Operating Rules (Required Civil Code Sec. 4525)
Etiwanda Townhomes Association

Order: K2LY37QV6
Address: 7115 Etiwanda Ave Unit 2
Order Date: 08-03-2026
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Etiwanda Townhomes Homeowners Association

Association Rules of Conduct

Ratified August 13, 2010

Please retain for your records

Additional copies are available by calling

Tandem Management at:

818-883-4202

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ETIWANDA TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
7115 ETIWANDA AVENUE, RESEDA, CA 91335
ASSOCIATION RULES OF CONDUCT
(Ratified August 13, 2010)

The following rules have been adopted in order to insure that all owners and residents are able to use and enjoy the complex. Willful violation of these rules is punishable as follows:

1st violation -warning, EXCEPT where designated an automatic fine.

2nd violation – Hearing and possible $25.00 fine.

3rd and subsequent violations -additional $25.00 increments.

The fines are added to the Maintenance Assessment that is paid each month and are subject to the same rules of collection. Any damage caused to property or common areas will be assessed and collected in the same manner. Prior to any fines being imposed upon a member, as per Civil Code 1363(h), the member will be notified in writing at least 10 days in advance of a hearing date. The owner who committed the alleged violation shall have the opportunity to appeal such violation by speaking before the Board at a hearing. Within 15 days of the conclusion of the hearing, the Board shall advise in writing whether or not they are imposing a disciplinary action, including a possible fine. As always, all homeowners are encouraged to attend monthly meetings. Violations by visitors will result in fines against the Unit they are visiting. Owners are responsible for the conduct of their guests, renters, and/or occupants. The Board of Directors may, pursuant to the CC&R's, amend this list at anytime.

NOISE:

1. Loud noise that disturbs neighbors is not allowed. No excessive noise is allowed at anytime. Noise is not to be so loud as to interfere with normal conversation in adjacent common areas or units.
2. No "Horn Honking" in the immediate vicinity of the buildings or in the alley.
3. The operation of audio equipment in the common area, or if audible in the common area, including cars stereos is prohibited.
4. Improperly muffled motor vehicles are not allowed in the alley, garages, or near the building.

TRASH:

1. Trash is to be placed ***IN*** the dumpster. If the dumpster is full, you must keep your trash within your unit until the dumpster is emptied.
2. No furniture, un-collapsed boxes, or other large objects may be placed in the dumpster at anytime. If you have a large item to dispose of -call Tandem Management for instructions.
3. Bag ***ALL*** trash before placing into the dumpster.
4. All local, city, and state laws regarding hazardous waste disposal are to be followed, including (but not limited to) the ban on used engine oil dumping.
5. Mattresses, furniture or other large objects are not allowed in trash bins. Other arrangements should be made for these types of trash. For "Bulky Item Pick-up," call (800) 773-2489 or go to internet address: http://www.ci.la.ca.us/san/solid_resources/refuse/service_request.htm.

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PETS:

1. All pets must be housed inside your unit.
2. In the common areas, pets must be carried or restrained on a leash, accompanied by a visitor or resident.
3. Pets may be kept within any garage or balcony areas, as long as it does not disturb any neigbor.
4. Excrement must be cleaned up promptly and may not be washed into the drainage system, or left on the common areas.
5. Pet noise must not disturb neighbors.

VEHICLES AND GARAGES:

1. No unattended vehicle may be parked in the common area blocking any garage even if the garage is your own. Vehicles are subject to ***TOWING WITHOUT WARNING.***
2. All through fares are considered fire and emergency access roads. Any vehicle parked in common areas other than assigned parking spaces are prohibited and will be towed. Civil Code and State Laws take priority over governing documents.
3. The **SPEED LIMIT** is 5 m.p.h. Please drive carefully and watch for pedestrians.
4. Illegal parking in front of or next to the dumpster will be liable for any charges incurred if disposal has to return at a later time. Offenders will be towed away at the vehicle owner's expense.
5. Garage doors are to remain closed except while attended.
6. Garages are not to be converted to living spaces.
7. Radios or other equipment used in your garage are not to be so loud as to interfere with normal conversation in adjacent common area.
8. Drains in the driveway are for water ***ONL Y.*** No other substance, liquid, or solid, may be put into them. Violation of this rule will subject you to all the costs of necessary drain cleaning, pump repair, and/or any other costs, in additional to any applicable fines.
9. Any vehicle blocking access to the garage, alley etc. will be towed ***WITHOUT*** warning at the owners expense (stopping by entrance of alley to walk and pick up the mail is prohibited).
10. Excessive waste of water in/around garages (such as washing down the garages, letting excessive water flow from a unit's garage) is prohibited. The washing of a vehicle without using a hose with a self-closing, shut-off device is prohibited. The washing of a non-resident vehicle or a commercial vehicle is prohibited.
11. Vehicle maintenance/repair in a common area or in front of the buildings is ***PROHIBITED.***

POOL: ***USE AT YOUR OWN RISK***

1. Hours are from 8:00 am to 10:00 pm. No owner, resident or guest shall be in the pool area after 10 p.m. for any reason.
2. No more than seven (7) visitors or guests of residents are allowed to use the pool. Visitors or guest must be accompanied by their host(s) at all times.
3. Pool parties are not permitted. A group of more than nine (9) persons from the same unit (counting residents and guests) shall be considered a pool party group.
4. Children 14 years and under must be supervised by an adult. Babies not toilet trained may ***NOT*** use the pool (This is a state law).
5. No glass containers are allowed in or around the pool area.
6. Appropriate apparel must be worn while in the pool.
7. Portable audio equipment may be operated (in this area only) at low to moderate volume while using the pool area.
8. Diving and/or use of any object as a jumping platform is **PROHIBITED.**
9. No motorized or electronic powered vehicles, bicycles, roller skate, skateboards or other similar items will be allowed in the pool area at ANY TIME.
10. Pool equipment may only be used by authorized personnel.
11. No running or horseplay in or around the pool area.
12. No eating, smoking, or drinking while in the water or on the rims of the pool.

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13. No pets of any kind in the pool.
14. The gates to the pool area shall remain closed and latch at all times to comply with State Law for commercial pools. Climbing or jumping over the fence surrounding the pool area is prohibited.
15. Upon close of escrow, owner should receive (1) key to the pool area from seller. Replacement keys thereafter may be obtained by contacting the management company or a member of the Board of Directors. **Cost replacement keys is $25 each.**

ROOF ACCESS:

The roof may be accessed only after the notification of the ETCA managing agent by phone. A message left with the answering service is sufficient during non business hours.

WATER TURNOFF:

At ***NO TIME*** is the main water connections to be turned off without prior Board of Directors or Tandem Management approval -***EXCEPT for*** emergencies. Water shutdown to a building must be requested at least 3 days in advance. During emergencies, residents can obtain the key to the closets from any of the member of the Board of Directors.

***STORAGE/FRONT* OF *UNITS/PATIOS*:**

1. No personal property is allowed to be stored in the common areas or on patios, or left unattended (with the exception of barbeque grills, patio furniture, and planters). Personal property must be stored within your unit. Any expense incurred removing such property will be the responsibility of the owner of the property or the unit's owner.
2. Front porches/patio and balconies must be kept attractive and maintained in a neat and tidy manner. No articles of any kind shall be draped over the patio fences or balcony ceilings. These areas are for patio furniture, plants or barbeques. Sunscreens are allowed, as long as they are kept attractive.
3. Planters or other ornamentation on the balcony edges is allowed only under the following condition: the homeowner must pay for an inspector, picked by Tandem Management Company, to certify that the objects are safely secured to the balcony.
4. No permanent structures are allowed on the front porches/balconies.
5. Any and all exterior modifications are subject to prior approval by the Board.
6. No large objects are to be stored on the balconies -such as refrigerators. No laundry, rugs, or other items can be hung from the balconies, etc.
7. Screens and windows must be kept in good repair and attractive -No screens with holes or rust are allowed. No laundry can be hung from windows, doors, or railings.
8. Owners are responsible for the maintenance of the interior of their unit. They are also responsible for maintaining the cleanliness of the common areas around their units.
9. Garage sales are prohibited except when sanctioned by the HOA.

RENTALS:

1. Owners are responsible for providing all tenants with a copy of the most recent rules and regulations.
2. Non-resident owners are obligated to deliver proof every time they lease or rent their units that their leases or rental agreements are in compliance with the CC&Rs by completing and submitting to the Association the attached compliance form (Attachment) along with a copy of the lease.
3. Tandem Management and/or Board of Directors must be notified of the names of occupants living in or renting a unit.
4. Renters must abide by these rules and the CC&R's.

ABUSIVE BEHA VIOR:

Visitors and residents are expected to respect the rights of others. Any harassment or threatening behavior towards others in, from, or around the common areas or units will not be tolerated.

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COMMON AREA:

1. No bicycle riding, skating, or skateboarding on the property -except when entering or exiting through the alley to/from a garage.
2. No sports activity, playing or mischievous behavior is allowed on the driveway or common areas (includes parties, etc.).
3. No mischievous behavior is allowed in/around common area patios.
4. No loud noises and/or noisy parties
5. No writing, marking, painting, or causing damage to the patios, common areas, and/or property.
6. No littering or causing litter in or around the common areas and in front of the buildings. Trash, cigarette or cigar butts or other material are to be disposed in the appropriate containers. Nothing is to be disposed of in the common areas.
7. No loitering, drinking, or smoking in or around the common areas (to include walkway to the mailboxes and front stairs). Residents and their guest may "hang out" at their respective patio/balcony areas.
8. Any damage to buildings, recreation facilities or equipment and/or other common areas or properties caused by an owner, his/her family, tenants, guest or employees or contractors, shall be at the expense of the applicable owner.

BARBECUING:

1. Barbecuing is permitted in front of the units at the patio outside the edge (farthest away from the buildings). Please keep noise at a minimum during this activity.
    a. Please help keep the front of the units looking attractive.
    b. Any cleanup of a patio or common area due to barbecuing is the responsibility of the unit. If our grounds/maintenance personnel have to clean up after you, you will be charged for the cost of the cleanup.
2. Barbequing on a balcony or in the garage is a safety fire hazard and is dangerous. This is *PROHIBITED.*
3. Excessive smoke is prohibited. Each unit is responsible for limiting excessive smoke occurring from this activity. Remember smoke travels and can get into other units, soiling their curtains, furnishings, etc. Excessive smoke can also cause the outside of the buildings to become soiled with smoke and suet. You are responsible for any and all damages due to barbequing. Any behavior which causes property damage is prohibited. In addition to any fines, you will be held liable for the cost to repair damage.

When a violation occurs, it is each and every unit's responsibility to inform the violator of the rule and regulation that is in violation or to call the Tandem Management Company to report the violation at (818) 883-4202. If no one is there, you may leave a message, but leave your name, address, and telephone number. Or you may write a letter with your complaint. You may also contact the Board of Director via email at etiwandatownhomes@gmail.com. Please *DO NOT* disturb a board member -unless it is an emergency or where life or property may be in danger. Don't forget that you can call the police on problems such as loud noisy units, where life or property may be in danger, or criminal activities. Common Area is defined as: All areas on the property of Etiwanda Townhomes/Condos not occupied by a building or unit. This includes the walkways, driveway (alley), pool area, common patio area (located at the northwest end of building #1) and front lawn and sidewalk. Alley (Driveway) is defined as: The total driveway between the two ETCA buildings from the far west end of the drive to Etiwanda Avenue.

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SATELLITE POLICY

The following is the official policy as adopted by the Board of Directors. This policy complies with current FCC regulations and is subject to change.

1. Owners / residents may install one satellite dish which is one meter or less in size on property designated as the unit or on property within that owner's exclusive use or control. This includes patio walls, patios, and the exterior building wall within the patio area.

2. The dish may not be installed on the common area (i.e. the roof) unless prior written permission is granted by the Board of Directors. The dish must be located out of view of the street. Owners may not puncture walls to run cables.

3. Reasonable screening or camouflage is required if the dish is visible from any common area or from any other unit. This may include painting the dish to match the surrounding color or strategically placing a plant or vines.

4. Owners must provide for removal and reinstallation when the building needs to be painted. If, in the Association's opinion, the dish falls into disrepair, owners must remove the dish and restore the property to its original condition.

5. Owners may be held liable for personal injury or property damage caused by the installation, use, or maintenance of the dish.

6. The Association may assess a penalty against an owner who violates the above guidelines.

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