

Emergency Phone Numbers

Emergencies (Police/Fire/Ambulance)	911
Police (Non-Emergency)	858-553-8000
Animal Control	619-236-4250
Dead Animal Removal.	858-694-7000
Pest Control (Terminix)	855-456-3632
Poison Control	800-876-4766

Property Management Co.

Menas HOA Management

(858) 602-3470

REVISED

September 1, 2018

SANS SOUCI CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

These rules supplement the Covenants, Conditions, and Restrictions (CC&R's) of the Sans Souci Condominium Association. It is the responsibility of all homeowners who rent or lease their units to inform their tenants of the additional conduct requirements specified in the CC&R's. Non-compliance by residents is subject to the COA's fine policy.

Quiet Hours

- Hours are in effect between 10 p.m. and 8 a.m. Refrain from loud and boisterous noise during this time. Construction work is to ONLY be completed Monday thru Saturday, 8:00 a.m. – 5:00 p.m. No work is to be conducted on Sunday.

Swimming Pool

- Pool Hours: 9:00 a.m. to 10:00 p.m. THERE WILL BE NO LIFEGUARD ON DUTY.
- Glass containers are not permitted within the pool area.
- Appropriate attire is to be worn in the pool area at all times.
- Animals are not permitted within the pool area
- Children under the age of 14 years of age are not allowed in or around the pool area unless supervised by a resident over the age of 18 years old.

Exclusive Use Common Areas

- Clothing, towels, or other items are not to be hung or draped over the balconies or railings.
- Common areas are to be kept free of personal belongings.
- Patios/balconies are to be kept clean and tidy. Homeowners are allowed to have furniture on their patios as long as it is in good condition. Keep personal items to a minimum on the balcony's/patios.
- Under no conditions are homeowners allowed to affix anything to the exterior walls of the patios. This is a violation of the Association's governing documents and will be dealt with accordingly.
- If homeowners wish to have additional fencing added to current railings, the fencing must follow HOA approved guidelines and material must be approved prior to installation.
- All barbeques MUST be propane. No charcoal barbecues are permitted.
- Personal barbecues are not permitted in the common areas.
- Exterior Light Fixtures on Balcony are HOA responsibility.
- Gates are to remain closed at all times. If a gate is found open, please close the gate. Make every effort to remind homeowners and tenants that the gates must remain closed.

Pets

- All animals are to be kept on a 6-foot or less leash at times in all common areas and complex.
- All pet food and water is to be kept inside the units.
- All homeowners/tenants are responsible for making sure their animals do not cause excessive noise.
- Do not allow your pet to defecate or urinate inside the gates of the community. Homeowners are to ALWAYS clean up after their pets! If homeowners do not clean up after their pets, fines will be levied on the homeowner.

Damage to Common Area

- Any damage to common area buildings, recreational areas, equipment or HOA property caused by an owner, their family or guests, or employee contractors, shall be at the sole expense of the appropriate homeowner.

Deeded Parking Spots

- Owners are responsible for cleaning up oil spills in their deeded parking spots.
- Parking spots are to be kept clean and tidy. No trash items are to be stored in parking spots. If homeowners need to temporarily store trash items in the parking spots, you must notify property management with the length of time.
- Personal items are not to be stored in the parking spots. Only motorcycles/bicycles are allowed to be store in the parking spot along with your vehicle.

Satellite Dishes

- Satellite dishes – in the event you require a satellite dish, you must first submit an architectural application to the Board of Directors for approval. All satellite dishes must be labeled with the homeowners name, phone number, and unit number at the time of installation. All equipment must be secured by means other than directly into the roof. It is prohibited to permanently install any equipment into the roofing material, including vents. Any damage caused by the installation of satellite equipment on any part of the roof will be the sole responsibility of the homeowner to fix. It is the homeowner's responsibility to remove all satellite dish equipment at the time of move out.

Front Doors

- Doors are HOA responsibility. No alterations besides replacement of locks are to be made without HOA approval.
- Front door screens are currently not approved for installation by any member of the Association.

Patios/Balconies

- Only patio furniture (table, chairs, bench, etc. in good condition), potted plants (a reasonable number - no more than five (5) per balcony), one (1) barbecue (propane only), two (2) bicycles, one (1) piece of exercise equipment, one (1) baby stroller, one flag and/or banner (less than 15 square feet per state law), one (1) small shelving unit, one (1) small trash can, three (3) small

decorative signs*, a standing clothes drying rack which extends no higher than the top of the railing, string lights (white in color), holiday decorations**, surfboards, and silver chicken wire no higher than the top of the railing are permitted on patios/balconies. Drying of towels or clothes over the patio/balcony railings is not permitted at any time. Any additional items will require an architectural request and approval from the Board of Directors.

*Decorative signs must not be adhered to the building with nails or screws. If the Board of Directors approves anything to be attached to the walls, the homeowner is responsible for repairing any damage to the building.

**Holiday lights may be displayed only from Thanksgiving to January 31st. Anyone displaying such lights either before or after this period will be subject to a fine of \$10.00 per day.

Front of Individual Units

- The only thing residents are allowed to put in front of their units is a flat door mat. All door mats must not be a trip hazard for anybody approaching the unit. Residents are not allowed to put anything else (plants, surfboards, bicycles, etc.) in front of their units unless approved by the Board of Directors.

Laundry Rooms

- Laundry areas are to be left in a clean and orderly condition. Do not leave laundry in the machines for excessive amounts of time. If there is a malfunction of the machines, please contact CoinMach (number is on the machine) or contact Summit Property Management at 619-296-7232.
- No smoking in or around the laundry room.

Trash/Recycle

- Trash and recycle items are to be placed in appropriate containers. All boxes MUST be broken down flat and disposed of in the recycle bin.

No Smoking

- Due to the scientific evidence of the dangers of secondhand smoke, smoking of tobacco, marijuana, or any drug of any kind whatsoever is prohibited in any part of the Common Area, including, but not limited to the Exclusive Use Common Area patios and balconies. For the purposes of this rule, “smoking” shall mean drawing into the mouth and puffing out smoke or vapor. “Smoking” shall also mean using a pipe, cigar, cigarette, e-cigarette or any similar device.

Community Issues

- Tenants are required to report all problems to the owner of their unit. Owners are required to report all problems to the Property Manager. If problems occur outside of business hours please call the Menas Realty Company emergency line or police as deemed appropriate.
- Report all crimes and incidents to San Diego Police (619-531-2000) and contact your Property Manager with the same information.
- Homeowners and tenants are to treat each other with respect at all times.

Bicycle Storage

- Bicycles are not to be locked to any common areas. In the event this occurs, locks will be removed by the Property Manager and the bicycles will be left to the discretion of the owner.

Water Shutoff

- Water is responsibility of the HOA. If the water needs to be shut off for a period of time, the homeowner must notify Menas Realty Company and post a 48-hour notice to all homeowners/tenants before the shutoff occurs.

Lease Agreements

- Homeowners are required to supply Menas Realty Company with tenant information within 10 days of their move-in.

Transient Occupancy

- If a unit is being used as a vacation rental within Sans Souci Condominium Association, it is a direct violation of the CC&R's. The CC&R's specifically requires homes be used for private, one-family residences, and prohibits business or commercial use. Homeowner's may not lease a residence for transient occupancy (such as vacation rental, hotel, or timeshare). Such activities are prohibited whether they are engaged in full-time or part-time, whether they are for-profit or non-profit, and whether they are licensed or unlicensed. Similarly, these requirements apply regardless of whether the residence is rented directly by the Owner, by a property management company, or via internet travel services. All leases shall require renters to comply with all of the governing documents of the Association. Further, failure by any tenant to comply with these documents constitutes a default under the lease or rental agreement. For any and all violations of the Association's transient occupancy, short-term, and vacation rental restrictions set forth in the CC&R's and Rules & Regulations, we propose the following fines shall be levied:

Transient Occupancy Fine Policy

First Offense -	\$800.00
Second Offense -	\$1,600.00
Third Offense -	\$2,400.00
Fourth Offense -	\$100 per day until the violation stops
(Subsequent violation)	

- If, within twelve (12) months of violating the Association's transient occupancy, short-term and vacation rental restriction, the same Owner rents or leases his or her residence violation of this policy, he or she will be called to additional hearings whereat he or she will be assessed additional monetary penalties in accordance with the fines published above.
- The above-stated monetary penalties shall be imposed per violation and not per month that such violations occur.
- In addition to the above-stated monetary penalties, a lawsuit may be filed against the Owner for injunctive relief.

NOTE: Internet, print and other types of advertisements for short-term leases or rentals within the San Souci community shall be deemed proof of violation of the leasing restrictions contained in Declaration and the Rules & Regulations. It shall be the Owner's responsibility to provide the Board with the following proof that he or she is not in violation of the same: 1) a signed lease or rental agreement covering the period in question that explicitly states a lease or rental term of at least thirty (30) days; and 2) a signed, notarized declaration from the tenant or tenants attesting to the authenticity and accuracy of that signed lease or rental agreement.

The Rules and Regulations are for the health and safety of all the homeowners and residents. Compliance with the above Rules & Regulations will be greatly appreciated.