

Operating Rules (Required Civil Code Sec. 4525)
Esperanza Maintenance Corporation

Order: GTH3Z877T
Address: 4360 42nd St Apt 6
Order Date: 04-03-2024
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Esperanza Homeowners Association
4360 42nd St., San Diego, CA 92105

Condominium Rules and Regulations

1. Exclusive use common area is to be appropriately always maintained. The Board retains the right to evaluate each situation independently.
2. No washing of vehicles on premises.
3. Laundry must be removed promptly from the washers and dryers. It is prohibited to wash dog or cat bedding in laundry units.
4. Vehicle repairs on the premises are not allowed, except in emergency situations.
5. Only HOA related maintenance is to occur in the common area.
6. Storage or dumping of hazardous materials on the premises is prohibited.
7. No more than 2 pets, defined as dogs and /or cats are allowed. Single and combined weight of pets is not to exceed 50 lbs. Additional or larger pets must have prior approval by the Board. All pets must be on a leash and accompanied in the common area. The Board retains the right to evaluate each situation independently.
8. The common areas are for the use and enjoyment of all residents. Littering, cigarette butts, animal droppings and any other safety hazards are prohibited. It is up to all residents to clean up after themselves.
9. Sounds originating in one unit should not intrude on another. Courtyard noise should be limited between 10:00 p.m. and 8:00 a.m.
10. Parking is limited to striped spaces only. No parking is allowed that obstructs other vehicles or walkways, including behind garage doors or parallel to vehicles in the front of the building.
11. Garage and yard sales are not allowed without prior approval of the Board.
12. No signs must be visible to other residents or street traffic, except for real estate signs.
13. No business activities may be conducted on the premises without the prior approval of the HOA and appropriate state or city license.
14. No modifications or repairs may be made to the exterior of the building without the prior written approval of the HOA.
15. Landscaped areas are not to be used for pathways.
16. No street vehicles, bicycles, skateboards, or scooters may be ridden in the common area.
17. Parking areas are for parking of vehicles only.

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18. Only white or natural colored window coverings may be hung in windows. Other window coverings must have prior approval of the HOA.
19. Trash must always be placed in the trash dumpster. Large and heavy objects are not to be placed outside of the dumpster, unless specific arrangements have been made for their pickup.
20. Common area water is to be used only for the maintenance of the common area.
21. The HOA will not allow any behavior that demonstrates bias or discrimination based on color, sex, religion, health status, or sexual orientation.
22. Any other activity or behavior that is in violation of federal, state or local laws, the bylaws of the homeowner's association, or impinges on the rights of other residents will not be tolerated.
23. There will be no trash or trash bags left for any time in the common area or on any balconies. You cannot use a BBQ on your balcony; you must bring it down to the common area courtyard for use. No bikes, surfboards, or other water boards. No drying of articles on the railings. No storage containers/coolers.
24. Esperanza is non-smoking community, to include all areas of the common area as well as the inside of units.
25. No unit will be used as a short-term rental **(Airbnb)**.

Note: Only one violation notice will be sent to the homeowner. If the violation is not corrected within the stated or reasonable time, fines will be imposed by the HOA.