

Rules and Regulations

The following rules and regulations have been established to ensure the safety, security and comfort of all residents and to comply with the laws of California. All references to “Common Areas” include the garage, front and side entrances, courtyard and planted grounds, sidewalk, driveway, walkways and garden area located at the rear of the building.

Smoking

In accordance with CA law, smoking is not permitted in any of the Common Areas of the building at any time.

Littering

Littering is not permitted in the Common Areas. This includes leaving cigarette butts, candy wrappers, food/liquid spills or trash of any kind on the property. As a courtesy to all, residents and their guests are expected to pick up the trash and/or spills that they and their guests may have caused.

Noise/Behavior

Loud music or noise, noxious or suspicious behavior, nuisance or other offensive activity that might disturb the comfort of our neighbors is not permitted at any time and will be reported to the police if judged a threat to the security, safety and comfort of the residents.

Loitering

In accordance with CA law, loitering is not permitted in any of the Common Areas of the building at any time.

Security

Any person, including guests, seen entering the premises by scaling the fence or front or side gates, or by the garage gate when vehicles have exited or entered the garage, will be considered a security breach and immediately reported to police if not identified as a resident.

Children

Children must be supervised by an adult at all times in the Common Areas, including the garage.

Walkways

All Common Areas, especially walkways, must be kept free of all obstructions including toys, potted plants, barbecues, athletic gear, boxes, bicycles, baby strollers, etc. – anything that might impede a clear pathway in the event of an emergency.

Roof Decks

In accordance with CA law and building and fire codes, candles, barbecues, torches, fireworks, fire pits or open flames of any kind are not allowed on the roof decks.

Garage

The garage is for the secure parking of personal vehicles and the storage of personal items only, and use of the automatic gate is restricted to vehicles only. The garage can also not be used for recreational activity or as a lounging area. It is also the responsibility of every resident to keep their parking spaces and storage areas neat and organized. Because the garage is an enclosed area and exhaust accumulates quickly, excessive idling of the motor is not permitted while vehicles are in the garage. In addition, due to street traffic, vehicles entering the garage have the right of way and all exiting vehicles must yield.

Parking

As a courtesy to your neighbors, cars must be parked within a designated space and may not block or interfere with the access and flow of other vehicles. When necessary, a limited number of guest vehicles may park along the wall, provided they are at least 50' from the entrance gate and do not impede other resident vehicles or emergency and/or building services that need access to trash, recycling, electrical room, fire sprinklers and rear exit.

Trash/Recycling

Residents and cleaning personnel must separate and dispose of recycling and trash in strict accordance with the guidelines set by LA Sanitation. To limit odors from discarded food and garbage and to avoid attracting rodents and other pests, all trash must be securely sealed in plastic bags before placing in the trash dumpster. Cardboard boxes being recycled must be broken down before placing in the recycling dumpster.

Building & Grounds

The building and grounds are the express responsibility of the HOA Board and no alterations or modifications, including exterior painting and gardening, can be done without the approval of the Board.

These Rules and Regulations will be strictly enforced by the HOA Board at their discretion to ensure the safety, security and consideration of all residents. The Board retains the right to send a written warning, to impose fines for repeated violations and, if necessary, to pursue legal action to ensure that all residents and their guests act responsibly and abide by these guidelines.

Thank you for your cooperation.

Dickens Villas HOA Board