

**LOS VERDES PARK UNIT ONE  
HOMEOWNERS' ASSOCIATION, INC.  
92 Los Verdes Drive, San Luis Obispo, CA 93401**

**SCHEDULE OF FINES FOR VIOLATIONS  
OF RULES AND REGULATIONS**

**FINES BECOME EFFECTIVE AFTER ONE WARNING**  
(excluding 6.1, 6.4, & 9.12)

**2.1 Tenant Information Not Provided -- \$50.00 fine.** A fine of \$50.00 will be charged to homeowners & non-resident homeowners if they do not inform the secretary of the Homeowners' Association, 92 Los Verdes Dr., San Luis Obispo, CA 93401 of any change of tenants in the home, including the name, phone number, vehicle license plate number, make & model of vehicle and emergency names & phone numbers within 15 days of change of tenants.

**2.2 Information Not Provided -- \$50.00 fine.** A fine of \$50.00 will be charged to a buyer who does not provide written notice to the secretary of the Homeowners' Association, 92 Los Verdes Dr., San Luis Obispo, CA 93401, of the names, address, and phone number of the new owners prior to, or at, close of escrow.

**4.1 Illegal Activities, Unreasonable Annoyance -- \$100.00 fine.** No illegal activities or activities which are an unreasonable annoyance or nuisance to neighbors are permitted. Noise, such as barking dogs, live and recorded music, stereo amplifier systems, television systems, motor vehicle or power tools, which would unreasonably disturb any other resident is not permitted in the park. (CC&R's 6.3)

**4.3 Advertising Signs -- \$50.00 per sign.** No advertising signs are permitted except signs required by legal proceedings or "For Sale", "For Lease", or "For Rent" signs not larger than 18 inches by 24 inches. (CC&R's 6.6)

**4.5 Trash -- \$50.00 + \$10.00 per day if left out.** Residents are not permitted to accumulate rubbish, trash or garbage at any residence, patio area, driveway or lawn. Trash located outside the interior walls of a residence must be stored inside appropriate covered disposal containers. Except on trash pickup days, such containers must be located on the owner's residential area and must be screened from view from any street, neighboring lot or common area. Fines and penalties may be imposed for accumulation or disposition of rubbish, trash or garbage in a manner inconsistent with association rules. (CC&R's 6.8)

**4.6 Storage of Personal Property -- \$50.00 fine.** Storage of personal property on any residential parcel must be entirely inside enclosed storage areas. Woodpiles or storage piles may not be accumulated on lawn areas. Firewood may be stacked on patio areas. (CC&R's 6.9)

**4.7 Laundry -- \$50.00.** No washing or drying of clothes in a manner which is visible from any neighboring lot or the common area. (CC&R's 6.10)

**4.8 Antennas and Dishes -- \$50.00 + \$10.00 per day until corrected.** Antennas and similar devices for television and radio broadcast reception are permitted, but the diagonal or diameter measurement must not exceed 36 inches. Such devices may not be installed without the prior written approval of the Structural Architecture Committee. (CC&R's 6.11)

**4.9 Fire Hazards -- \$100.00 fine.** No exterior fires are permitted except as contained in barbecue equipment located on private patio areas. No activities are permitted which would create a fire hazard or is in violation of local fire regulations. (CC&R's 6.12)

**4.10 Sports Apparatus -- \$50.00 fine + \$10.00 per day until removed.** No basketball standards, fixed or portable, or other sports apparatus is permitted on any residential parcel. (CC&R's 6.13)

**4.11 Machinery or Other Equipment -- \$50.00 fine.** No machinery or equipment may be placed, operated or maintained on any residential parcel except machinery or equipment as is usual or customary with the use, maintenance or repair of a private residence. (CC&R's 6.14)

**5.1 Household Pets -- \$100.00 fine.** A reasonable number of household pets may be kept by owners and tenants. Pets may not be kept, bred and maintained for commercial purposes. No other animals, livestock or poultry may be kept in the park. See last page for San Luis City Rules & Regulations regarding animals in homes.

**5.2 Leashes Required -- \$100.00 fine.** Dogs are allowed on the common areas only when they are on leashes and under the supervision of their owners. No pet shall be left chained, tethered or unattended in any unfenced area. See last page for San Luis City Rules & Regulations regarding animals in homes.

**5.3 Removal of Pet Wastes -- \$100.00 fine.** Pet owners are responsible for the removal and prompt disposal of pet wastes deposited by their pets. Disposal of pet wastes is not permitted under or in park landscaping. See last page for San Luis City Rules & Regulations regarding animals in homes.

**5.4 Person Responsible for Pet Conduct -- \$100.00 fine.** Each person bringing a pet on park properties is solely responsible for the conduct of the pet. See last page for San Luis City Rules & Regulations regarding animals in homes.

**5.5 Areas Where Pets Are Prohibited -- \$50.00 fine.** Pets are not allowed within the gated recreation area, including in and around the pool, the weight room, the clubroom, as well as the tennis or basketball courts, and the children's playground area.

**6.1 Speed Limit – \$100.00 fine.** The speed limit for motor vehicles in the park is 15 miles per hour. Also subject to the fine will be: failing to stop at stop signs, disregarding yield signs, and reckless driving.

**6.3 Permitted Parking -- \$100.00 +\$10.00 per day until removed.** All authorized vehicles or trailers must be parked in a garage, driveway, or in guest parking areas, or in the owner's assigned space in the park's RV storage area. Guest parking spaces are any permitted parking spaces other than garages and driveways. Residents are required to make full use of their own garages and driveways before using guest parking spaces. Parking in guest parking spaces from midnight to 6 A.M. seven days a week are reserved for bona fide guests. Guest permits, each specific to the specific unit and usable for one 72-hour period, will be provided to each unit. When a unit has used a guest permit, another guest permit will be supplied upon return of the used permit to the manager, provided the privilege is not abused. Abuse includes, but is not limited to: 1) Using guest permits on vehicles driven by residents of the park; 2) Using an expired guest permit more than its intended single-use life; 3) Repeated parking with an expired or altered permit; 4) Use by one unit of guest permits issued to another unit. Decision to suspend, or deny altogether the issuing of guest permits to a unit shall be an action of a vote of the majority of the Board of Directors and shall not be at the discretion of the manager.

**6.4 Prohibited Parking or Vehicle Storage -- \$50.00 + towing fee.** No vehicles may be parked in red curb zones, on sidewalks, on lawns blocking driveways, or from midnight to 6 A.M. in guest parking areas. Any vehicle parked in guest parking without a guest pass will be towed at the owner's expense.

**6.5 Vehicle Repair -- \$50.00 fine.** Except for emergency vehicle repairs, no motor vehicle may be constructed, reconstructed or repaired within the park. No dilapidated or in-operable vehicle, including vehicles without wheels or an engine, may be stored in the park. Major vehicle repairs or restoration is only permitted if conducted entirely within the resident's garage and in a manner that does not cause another vehicle or trailer to be parked in violation of these rules. The board may prohibit the activity entirely if the board determines that the activity is being conducted in a manner that constitutes a nuisance or causes an unreasonable interference with neighbors' quiet enjoyment of the park. The restrictions imposed by this rule are not intended to prohibit routine vehicle maintenance such as the changing of oil, the replacement of an air filter or other similar routine vehicle maintenance activities that can be completed in a few hours, so long as that maintenance is conducted in the resident's driveway or in the resident's garage. (CC&R's 6.16)

**6.6 Driveways -- \$50.00 fine.** All driveways must be maintained in a neat and orderly condition. Vehicles parked in driveways are not permitted to extend into the street.

**6.7 Parking Restrictions on Unauthorized Vehicles – \$50.00 + Tow-away fee.**

Campers, boats, trailers, motorcycles, commercial trucks and other trucks in excess of one ton are not permitted to be parked in the park (other than in enclosed garages) except for periods not to exceed 24 hours for the purpose of loading and unloading. Campers, trailers and recreational vehicles may be parked in the park's RV storage area as permitted in accordance with these association rules and as provided in subparagraph 6.9. Small campers and other recreational vehicles used for daily transportation are limited to parking in driveways and enclosed garages. (CC&R's 6.16)

**6.8 In-operable Vehicles – Tow-away fee.** Any motor vehicle or other wheeled vehicle, resident or non-resident owned, which appears to be abandoned, has an expired license plate, is wrecked, non-operable, or deemed to be in one or more of these categories by the board, and parked in the park, including the RV storage area, in violation of these rules will be towed at the owner's expense with 24-hr. warning notice.

**8. Activities Affecting Insurance – \$100.00 fine.** No activities are permitted in the park which will increase the rate of insurance relating thereto on any policy maintained by the association without the prior written consent of the association. No owner shall permit anything to be done or kept on his or her residential parcel or within the common area which would cause any improvements to be uninsurable against loss by fire or casualty or result in the cancellation of insurance on any residential parcel or any part of the common area. (CC&R's 6.19)

**9.1 Admittance – \$50.00 fine.** Admittance to the recreational facilities is only by key. Using a key that has been lost by someone else is prohibited. Climbing over fences or propping open the gates is prohibited. Leaving pool cover off is prohibited. All keys found must be turned in to the office.

**9.5 Use of Courts – \$50.00 fine.** Admittance to the tennis court is by key. Keys may be obtained from the manager's office at 545-7870 for a fee of \$10.00. Only tennis may be played on the tennis court. Tennis shoes must be worn while on the tennis court. Only basketball may be played on the basketball court. No skate boarding or roller blading is allowed.

**9.12 Garden Area Prohibited Activities – \$50.00 fine.** No roller blading or active game playing is permitted in the park's front entrance garden or on curbs throughout the park.

**Broken Sprinklers – \$30.00 minimum + parts.** Driving on the lawn, especially the edges, will almost always break the sprinkler head. If the vehicle is heavy enough, or if the ground is wet, the sprinkler head and the water lines connected will also break. Broken lines mean more work and more expense.

# CITY OF SAN LUIS OBISPO RULES & REGULATIONS FOR ANIMALS

## **6.20.010 Keeping noisy animals – Prohibited.**

No person shall keep, maintain or permit on any lot or parcel of land any dogs, animals, poultry or household pets, which by any sound or cry shall disturb the peace and comfort of any neighborhood, or interfere with any person in the reasonable and comfortable enjoyment of life or property.

## **6.20.050 Leash Law.**

A. It is unlawful for any person to suffer or permit any dog owned, harbored or controlled by him to be on any public street, alley, lane, park or place of whatever nature open to and used by the public in the incorporated area of the city unless such dog is securely leashed and the leash is held continuously in the hand of a responsible person capable of controlling such dog, or unless the dog is securely confined in a vehicle, or unless the dog is at “heel” beside a competent person and obedient to that person’s command.

B. Dogs used on farms and ranches for the primary purpose of herding livestock are not required to be leashed or at “heel” beside their owner or person controlling the use of the dogs while on a public street, alley, lane or place of whatever nature open to and used by the public in the incorporated area of the city while trading such livestock and as long as the dogs are obedient to the commands of the person controlling their use for this purpose.

C. Notwithstanding any other provision of this code, no person shall allow any dog, whether on a leash or not, to be on any public street, alley, lane, sidewalk or other place open to and used by the public and for which an encroachment, sidewalk or street closure, or similar permit has been issued and the person(s) holding said permit have given reasonable notice that the presence of any dogs would interfere with the purposes for which the permit was issued. This prohibition shall not apply to guide or seeing-eye dogs.