

DEL LAGO HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

REVISED
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1.0 PRLIMINARY STATEMENTS

1.1 The C C & R's

These rules and regulations of the Del Lago Homeowners' Association ("Rules") are adopted pursuant to the Declaration of Covenants, Conditions and Restrictions of Del Lago, recorded April 2, 1980, in the official records of the Los Angeles County Recorder as Instrument No. 80-332000 (the "CC&R's") which is, by this reference, incorporated herein and made part thereof. Except as otherwise indicated herein, the definition of words and terms shall have the same meaning as such words and terms in the CC&R's.

1.2 Owner's Responsibility

Each Owner and members of each Owner's family and tenants shall promptly comply with all the provisions and terms of these Rules and each Owner shall be responsible for the compliance by each Owner's family members and their respective guests and tenants with the CC&R's and these Rules. The Owner is responsible for the conduct of tenants and it is the Owner's responsibility to ensure that tenants are aware of the rules. Fines and other remedies will be assessed against the Owner.

2.0 ENFORCEMENT PROVISIONS

2.1 Authority to Assess Fines

In addition to the remedies provided at law or in the CC&R's, the Board shall have the right, after an Owner has been provided with 10 calendar days prior notice of the existence of a violation (a "Notice of Violation") (except in the instance of a parking violation which will be governed by the provisions following), to assess a monetary fine for any violation of these Rules or the CC&R's.

2.2 Enforcement Hearing

No monetary fine may be assessed until the accused Owner has been given an opportunity to explain, either orally or in writing, why a monetary fine should not be assessed by the Board at a meeting called by the Board of Directors (an "Enforcement Hearing").

2.3 Amounts of Fines

After or during an Enforcement Hearing, the Board may assess a monetary fine not to exceed \$500 for each violation of these Rules or the CC&R's. If any such violation (or substantially the same violation) is repeated within a twelve month period, following the mailing of a Notice of Violation, an additional monetary fine not to exceed \$1,000, may be assessed for each additional violation thereafter, following an Enforcement Hearing.

3.0 MOTOR VEHICLES

3.1 Maximum Speed

The maximum speed allowable for vehicles within Del Lago is **20 MPH**.

3.2 Vehicle Repair

Vehicles cannot be repaired, rebuilt or painted on the streets or driveways.

3.3 Trailers

Unattached trailers are prohibited on the streets or driveways of Del Lago.

Trailers attached to a vehicle are permitted for a period not to exceed 48 hours.

3.4 Street Storage

No Vehicle may be parked continuously for more than 72 hours on any street.

Cars should not appear abandoned or be immobile for extended periods of time on streets or driveways.

3.5 Vehicle Towing

The Board may direct its agent to tow or otherwise have removed from the community, any vehicle which is used or parked in violation of any law, these Rules, or the CC&R's. No vehicle will be towed or removed because of a violation, unless at least one written warning of said violation has been posted on such vehicle at least 24 hours before such vehicle is towed or removed from the community.

3.6 Parking Regulations (added)

Parking space in Del Lago is limited; each homeowner has been allotted two parking spaces within individual garages and some homeowners have additional parking space on extended driveways. There are no designated guest parking areas, there are only streets.

Garages are intended for parking of two resident vehicles and personal belongings only. Garages may not be partitioned off or otherwise altered so as to prevent the parking of two normally sized vehicles therein. They cannot be used for or be converted for the living or recreational uses.

Additional vehicles: Residents having more than two vehicles may obtain a parking sticker to park their extra vehicles on the street or in their driveway **only** upon satisfying certain requirements and completing an application form for obtaining a Del Lago parking sticker. The requirements are as follows:

**Two cars must be parked in the garage prior to parking additional vehicles in the street or driveway.*

**Each additional licensed driver may obtain a sticker for parking their vehicle in the street or driveway. A valid California driver's license and vehicle registration (showing the Del Lago address) is required for each driver and vehicle.*

**Each household will be permitted to obtain a sticker for one extra vehicle (without a licensed driver) that may be parked in the street or driveway.*

All vehicles must be currently registered, licensed, operable and meet the requirements of the California Vehicle Code, unless parked inside the garage.

Driveways: To park in your driveway, vehicles must park within the driveway, head in, with all four wheels on the driveway surface and not into the curb or gutter. Parking in the street, parallel to one's own driveway, is permitted (with a sticker).

Guests: Overnight guest parking may be accommodated by calling the Security Company that patrols the community, and have the vehicle put on a "safe list", so it will not be ticketed. If the time needed for the guest parking is over 72 hours, call the management company to arrange "safe listing" for a longer period. **Normally, a vehicle may be safelisted for a maximum of 4 days in any consecutive 30 day period.**

Patrol Service: A patrol service will patrol the Del Lago community on a nightly basis, checking the community for any suspicious activity and monitoring parking violations. Resident vehicles parked overnight without a parking sticker, or guests not "safe listed", will be issued a citation. The *fourth* citation within a 90 day period will result in towing of the vehicle at the owner's expense. Residents with circumstances requiring special consideration (construction, moving, etc.) may request "safe listing" for specific periods. (revised)

Commercial Vehicles: No commercial vehicle may be parked or stored on any lot or street, except within the owner's garage, unless the vehicle is temporarily parked while making a delivery or performing service. A commercial vehicle is defined as those which display company logos, phone numbers, lettering or advertisements, exterior racks, ladders, equipment, etc.

4.0 COMMON AREAS

- 4.1 Pets: Pets must be kept on a leash at all times, when off of the owner's property. Residents MUST clean up after their pets.
- 4.2 Streets: The discharge of any oil, dirt, trash, yard trimmings or noxious chemicals, etc, into the streets, drains or common areas within Del Lago is prohibited.

5.0 ARCHITECTURAL PROCEDURES

- 5.1 Approval: ANY work that alters the appearance of a structure or lot, requires approval of the Architectural Committee. The Architectural Committee should be presented with plans or specifications PRIOR to their submission to the Building Department of the City. The homeowner should request a copy of the Del Lago Architectural Guidelines from the management company.
- 5.2 Plans required for:
 - 5.2.1 All exterior room additions
 - 5.2.2 All exterior alterations to existing structures
 - 5.2.3 Utility buildings
 - 5.2.4 Playhouses
 - 5.2.5 Greenhouses
 - 5.2.6 Patios
 - 5.2.7 Swimming Pools and Spas
 - 5.2.8 Solar energy equipment or skylights
 - 5.2.9 Exterior water softeners/ Air conditioning equipment

5.2.10 Awnings

5.3 Painting: No change in the exterior color of any residence may be made without the consent of the Architectural Committee or the Board. The management company can approve the exterior painting of the approved colors. Contact the management company for the current acceptable colors **prior** to starting a painting job to **save time and the need to repaint incorrect colors**.

5.4 Landscaping: **No** trees, bushes, shrubs or plants, which at maturity and without clipping or pruning thereof, **would exceed the height of the dwelling** house on any lot, shall be planted or emplaced until the plans and specifications for the placement on any such plants have been submitted to and **approved, in writing, by the Architectural Committee**. In common areas, trees and shrubs may not be altered without permission. (revised)

6.0 SIGNS

- 6.1 Types: Only signs pertaining to the sale, rental, legal proceeding or security of a house are permitted on a lot. Signs shall not be hung over perimeter walls.
- 6.2 Removal: All signs must be removed within 15 days of the rental of a home or of the opening of escrow when a home is sold.
- 6.3 Size: The maximum size of a sign is twenty-four (24) inches by eighteen (18) inches and shall be placed on a metal stake. 4 X 4 posts are not allowed due to possible damage to telephone or cable TV lines.

7.0 MISCELLANEOUS

- 7.1 Door-to-door Solicitation: Door-to-door solicitation, for commercial purposes, is not allowed. Only solicitation by non-profit organizations is allowed only by Del Lago residents (ie: Girl Scouts, Boy Scouts, etc.)
- 7.2 Estate/Yard/Garage Sales: Garage, estate, and yard sales are not allowed in Del Lago. (A once-a-year sale has been held by Del Lago residents on the green belt at the end of Colorado St., organized by interested residents.)
- 7.3 Nuisance: No offensive conduct or activities shall be carried on, upon or within the properties, nor shall anything be done thereon which may be or become a nuisance or annoyance to the owners and residents of the neighboring property, or which will in any way interfere with the quiet enjoyment of other owners and residents.

8.0 SIMS POND PRESERVE

- 8.1 Creation: Sims Pond Preserve was created under a plan required by the California Coastal Commission as a habitat for the Least Tern and other shore birds. It is maintained under the direction of the Department of Fish and Game. It is jointly owned by Del Lago and Bay Harbor Homeowners Associations.
- 8.2 Usage: There shall be **NO PUBLIC ACCESS** to the preserve, but may be viewed from outside. **NO DOMESTIC ANIMALS SHALL BE DEPOSITED OR ALLOWED INTO THE PRESERVE, AS THIS WILL DESTROY THE NATURAL ECOLOGY OF THE PRESERVE.**

