

2019

Vista Serena Homeowners Association Rules & Regulations



Desert Resort Management

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MANAGEMENT COMPANY

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VISTA SERENA HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

PURPOSE

The following Rules and Regulations were established to govern the use of the Association common area, and facilities, and to define standards of personal conduct for all members of the Association. These Rules and Regulations are a summary of the Association's Covenants, Conditions, and Restrictions, By-Laws and Articles of Incorporation, and are not intended to violate, supersede or replace them in any way. Compliance to these Rules and Regulations is deemed in the best interest of the Association and all its' members.

APPLICABILITY

All present or future owners, tenants, or guests that reside or visit within the community Association or use the facilities of the Association in any way are subject to the rules set forth below, in addition to the Covenants, Conditions, and Restrictions (CC&R'S). Homeowners are responsible for the acts of their guests, tenants, including children.

ADOPTED RULES AND REGULATIONS

Use Restrictions

All homeowners are encouraged to review the CC&R's, which identifies specific use restrictions for private properties within the project. Strict compliance to these restrictions and the Rules and Regulations is expected and action will be taken on all violations.

Homeowners Responsibilities

Each homeowner is responsible for the actions of all their family members, as well as their renters/tenants, and guests. Furthermore, the owner is responsible for informing them of all the Rules and Regulations of the Association.

Homeowners must promptly provide any and all tenants with copies of these Rules and Regulations.

Common areas, garage and carport areas, and patios shall not be used in any manner that will limit access or detract from the neat appearance or decor of the community.

All parties within the community shall conduct themselves so as not to disturb others' peaceful enjoyment of their property and/or the common area. This would include: No excessive noises and no physical activity which would threaten, endanger, or intimidate others.

SPECIFIC RULES AND REGULATIONS

Animals

- No animals shall be kept or maintained for commercial purposes.
- Dogs must be leashed at all times when in the common area and pickup of animal waste is a must.
- Pet owners must control their pets so as not to destroy or damage lawns. No pet food dishes, portable carriers, houses
- and/or accessories are permitted to be left outside.
- Pets are not allowed in the pool area or any area where their presence would be a nuisance or create a health problem.
- Owners are responsible for keeping any animal noises from bothering other residents.
- No animals over 35 pounds are allowed in the community.
- Only two (2) dogs or cats per unit are permitted.

Architectural

No exterior alterations, additions or deletions of any kind can be made without architectural approval from the Board of Directors.

Basketball Backboards

Permanent basketball backboards as well as portable basketball stands are not permitted to be placed in the community.

Children

Each owner or occupant with children is responsible for and shall be accountable to other Owners and occupants for the conduct of any child or guest while within the community.

Clubhouse

The Clubhouse is available for private parties and social gatherings.

Make a reservation through the Management Company. Parties are limited to forty (40) people.

Clubhouse rental is \$350.00. Reservation/Security Deposit is \$450.00 and is refundable provided there has been no damage and the Clubhouse is properly cleaned, including the kitchen and kitchen equipment, if used. The Clubhouse must be in release order by noon of the next day.

Rules include:

- Music and noise must be kept to a reasonable level. No live bands or DJs are permitted.
- The pool, when open, can be used however other residents are also entitled to usage.

- No glass of any kind is to be taken to the pool area.
- Wet swimwear is prohibited inside the Clubhouse.
- NO SMOKING is permitted in the Clubhouse.
- Activities for children or teenage parties must be chaperoned at all times by an adult resident.
- No pets are permitted in the Clubhouse.
- Clubhouse Hours: 10:00 A.M. to 9:00 P.M.

Commercial Use

No portion of the properties, including interiors of individual units or garages or carports, shall be used or caused to be used or allowed or authorized in any way, directly or indirectly, to be used for any business, i.e commercial, manufacturing, mercantile, storing, vending or any other nonresidential purposes.

Doors

Front doors must be the color of your building's wood siding, with the exception of the two-story buildings, which should be "brown" in color. Contact the property management company for the correct color.

Regular and security screen doors must also be "brown" in color.

Electronic Equipment/Satellite Dishes

No electronic transmitting equipment or antennas may be placed on any roof or other locations in the common area. Satellite dishes must have architectural approval before they are installed. Rules are; one satellite dish per property, no black, colored or hanging wires on any visible part of the buildings. A free standing pod placed on the patio is most desirable.

Entry Gates

The entry gates are not to be disabled in any manner, including propping them open, in order to preserve the security of the community.

External Laundering

External laundering and/or drying of clothing, including pool towels and other items, in public view, is prohibited.

Exterior Holiday Décor

Holiday décor may go up after Thanksgiving and must be removed by January 10th. Nails or screws may not be used to display your holiday décor.

Laundry Area

When using the laundry facility, the good neighbor policy prevails in courtesy to others. Wipe off washers, remove lint from dryers and clean exterior of equipment when necessary. Please observe posted rules.

Mailbox Area

Please dispose of all junk mail and newspapers properly thus keeping the mailbox area neat and clean.

Non-Owner Occupied Units

If you are an owner who rents your unit or delegates your "Right of Enjoyment" to others the following rules apply:

- You are required to report the names of any persons or person living in your unit to the Association via the Management office within fifteen (15) days of their initial occupancy.
- You are required to promptly provide your tenant(s) and/or occupants with copies of these Rules and Regulations of the community.
- You will be held responsible for the actions of your tenants and/or occupants, including any penalty assessments for violations of the Rules and Regulations, as well as any cost for repairing damage to the community.

Offensive Activity

No noxious or offensive activity shall be carried on upon the properties, nor shall anything be done which might be or become an annoyance or nuisance to owners within the properties, or which would in any way interfere with the right of quiet enjoyment of owners.

Parking Areas

Only the HOMEOWNERS AND LESSEES named vehicles at move-in may be allowed to park overnight on the premises with the exception of visiting vehicles. LESSEES must have prior written consent of the LESSOR if they have not registered their vehicles with the LESSOR. Guests and their vehicles, staying more than 15 days, without written consent of the LESSOR shall constitute a material breach of lease as well as a breach of the Vista Serena Rules and Regulations. No more than 2 vehicles if renting or owning a one or two- bedroom unit will be allowed. No more than three vehicles will be allowed for three-bedroom units. Additional approved vehicles must be stored in the designated vehicle storage area located at the southeast corner of the property at \$25.00 per month, per vehicle.

- No commercial trucks, work vehicles, trailers or recreational vehicles, including boats, shall be parked on the property of the Association unless in the RV Lot after an application has been filed. Cost is \$25 per month.
- Vehicles that are non-operational shall not be parked in the common area.
- Drive slowly and WATCH FOR CHILDREN.
- All storage outside of the residence is confined to the garages only.
- Flammable materials are not to be stored within the residences, garages or carport lockers.
- Do not park in fire lanes. Your vehicle will be towed.
- Vehicle repair is not allowed in the community.
- Oil or grease caused by any vehicle in the common areas must be cleaned up within forty-eight (48) hours.

- Common area parking is limited to a maximum of 72 hours without being moved.
- Garages are not to be used for residential use nor is Association electricity to be used for personal use.
- Garage doors shall remain closed except when in use.

Patios

- Only patio items are allowed in the patio areas. No storage of items is permitted in the patio areas.
- No articles of any kind shall be hung outside of the doors, patio walls or windows.
- No rubbish, debris or unsightly materials or objects of any kind shall be allowed to remain within the patio areas. Storage units visible from the outside are not permitted.
- Patio gates must be kept closed. Fences must be continually maintained.

Security

- Door to door solicitors should be requested to leave immediately.
- Do not open the entry gate via the telephone for anyone you do not know.

Signs

No sign of any kind shall be displayed to the public view, on or from any unit, or in the common area, without the written permission of the Board, except as provided below:

- A professional "For Sale" or "For Rent" sign may be placed in a window.
- An "Open House" sign may be placed at the entry of the community during Open House hours only.
- No signs are permitted on the outside of the complex or on any wall, fence or gate belonging to the Association.

Skateboards/Bicycles

Skateboarding, rollerblading, bicycles and/or scooter riding is not permitted on the walkways, in the pool area or in the tennis court area. Bicycle riding is permitted only in the streets, not on the grass area or sidewalks.

Swimming Pool and Spa

The swimming pool and spa are for the use of residents and their guests only. The swimming pool area is open during the summer months only from 12:00 noon to 6:00 p.m. all days. Hours are subject to change due to weather.

- Observe the posted safety and sanitation rules at all times.
- Every child under the age of 14 must be accompanied by an adult, at least 18 years of age, responsible for them. This does not mean observing a child from a doorway or through a window. The responsible adult must be in the enclosed pool area with the child.

- Guests must be accompanied by an adult resident at all times. Maximum of two (2) guests per unit.
- No children in diapers are allowed in the pool or spa.
- No pets are allowed in the enclosed pool area.
- No glass is allowed in the pool area.
- Owners and guests are to pick up their own trash, i.e. cans, cigarette butts, personal articles, etc.
- No additives of any kind, i.e. bubble bath, soaps, etc. shall be added to the pool and/or spa.
- Metal objects that may stain, corrode or chip the pool/spa are not permitted.
- Stereos, etc. may be used at moderate levels.
- Appropriate swimwear must be worn when in the pool and spa.
- Gates must be kept closed and locked at all times for the safety of small children, general security and to minimize exposure to liability claims. Anyone observed leaving the gate unlocked or propped open at any time will be subject to cancellation of their entire family's use of the pool for up to thirty (30) days and a monetary fine can be imposed.
- Climbing over gates and fences is prohibited and anyone observed doing so will be subject to cancellation of their entire family's use of the pool for up to thirty (30) days and a monetary fine can be imposed.
- All users must be listed on the "Vista Serena Pool/Spa Resident List". Guests must be accompanied by an adult (at least 18 years of age) at ALL times. Maximum of two (2) guests per unit. The Banning Police Department will be called when there are trespassers.

The Board of Directors reserves the right to deny use of the pool, pool area and spa, to anyone for infractions of these rules for safety reasons, for maintenance reasons, or for health reasons.

Tennis Courts

- Tennis shoes must be worn on the tennis courts.
- No food or glass allowed inside the tennis courts.
- No other games or activities are allowed within the tennis area. -Use after 10:00 P.M. is prohibited per City Code.

Timing Devices/Pool Areas & Sprinklers

Residents are not permitted to change or adjust in any way timing devices and/or water valves for sprinklers, pool and/or spa.

Trash

- No trash containers or bags, including empty bottled water containers, are to be temporarily stored outside of the condo entrances.

- All trash is to be placed inside of the trash bins. Garbage must be wrapped in plastic bags. Empty boxes must be crushed. Refuse placed next to the bins will not be taken by the trash collectors. Owners must pay any special charges required to remove oversized objects.
- If the dumpster is full, please hold your trash until the next pick-up day.
- Do not dispose of oil or toxic materials in the trash area, bin, or in any common area of the Association.

Window Coverings

Only white or off-white curtains, drapes, blinds, shutters and shades may be installed as window covers. No window shall be covered by paint, foil, newspaper, mirrored tint, sheets or similar items. A non-reflective natural tint is permitted.

Landscaping

No personal landscaping or decorations allowed in common areas

The Vista Serena Homeowners Association appreciate your understanding and compliance with the Vista Serena Rules & Regulations as they act as our road map to provide a safe and pleasant place for you and your family to enjoy. It is the responsibility and mission of the VSHOA to continuously improve the common areas and to encourage individual owners to upgrade their private property. This is your community - Be Proud

VISTA SERENA HOMEOWNERS ASSOCIATION
NON COMPLIANCE ASSESSMENT SCHEDULE

Failure to comply with the Rules and Regulations will be considered a violation and will be subject to Actions by the Association as outlined below:

FIRST ACTION:	Written Warning
SECOND ACTION:	Final Warning Letter
THIRD ACTION:	\$50.00 Non Compliance Assessment
FOURTH ACTION:	\$100.00 Non Compliance Assessment
FIFTH ACTION:	\$200.00 Non Compliance Assessment
FURTHER ACTIONS:	\$200.00 Non Compliance Assessment and/or Legal Resolution

Any violation of the Rules and Regulations which involve the safety of owners or residents or is considered a "gross" violation of the Rules and Regulations will be handled by the Board of Directors as is deemed necessary, and will not be restricted to the "Actions" outlined above.

Any violation of these Rules and Regulations which involve the destruction of Association property by an owner, their tenants, or their visitors will be handled by the Board of Directors as is deemed necessary, including prosecution under the appropriate criminal and/or civil laws of the State of California, and will not be limited to the "Actions" outlined above.

