LA PORTOLA HOMEOWNERS ASSOCIATION

June 12, 2026

Re: La Portola Homeowners Association / Proposed Changes to Rules and Regulations

The Board of Directors ("Board") of La Portola Homeowners Association ("Association") is proposing to adopt the enclosed changes to the Association's Rules and Regulations, which includes new rules relating to use and maintenance of balconies and installation of hard surface flooring, among other minor changes.

The proposed rules relating to balconies clarify maintenance and repair obligations and restrict certain uses of the balconies to avoid unsightly appearances and to avoid damage to the balconies. The effect of these changes is to ensure the quality appearance of the community and protect balconies from being damaged.

In addition, the proposed rules include a new section setting forth guidelines for the installation of hard surface flooring. The purpose of the proposed hard surface flooring guidelines is to establish architectural standards for the installation of hard surface flooring within Units, while also addressing potential disruptions to residents' right to quiet enjoyment of their homes. The principal effect of these guidelines is to ensure that the community is governed by consistent rules that address both the proper installation of such flooring and the mitigation of noise-related concerns that may arise as a result.

If adopted, the amended Rules will be binding on all Owners. Prior to adopting the proposed changes to the Rules, the Board is required to provide the membership with twenty-eight (28) days to review the proposed revisions. The Board intends to discuss and adopt the proposed Rules, as amended, at its Board meeting on **July 29, 2026, at 6:30 p.m.**, Via Teams.

Join: https://teams.microsoft.com/meet/297284379196688?p=6UXD7PI5ZloXsSeBrr
Meeting ID: 297 284 379 196 688
Passcode: 8nU7Nb9y
Dial by Phone: 1-806-516-0326
Phone conference ID: 886 686 728#

Pursuant to *Civil Code* Section 4355, this serves as notice that you, as a homeowner, have the right to attend this meeting and comment on the proposed rule changes prior to adoption by the Board. As an alternative, you may submit any comments in writing prior to the meeting to the Association's Manager, Kami King, via mail c/o N. N. Jaeschke, Inc., 9610 Waples Street, San Diego, CA 92121; or via email at *KMKing@nnj.com*.

We encourage homeowners to attend the Board meeting or submit their comments in writing. The Board will carefully consider your comments prior to determining whether to adopt the amended rules.

Thank you for your attention to this matter.

On behalf of the Board of Directors
LA PORTOLA HOMEOWNERS ASSOCIATION

PROPOSED CHANGES
TO
RULES AND REGULATIONS
FOR
LA PORTOLA HOMEOWNERS ASSOCIATION

Additions are identified in double-underline and deletions are identified in ~~strikethrough~~.

1. Rules & Regulations, "**Living Units**," is proposed to be amended as follows:

1. Each unit shall be used and occupied for the purpose of a private single-family dwelling. ~~(2.1)~~

2. No animals except one dog or cat ~~weighing less than 14 pounds~~. No Akita, Bull Mastiff, Bull Terrier, Chow (Chow Chow), Doberman Pinscher, Pit Bull (American Pit Bull Terrier), Rottweiler, Staffordshire Terrier (Staffordshire Bull Terrier, American Staffordshire Terrier), Wolf or Wolf breed is permitted. ~~(2.4)~~

~~3. All window coverings, draperies, blinds, etc. shall be white or off-white facing the exterior side.~~

3. No sign of any kind shall be displayed to the public view, on or from any unit, or the common areas without the prior consent of the board as to size, shape, color and content.

a) An owner may display one sign upon the project of reasonable and customary dimensions advertising the unit for sale or rent.

4. No interior construction that affects building structure. ~~(2.1a)~~

5. No flammable or explosive materials shall be kept in a Living Unit. ~~(2,2)~~

6. Owners are responsible for routine or emergency maintenance and repairs to the Living Unit. If such maintenance or repairs will affect other Living Units (such as by noise, dust, etc.) residents of the other Living Units and Management must be notified in advance of the work, when possible. In the case of emergency repairs, once the repair has been performed, if you suspect the problem may stem from the Common Area, you should submit all receipts and reports to Management for consideration by the Board.

2. Rules & Regulations, "**Balcony, Terrace, Porch & Stairwell**," is proposed to be amended as follows:

1. No personal property of any kind shall be stored on, hung upon or over, or attached to the balconies (including the railings), porches, patios, stoops, walkways and stairways that is visible to ~~are within view of~~ the public. This includes (but is not limited to) blankets, towels, rugs, clothes, surfboards, bikes, and similar equipment. Nothing shall be placed ~~anything~~ on top of the railings.

2. No bikes may ~~will~~ be left ~~on~~ in the stairways.

3. No plants may be placed on or hung from any balcony wall or railing.

4. All plants and trees must be trimmed back and contained within your patio, balcony, terrace, or porch. All plants and trees shall not exceed two feet from the top of the fence.

5. All plants placed within a balcony must have saucers underneath the potted vegetation to prevent water damage and/or water staining that may occur to the building due to over-watering. Owners who perform excess watering that results in water damage / staining to the condominium building will be held responsible for the costs of repair, repainting and/or maintenance.

6. No garbage or trash shall be left (for any amount of time) on balconies, terraces, porches or patios.

7. Furniture designed by a manufacturer for outdoor use (e.g., patio chairs, tables, conversation pieces, etc.) may be used and kept on the balcony, provided that such furniture is of appropriate size for the outdoor space, is in colors that are cohesive with the exterior of the Unit, is maintained in good condition, is equipped with protective leg caps or other devices to prevent damage to the floor or base of the balcony, and does not detract from the attractiveness of the Association.

8. Umbrellas are not permitted on balconies.

9. No person is permitted to maintain or operate any solid fuel burning devices on any balcony, which includes a barbecue, smoker, fire pit or any other similar device.

10. No portion of the balcony may be used for storage.

11. No bird feeders, privacy screens, faux vegetation walls or windchimes are allowed within the balcony area.

12. Only Association-installed water-resistant balcony coatings or materials are permitted. Owners may not modify the balcony coating, flooring surface, or waterproofing system without prior written consent from the Board. Prohibited finishes for balcony floors include, but are not limited to, indoor or outdoor carpeting, interlocking tiles, artificial turf, or any material that traps moisture or impedes drainage.

13. No Owner may enclose or otherwise modify a balcony without prior written consent from the Board.

14. No Owner may pierce or penetrate any surface of the balcony, including the balcony railing and floor.

15. No Owner may damage, modify or alter the waterproofing and drainage on a balcony.

3. Rules & Regulations, "**Parking Area**," is proposed to be amended as follows:

Parking Area

1. Two spaces are assigned to each unit for the use of passenger vehicles and motorcycles.

2. RVs, boats and trailers shall not be parked in the assigned parking spaces.

~~3. Vehicles must be facing the living units. No backing in. This is to avoid exhaust fumes from entering the units and damaging the plants and buildings.~~

3. Vehicles parked in an area other than in the assigned space will be towed away at owner's expense.

4. No parking in the alley adjacent to the complex.

5. No automobile repair or maintenance work is permitted in parking area.

6. No washing of vehicles in the parking area or in the alley adjacent to the complex.

7. No flammable or combustible material will be stored in or around parking spaces. ~~(2.2)~~

8. Parking Spaces may not be sold or leased.

4. Rules & Regulations, "**Miscellaneous**," is amended to delete Section 5(a) as follows:

5. Dishwashers

~~a. Please do not start dishwashers in your unit before 7:00 a.m. or after 10:00 p.m.~~

~~b.~~ Please do not leave your living unit unattended until the dishwasher's cycle has been completed. If the dishwasher overflows there can be major damage to your living unit and adjacent living units.

5. A new section entitled "**Hard Surface Flooring**" is proposed to be added as follows:

Hard Surface Flooring Guidelines

1. The installation and cost of new flooring is the responsibility of the Owner and installation must be approved in advance by the Board in accordance with Article VII of the CC&Rs to ensure that flooring and installation meet Building Code requirements for Condominium's 60-62 FIIC flooring and Airborne and Impact Sound Insulation standards.

2. Hard surface flooring must be installed by a licensed contractor knowledgeable about sound-rated flooring systems and installation.

3. Applications for installation must include sample and drawing of wood flooring and underlayment meeting Association's FIIC requirement of 60-62.

4. Applications must also include confirmation that requirements for resilient underlayment within a sound-rated system are met. (Airborne Sound Insulation not less than STC50, if laboratory tested; not less than NIC 45 if field tested. Impact Insulation not less than IIC50, if laboratory tested; not less than FIIC 45 if field tested.)

5. If a complaint is made regarding the flooring after installation, a FHC test will be performed by an accredited acoustical laboratory selected by Association. If test fails, all costs shall be the responsibility of the Owner of the Unit where the flooring is installed. If the test passes, all costs shall be the responsibility of the complaining Owner.

6. All other Sections of the Rules remain unchanged.