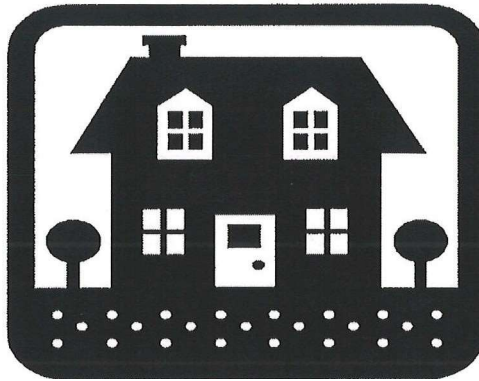


*Villa Dominique Viewhomes
Association*



Rules & Regulations

Revised May 2022

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Introduction

Welcome to Villa Dominique Viewhomes Association. This document has been prepared by the Board of Directors of the Homeowners Association to answer questions homeowners may have regarding their new home and the Rules and Regulations (R&Rs) of the Association. These R&Rs are a supplement to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the By-Laws of Villa Dominique Viewhomes Association. Homeowners are urged to read these documents, which are included in the new homeowner packet. They explain in detail the rights and responsibilities of each homeowner. Please read this booklet carefully and advise family members, tenants, and guests of the contents.

Living in a Planned Unit Development (PUD) such as Villa Dominique Viewhomes, either as an owner or a tenant, requires a different approach to everyday activities than living in a single-family dwelling. The homeowner owns the dwelling inside. The Association maintains selected areas, such as the outer layer roof, deck coat, and building paint.

The Board of Directors extends an invitation to all homeowners to participate in the Homeowners Association. To preserve the beauty and property values of our community, it is vital that residents join with neighbors, share ideas, and serve on a Committee or the Board.

If homeowners have any questions or an emergency, they should contact the property management company.

ASPM San Diego Inc.
4079 Governor Drive Suite 700
San Diego, CA 92122-2522

Business Line: 858-430-5700

After hours and weekend emergencies: 858-430-5700

Assistant Manager:

Cara McCampbell e-mail: info@aspm-sd.com

Manager:

Kalyn Capito e-mail: info@aspm-sd.com

Architectural Guidelines

- All changes or additions to the exterior of the units must be requested in writing to the Architectural Review Committee (ARC) for approval prior to making changes. Contact the property management company for necessary forms.
- Each homeowner is responsible for maintenance of any approved exterior modification. If, in the opinion of the Board of Directors, the exterior change is not maintained, the modification may be removed or repaired by the Association at the owner's expense.
- The ARCh.as written guidelines for modifications including, but not limited to: air conditioners, screen doors, patio covers, satellite dishes, exterior lighting, garage doors, and front doors.
- Residential path lights leading to entryways are permitted; however, the style and placement of path lights require ARC approval. Low wattage, low profile path lights are recommended. Lights should be placed so they shine down on the walkway- not up toward the sky.
- Decorative items may not be mounted or attached to exterior wood or stucco without prior approval of the ARC.
- December decorations may be displayed up until 20 days after the holiday; other holiday decorations must be removed within 72 hours of the holiday.
- Beautiful patios and decks are for your enjoyment. They may not be used for storage. Decorative items may be placed on patios and decks.
- When an American flag is displayed, the Federal Guidelines for display and maintenance of the American Flag must be followed. (If flown at night, the flag must be illuminated).
- A single "For Sale" or "For Rent" sign or political sign no larger than 24 by 36 inches, is permitted for each unit. It must be placed in the flowerbed closest to the garage. It may not be placed in the lawn or on the outside of the building.
- Political signs must be removed within one week following the election.
- Architectural Control - Because the Board of Directors is ultimately responsible for the actions of the Association, the Board will have final approval of any changes to the Architectural Guidelines established by the Association. The ARC will still handle individual architectural requests (Board Meeting-July 15, 1997). ARC decisions may be appealed, in writing, to the Board.

Insurance Deductible

In the event of a loss for which the Association's insurance coverage is used, the responsibility for payment of any deductible shall be as follows: (The current deductible is \$5,000)

- Homeowners shall be responsible for the cost of any deductible if the damage or loss occurs to an item of personal property, or for which the homeowners are responsible.
- The Association shall be responsible for the cost of any deductible if the damage or loss occurs to any item owned by the Association, or for which the Association is responsible.
- The foregoing notwithstanding, if the damage or loss is caused by the negligence or misconduct of any homeowner, resident, guest, tenant, or invitee of any homeowner, the responsible homeowner shall be liable for the cost of the deductible.

The Board encourages each homeowner to check with their insurance agent to ensure they have adequate coverage.

Common Area/Landscaping Guidelines

- No changes, alterations or additions of any kind shall be made in or to the Common Area without prior approval of the ARC. Such alterations include, but are not limited to: poles, hooks, flags and decorative items.
- Maintenance of the landscape in the Common Area and around the individual units, (but not within the gated entrances) is the responsibility of the Association through the Board of Directors.
- Common Area landscaping is not to be removed or added to unless preapproved by the Board of Directors. Additions to landscaping on the berms behind individual units require preapproval by the Board of Directors and subsequently become the maintenance responsibility of the homeowner. Unauthorized changes to the landscaping may be restored by the Association at the homeowner's expense.
- Residents may not alter or manipulate the irrigation system or schedules in any way without preapproval by the Board of Directors.
- Homeowners must arrange for the planting of Texas Privet or approved landscape plants on all exposed sides of the a/c condenser. Homeowners may furnish the plants or order them through the landscaping company.
- Potted plants may be placed on sidewalks, patios, and balconies without prior approval. To protect the property, the homeowner must place water-catching saucers under these containers.
- Vines that are planted by the homeowner are to be kept below roof eaves and out of the gutters. Vines are not permitted to attach to the stucco. A trellis is recommended.
- Non-emergency communications with landscape company employees shall be made via the property management company.

Any items or activity that becomes an annoyance or nuisance to the neighborhood is not permitted, in accordance with the CC&Rs. Please be respectful and courteous of your neighbors. Consideration for the peaceful enjoyment of others is essential in a multi-unit community.

Maintenance Guidelines

- The CC&Rs (pp 11) of the Association state the duties and responsibilities of the Association. Legal interpretations in 1992 and again in 1999 have defined the responsibilities for building maintenance and Common Areas for the Association and homeowners.
- The following matrix is provided to help distinguish between homeowner and Association responsibilities. The matrix is not all-inclusive. Items not covered by the matrix will be decided by the Board of Directors. If appropriate, Board decisions will be incorporated into the matrix.

Matrix

<u>Component(s)</u>	<u>Homeowner</u>	<u>Association</u>
Air Conditioning - Unit System	X	
Appliances - Built In	X	
Appliances - Free Standing	X	
Balcony Deck - Surface {Paint/Color}		X
Balcony Deck - Waterproof Membrane	X	
Balcony Deck - Underlayment/Sheeting	X	
Balcony Railing & Wall Structure	X	
Building - Exterior Surface (Paint/Color)		X
Cable TV - Wiring	X	
Carpeting - Interior	X	
Caulking - Exterior		X
Caulking - Interior (e.g., Bathroom, Kitchen)	X	
Chimney - Cap & Spark Arrestor	X	
Chimney - Exterior	X	
Chimney- Interior /Flue	X	
Chimney- Sweeping	X	
Cul De Sac Streets - Paving /Repair		X
Doorbell - Exterior Components/Button Switch	X	
Doorbell - Interior Components	X	
Doors - Exterior	X	
Door - Front Exterior	X	
Door - Garage	X	
) Door- Garage - Exterior Surface (Paint/Color)		X
Doors - Interior	X	
Doors - Screen/Storm/Security	X	
Doors - Screen/Storm/Security - Exterior Surface	X	
Door - Utility - Exterior Surface (Paint/Color)		X
Drains - Bathtubs/Showers/Sinks	X	
Drains - Patio/Balcony	X	
Driveway		X
Dryer Vents - Cleaning & Repair	X	
Drywall - Interior	X	
Electrical- Panel/Circuit Breakers/Interior Wiring	X	
Electrical - Exterior Light Fixtures	X	
Electrical - Pole Lights in Common Area & Pool Area		X
Fireplace - Exterior & Interior Components	X	
Floor Coverings	X	
Front Wrought Iron Gate	X	
Front Wrought Iron Gate (Paint/Color)		X
Furnace - Unit System	X	
Garage Door Opener & Hardware	X	
Gas Lines - Below Ground	X	
Gutters & Downspouts		X
Landscaping - Back Yard		X
Landscaping - Front Yard		X
.J Landscaping - Behind Wrought Iron Gate	X	
Landscaping - Patios	X	
Lighting Fixtures - Common Area		X

<u>Component(s)</u>	<u>Homeowner</u>	<u>Association</u>
Lighting Fixtures - Interior	X	
Mailbox Key & Lock	X	
Mailbox Boxes & Structure		X
Party Wall	X	
Patio Gate - Repair/Replace/Paint		X
Patio Wall		X
Patio Cover - Repair/Replace/Paint	X	
Patio Slab	X	
Plumbing Lines - Serving the Unit	X	
Pool Area - Fences/Walls/Decks/Perimeter		X
Roof Tile & Underlayment		X
Roof Decking/Sheeting		X
Sewer Lines - Serving Unit	X	
Sewer/Toilet Backups	X	
Sidewalks		X
Skylight Frame (Installed by Developer/Association)		X
Skylight Glass (Installed by Developer/Association)	X	
Streets - City of San Diego		
Stucco - Exterior Surface (Paint/Color)		X
Stucco - Repair/Replace		X
Termite Eradication - Interior & Exterior	X	
Trim -Wood - Maintain/Replace	X	
Trim - Wood - Exterior Surface (Paint/Color)		X
Walkways		X
Window & Door Glass	X	
) Window Frames - Exterior Caulk		X
Window Hardware	X	
Yard - Rear & Front		X
Yard - Within Patio & Behind Wrought Iron Gate	X	

Matrix Notes:

- 1) Architectural Review Committee approval is necessary for the installation, modification, removal, or replacement of all exterior items.
- 2) Responsibilities of the Association for "(Paint/Color)" are for general periodic painting of all or most units.

Homeowner /Contractor Responsibilities

Since each homeowner is responsible for their contractor's action(s), it is suggested that the homeowner provide a copy of this list to their contractor.

- Take preventative measures against depositing paint, plaster, and other building materials around the unit walkway, driveway, and other Common Areas. Perform immediate cleanups to avoid any persistent stains or residue buildups.
- Take precautions to prevent spillage of paint and other hazardous materials.
- Do not dump paints and other hazardous materials in storm drains.
- Make sure large delivery or repair trucks don't back into trees and that they clear overhanging branches around the unit.
- Make sure that trucks don't drive over or damage sprinkler heads along the side of the driveway.
- If paving work is required on walkways or driveways, make sure proper visible barriers are set up to stop walking or driving across areas during the repair period.

Parking

Parking Lot

The overflow parking lot at the northern end of Renovo is available for use by all VDVH residents per the following regulations. Vehicles are not to be in the lot for more than 60 consecutive days. Contact the management company to request access to the lot and obtain the lock combination. At the time of the request, provide the date of arrival and planned removal of the vehicle. Homeowner assumes all liability while parking at their own risk. Vehicles are not to be moved into the lot after 10:00 pm or removed before 7:00 am.

The board of directors may grant reasonable exceptions for business, personal travel, or other reasons. The Association's Notice is available on the VDVH website.

To park in the lot, vehicles must meet the following standards:

1. The vehicle must be currently registered.
2. The vehicle must be kept clean, undamaged and in operating conditions.
3. The vehicle must have insurance coverage that meets California minimum liability requirements.
4. No large commercial vehicles are allowed per the CC&Rs, this includes any vehicle taller than 84 inches.

General Community Rules Regarding Vehicles

- Homeowners with one or two vehicles must park them in the garage
- Garage doors shall be kept closed when not in use.
- There is no parking permitted in the three cul-de-sac private drives off Seda. This is required to maintain clear fire lanes.
- No commercial vehicles, recreational vehicles, campers, boats, or trailers may be parked or stored in the community in accordance with the CC&Rs.
- No vehicle repairs may be made in the common area or streets except in the case of an emergency.

Pool Area Rules

- Pool area hours are 7:00 a.m. to 10:00 p.m. Pool area hours will be set and adjusted by the Board of Directors at a monthly Open meeting.
- Pool area rules include the spa area.
- Use the pool at your own risk. There is no lifeguard on duty.
- Be considerate of nearby residents and keep noise to minimal levels.
- Guests of resident owners and tenants are permitted only when accompanied by a resident owner or tenant.
- Please have your pool key in your possession when using the pool area. You may be asked to show the key to verify use authorization.
- Children under the age of 14 must be accompanied and supervised by an adult.
- Small children must either be toilet trained or wear swim diapers.
- Animals are not permitted in the pool area.
- All food or drinks in the pool area must be in unbreakable containers and are not to be taken into the pool or spa.
- Smoking is not permitted in the pool area.
- Bicycles, wagons, skateboards, rafts, or similar items are not permitted in the pool area.
- No running, diving, or roughhousing is permitted.
- Throwing objects of any kind in the pool area is not permitted.
- No radios or other electronic units are permitted in the pool area unless used with a headset.
- Life saving equipment is for emergency use only.
- Gates must be fully closed and locked at all times - not propped open.
- Absolutely no foreign substances, such as bubble bath, soap, beer, etc. may be added to the pool or spa.
- Please replace the cover after spa use.
- Please rinse off all suntan lotion or oil in the shower before entering the pool or spa.
- Individuals with open cuts or wounds are not permitted in the pool or spa.
- Poolside furniture is owned by the Association and must remain in the pool area.
- NO grilling or cooking is allowed in the pool area – No exceptions

Animals

- Only ordinary domestic animals such as dogs, cats, fish, and birds may be kept as household pets. They may not be raised or bred for commercial purposes.
- Dogs must be on a leash at all times and under personal control when on the Common Area.
- The owner of the animal must remove any litter deposited on the Common Area immediately.
- Pet owners are responsible and liable for any personal injury or property damage caused by their pet.
- Legal or other appropriate action may be taken against pet owners who have animals that make excessive noise.
- Pets are not permitted in the pool area.
- The Board of Directors reserves the right to expel any pet that becomes a nuisance.
- Do not leave open containers of pet food and water outside as it attracts rodents and other wildlife.

Bird Feeders

Bird Feeders may only be installed in a homeowner's patio area.

Following are guidelines for use of bird feeders in order to minimize attracting rodents or other pests when enjoying the birds.

- Hang feeders on metal poles away from trees.
- let feeders go dry for a day or so between refilling to make the birds clean up after themselves.
- Periodically rake-up and remove seed hulls that are left on the ground.
- Use higher quality seed, which is more totally consumed by minimizing milo or sorghum, wheat, rape, or rye seed.

And if necessary,

- Install metal baffles on the poles.
- Eliminate millet seed from feeders. Millet is thrown out of the feeders for the ground feeding birds such as doves, juncos and towhees.

Installation of bird feeders on Common Area property is not allowed.

Trash and Recyclables

- All trash and recyclables must fit into City approved containers. When not placed out on the street for pick up, containers must be stored out of sight, normally in the unit garage.
- Residents of the three cul de sacs must leave trash and recyclables at the Seda Drive curb for pick up.
- Trash and recyclable containers must be returned to out of sight storage within 24 hours after pick-up.

Noise

- Noise sources, such as (but not limited to) radios, televisions, musical instruments, car horns and alarms, extended warming-up of car engines, etc., should be kept at a level that does not disturb neighbors.
- Persons in the pool area should be considerate of nearby residents and refrain from excessive noise.

Rented/Leased Units

- Homeowners are responsible and liable for the actions of their tenants in regard to compliance with the Association's Rules and Regulations and CC&Rs.
- Homeowners are required to furnish the names and phone numbers of all tenants to the Association.
- Homeowners are required to furnish written acknowledgement (forms are available through the property management company) that tenants have been provided a copy of the Rules and Regulations and CC&Rs of the Association and that the tenants have agreed to comply with them. Homeowners are responsible for obtaining and providing these compliance documents to the Association's property management company.

Reporting Violations

- Violations of the CC&Rs or the Rules and Regulations must be brought to the attention of the Association Board of Directors by submitting a written report of the violation to the property management company. The report should be signed and dated. Anonymous complaints will not be acted upon.
- The first violation notice/letter will ask the applicable homeowner to verify with the property management company that the infraction is factual and request that the violation cease if it is. A second violation notice/letter, if necessary, shall state the violation must cease within 15 days. A third report of the same violation will be referred to the Board of Directors for a hearing and a possible fine. The property management company will invite the owner to attend a Show Cause Hearing to answer the complaint, and the owner will be informed whether a fine will be imposed. The fine schedule for each specific uncorrected violation is as follows:

- First Occurrence \$50.00
- Second Occurrence \$100.00
- Third Occurrence \$200.00

Please note that if the violation is of a serious nature, then an immediate hearing may be scheduled without a first/second notice being given. The Board of Directors may also refer the matter to legal counsel for enforcement, at which time the homeowner would be responsible for payment of all legal fees incurred.

Enforcement

-) The Board of Directors shall have sole authority to enforce the Rules and Regulations, including the levying of fines for violations. Only the Board of Directors can rescind a fine or direct that a fine not be levied for a violation.

Website

Information on the Association, minutes of previous Board meetings, copies of the CC&Rs, Bylaws, etc. may be found on the Association website (**vdbh.org**). Periodically, your mortgage lender may require a copy of the insurance documents. These are located on the website also..