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# **TERRA LINDA VILLAGE HOMEOWNERS ASSOCIATION**

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## **RULES AND REGULATIONS**

*(revised October 2017 -All revisions are in Bold and Italics)*

These rules and Regulations have been established by the Board of Directors of Terra Linda Village Homeowners Association in accordance with the Declaration of Restrictions. Ownership or residency constitutes acceptance of responsibility for the upkeep, maintenance and compliance with the Declaration of Restrictions, By-Laws, and Rules and Regulations governing Terra Linda Homeowners Association.

### **VEHICLE AND PARKING**

(Article 5, Section 5.6)

1. Maximum speed limit throughout Terra Linda Village is (15) fifteen miles per hour. All California Vehicle Codes pertaining to private streets are enforced within Terra Linda Village.
2. All vehicles shall be parked in garages. No overnight parking on the streets (guests must use guest parking areas). Exception will be allowed to new homeowners (does not apply to tenants) of a period of three months.
3. All marked parking spaces within the project are for guests, visitors, and permitted vehicles only. Please note that vehicles illegally parked will be towed at the owner's expense. Guest parking is for no longer than (8) eight hours within a 24-hour period.
4. Vehicles may not be used for camping within the community.
5. Vehicles are not allowed to be parked on street at any time. Vehicles must not block sidewalks, driveways or common areas. Vehicles in violation will be towed at Owners expense.
6. Trucks, trailers and tractors are not permitted in the project except for immediate loading and unloading.
7. Vehicle storage in the RV storage lot is at the rate of \$25.00 per month per space and is on a first come, first serve basis. For additional information, contact the Board of Directors or Management.
8. Residential vehicles parked in common parking overnight must be permitted and permit must be clearly visible on dashboard or rear-view mirror. Refer to Permit Policy.
9. Parking is not permitted on lawns.
10. No one shall block a resident's driveway without that resident's permission.
11. Vehicles parked in driveways, streets and guest parking must be operable and currently registered with proper license sticker.
12. No major vehicle repairs will be allowed in view of the Common Areas.
13. Homeowners and tenants are responsible for the cleanup of any spillage of oil, coolant or other unsightly materials which they or their guest may deposit on Common Areas or driveways.
14. Guest Parking areas are for guests and/or visitors only.

### **PET CONTROL**

<sup>1</sup>Article 5, Section 5.12)

City of Hemet Animal Control (951) 487-6565; Hours 8:00 a.m. - 5:00 p.m. Monday- Friday

1. All County/City ordinances governing animals will apply.
2. There shall be no more than (2) two pets per household. No barnyard animals are allowed.
3. Dogs must be confined inside the residence or backyard area. The City of Hemet leash law applies in Terra Linda Village. Dogs must be walked on a leash, attended by a person capable of handling and restraining the animal.

4. Pets are not allowed in the Clubhouse at any time.
5. Pet owners are responsible for the actions and behavior of their animals at all times and should see that such action and behavior is not disturbing to others. Pet owners are liable for all damage caused by their animals.
6. Pet droppings on lawns, bushes, sidewalks, or other common areas must be cleaned up immediately by the Owner or the person caring for the animal at the time.
7. No breeding of pets for commercial purposes is allowed in Terra Linda Village.
8. Excessive and continued barking of dogs is not allowed.
9. Homeowner(s)/Tenant(s) is/are liable for any damage occurring to persons and/or property by pets brought within Terra Linda Village by guests and/or family members.

**TRASH DISPOSAL**

(Article 5, Section 5.15)

All rubbish and trash storage facilities, including garbage cans, shall be kept and concealed from view of neighboring lots, streets and common areas. All rubbish, trash or garbage shall be regularly removed from each residential lot and shall not be allowed to accumulate thereon or on the adjacent common areas, except in designated trash collection areas. All garbage, especially waste foods should be placed in plastic bags before placing in dumpster. Cardboard boxes should be flattened before placing in dumpster.

**NUISANCE AND DISTURBANCE RESTRICTION**

(Article 5, Section 5.8)

**Noise Ordinance:** All noise must be kept to a minimum throughout the complex. Owners, tenants and guests shall avoid making or permitting loud, disturbing or objectionable noises and avoid using, playing or permitting to be used or played musical instruments, radios, stereos, televisions, amplifiers, and any other instruments, or devices in such a manner as may unreasonably disturb owners, tenants or guests of other units. Persons in other units should not be able to hear sound emanating from your unit. Homeowners are urged to exercise restraint in using noise making tools and appliances and avoid using them before 8:00 a.m. or after 10:00 p.m.

**Estate Sale:** Estate sale(s) are prohibited in Terra Linda Village HOA.

**VIOLATIONS-HOMEOWNERS RIGHT TO DUE PROCESS**

All complaints shall be submitted in writing to Management. The Board, acting as the Complaint Committee, will review all complaints and take appropriate action. Complaint forms are available through Management upon request.

If a member violates any of the Rules and Regulations, or the Declaration of Restrictions; they may receive a letter informing them of the infraction and requesting corrective action.

If a member wishes to protest the alleged violation, they must request a Hearing before the Board of Directors. The request for a Hearing must be made within ten (10) days from the receipt of the letter notifying the member of the violation. Such requests are to be submitted by the member to Management.

If the violation persists, or if the violation is of a serious nature, the Management Company will issue a written request for the member to appear at a Hearing to resolve the matter.

*Contact Management with any problems, questions and/or suggestions at:*

**Elite Management  
38760 Sky canyon Drive #C  
Murrieta, CA 92548  
951.699.1220**

# **TERRA LINDA VILLAGE PARKING RULES**

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**ALL CALIFORNIA VEHICLE CODES PERTAINING TO PRIVATE  
STREETS ARE ENFORCED WITHIN THE PROJECT**

**VEHICLES ARE NOT ALLOWED TO BE PARKED ON STREET AT ANY  
TIME.**

**ALL MARKED PARKING SPACES WITHIN THE PROJECT ARE FOR  
GUEST, VISTOR AND PERMITTED PARKING ONLY**

**ALL VEHICLES ILLEGALLY PARKED WILL BE TOWED AT OWNER'S  
EXPENSE**

**VEHICLES MUST NOT BLOCK SIDEWALKS, DRIVEWAYS OR  
COMMON AREAS**

**UNAUTHORIZED VEHICLES  
WILL BE TOWED AWAY AT  
VEHICLE OWNER'S EXPENSE**

**DESERT TOWING (951) 925-8310**

**HEMET P.D. (951) 765-2400**

**C.V.C. 22658**

**over →**

# **TERRA LINDA VILLAGE HOMEOWNERS ASSOCIATION**

c/o Elite Management 38760 Sky Canyon Drive #C Murrieta, CA 92563

PH: 951.699.1220

FAX: 951.699.1661

## **AMENDMENT TO ALLOW ESTATE SALES**

***Amendment adopted at duly-notice Open Session Meeting: October 11, 2022***

**Proposed 09.06.22 at duly-noticed Board Meeting by motion of Board to be distributed to Members  
for 28-day comment period**

The rule prohibiting estate sales is proposed to be amended in accordance with ARTICLE 4.3 BYLAWS and ARTICLE 4.9 CC&Rs established for the Association and Civil Code 4340 and 4360.

**The proposed amendment will allow estate sales at individual homes as long as owner or authorized agent of owner is onsite supervising the estate sale and owner has notified management prior to the sale with date and hours of sale. \***

Please file with association documents

\*Management will provide specific procedures for estate sales