contact the Management Company to reserve the Clubhouse for your private party. **A \$100.00 Cleaning and Security Deposit is required and must be made before Reservation can be confirmed along with a \$25.00 non-refundable rental fee.** The security deposit will be refunded if the Clubhouse is cleaned and left in the same condition it was found within (12) hours of the end of your private party. If the Clubhouse is not cleaned, the deposit will be forfeited. **Any damage, breakage, or theft that occurs during a private function will be assessed and billed directly to the recorded unit owner's account.**
3. Only adult (21 years of age) Resident/members or renters/tenants are permitted to reserve the Clubhouse for private use.
4. Teenage and children's parties must be sponsored and supervised by a parent or legally responsible adult (21 years of age) resident at all times.
5. There is NO Clubhouse parking. Those Residents reserving the Clubhouse for private use **MUST** have their guests park outside the complex **NOT** in the guest parking spaces.
6. Loud and boisterous conduct shall not be permitted, **and at the discretion of an adult Resident, a Member of the Board, or the Management Company,** guests will be asked to leave **and any deposit made by the Resident/owner will be forfeited.**
7. Due to the limited size of the Clubhouse and closeness of surrounding buildings, live entertainment and/or prerecorded music shall be kept to a noise level that cannot be heard outside of the Clubhouse area.
8. **Pool area gates must be kept locked at all times. Do not prop gates open.**
9. Wet swimwear attire is NOT allowed in the Clubhouse.



10. During an event and rental of the clubhouse, guests of the event may not monopolize the pool and Jacuzzi at any time. The pool is open to all residents.
11. NO SMOKING ALLOWED IN CLUBHOUSE. This includes the smoking of cigarettes, cigars, pipes, vapor devices and marijuana
12. Number of guests permitted per event is not to exceed twenty-five (25).
13. Clubhouse furniture is to remain indoors and must not be moved to the pool area.

III. GARAGES, PARKING, AND TRAFFIC RULES

A. PARKING AND TRAFFIC

1. **Ten (10) M.P.H. speed limit** shall be observed at all times within the complex.
2. Parking of vehicles belonging to Residents or guests is not permitted in entrances, streets, cul-de-sacs or in front of garage areas, all of which are considered **Fire Lanes** and must be clear at all times. Violators will be towed.
3. No boat, camper, trailer, recreational vehicle, truck, with the exception of Standard-15 length pick-ups under (3/4) tons and vans, or vehicles with commercial advertising displayed from them are permitted in the community except to load or unload. Vehicles with inoperable and/or expired tags must be stored in your garage. Service vehicles are exempt as long as they are providing service to a community member.
4. Any Member of the Board or Management Company representative may cause a vehicle parked in violation of these rules to be towed from the premises in accordance with the provisions of Section 22658.2 of the California Vehicle Code.
5. Bicycles, scooters, tricycles, go-carts, skateboards, roller blades, etc., are not permitted on walkways and may not be left on walkways, underneath stairwells, in entrances, streets, or in front of garages.



6. Tampering with electric security gates is prohibited.
7. Perimeter pedestrian gates shall remain closed and locked at all times.

B. GARAGES

1. Residents must park in assigned garages and assigned parking spaces.
2. Garages must be closed and locked unless attended by a Resident.
3. No excessive noise in the garage area between 9:00 p.m. and 8:00 a.m. This includes noisy garage work, reviving of engines, etc.
4. Light automotive repair is permitted inside of your garage space only.
5. The storage of gasoline and other volatile, flammable fluids is strictly prohibited.
6. Residents shall not be permitted to install any heavy electrical equipment, including shop machinery, radio or television equipment, heavy-duty office equipment, etc., which may overload the electrical circuits of the community, overload the electrical circuits of the garage, violate Fire Rules and Regulation, or cause an increase in the insurance premiums charged to the Association.
7. No electric charging of automobiles allowed in garage outlets.
8. No commercial businesses shall be conducted in the garages.

C. VISITOR PARKING

1. Homeowners, Non-resident owners and renters/tenants are responsible to inform their guests of the parking rules and regulations.
2. Visitor parking spaces are limited to seventy-two (72) hours. These spaces are intended for the occasional use of residents and guests only.
3. If a vehicle is not moved within the seventy-two (72) hour period, or moving a vehicle from one Visitor parking space to another Visitor space to circumvent the Visitor Parking Rules is not permitted. **All vehicles must have current license tags displayed and must be operable.**



4. Storage of any vehicle, including any operable or inoperable vehicle, including but not limited to, cars, trucks, motorhomes, or recreational vehicles, is not permitted in any Visitor parking space.
5. Vehicles found in violation of the above will be towed at the Owner's expense pursuant to applicable provisions of the California Vehicle Code.

IV. RESIDENCES, PATIOS AND BALCONIES.

1. All Residents are required to keep their units and those portions of the Restricted Common Areas over which they have exclusive easements in a good state of cleanliness and repair at all times.
2. All Residents must comply with the CC&R's, Section 8.05 regarding inside and outside installations.
3. All exposed windows and sliding glass doors must have appropriate coverings, i.e. shades, blinds, curtains, drapes, shutters etc., no sheets, blankets, newspaper, or foil are allowed.
4. No radio antennae, clothesline, wiring, balcony covers, screening, roll up shades, window air conditioning units, water softeners or other equipment shall be installed on patios and balconies or exterior of the buildings. Compressors for mini A/C systems are allowed if approved by the Architectural Committee.
5. Satellite dishes can only be installed on unit patio or balcony railings. Roof-top installation will only be permitted if no signal can be obtained from the balcony. The unit owner is responsible for all damage and repairs that may be caused by such installation.
6. Outdoor patio or lounge furniture, plants and barbeque equipment must be maintained.
7. No visible storage of any unsightly nature is permitted on balconies and patios, including but not limited to clothes, diapers, hampers, mops, boxes, cleaning items, excess furniture, toys (that extend above or beyond the height of the patio or balcony railing), exercise equipment, bicycles, or any other item not intended for outdoor use. These items must be stored in the residence or in your garage.



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8. Hanging towels, clothing, rugs, and wet suits on patio and patio railing is not permitted.
9. Residents shall not cause or permit any noises to be made in the residence, or in the Common Area, which might unreasonably interfere with the peace and quiet of other Residents. Noisy parties, stereos and other disturbing noises are prohibited after 10:00 p.m. Sunday through Thursday, and after 11:00 p.m. on Friday and Saturday.
10. Potted plants on balconies must be secured and have protective saucers under the plants.
11. Any hanging plants and/or decorations must be inside the patio/balcony area and the overall weight of hanging articles must not risk structural damage to the building/balcony. Piercing holes in stucco walls is not permitted.
12. Excessive watering of plants that overflows to the wood or decking surface is not allowed and may result in damage and the replacement of the area by the responsible unit owner.
13. No object, to include bicycles, strollers, skateboards, scooters, shall interfere with the ingress or egress of the stairwells, including hallways.
14. Plants and objects on the landing areas must be close to the wall and/or front door of the unit to eliminate any blockage to the right of ingress or egress.
15. Any live plants on landing must be maintained in planter/pots with protective saucers under them.
16. Wood lattice is permitted to be attached to the inside of the patio fencing. The wood lattice boards are to be at least 1/8" thick and the lattice itself is not to extend above the patio fencing. The wood lattice is to be painted on both sides with a color tint that matches the railing.
17. Plastic material, clear or otherwise, chicken wire, or screening is not permitted to be attached to the inside or outside of patio fencing or railing.
18. Plants and trees planted in the patio soil and/or grown in planters are not permitted to exceed 7 feet in height. This height limitation measurement is measured from the patio's earth ground, if the Unit's patio is on the first floor



of the building. If the Unit's patio is on either the second floor or third floor of the building, the measurement is measured from the top of the balcony patio's deck.

19. **FIREPLACES** – The fireplace in each unit are not designed to burn wood, paper or any other combustible material. Only “gas logs” are allowed to burn in fireplaces.
20. No charcoal BBQ's/ Grills, Smokers, Fire Pits, Tiki Torches, Chimeras, or outdoor propane heaters are allowed.
21. The operation of drones in the common area is prohibited.

V. **PET RULES**

1. All dogs and cats must be under Owner's control at all times. Dogs must be on a leash at all times while outside in the Common Areas of the community. Unleashed dogs in the Common Areas are subject to being turned over to the Orange County Animal Control and/or owner may be subject to fines.
2. Owners of pets creating a nuisance or menace for Residents are in violation of the Pet Rules and are subject to action by the Board, which may include but not limited to fines.
3. Each animal owner or walker is responsible for cleaning up after his or her pet waste on the premises. Pet waste on the premises is a nuisance and a health hazard and will not be tolerated; action by the Board will be taken against violators.
4. The Board reserves the right to ask for the removal of an undesirable pet that creates a nuisance or menace by barking, running loose, or making excessive noise.
5. Food and water bowls for pets should be kept inside. Leaving bowls of food on patios or balconies attracts rodents, raccoons, skunks, and other wild life.
6. Each condominium unit is limited to (2) pets (i.e. 2 dogs or 2 cats, or 1 dog and 1 cat). Per Section 8.06 of the CC&R's.



7. Washing of pet waste and urine off of patio balconies is not permitted as it damages the balconies and patios below, and is a health hazard.

VI. TENANT INFORMATION

1. Non-resident Owners who rent out their unit must provide their tenants with a copy of the Association's Rules and Regulations, Keys to the pedestrian gates and pool area, and the gate remote for their respective gate.
2. Non-resident Owners who rent out their unit must notify the Association within 30 days of a new tenant taking occupancy and submit the completed Resident Information Form to the Management Company.