

SAND HARBOUR ASSOCIATION
Rules and Regulations
Adopted October 28, 2025

1. Swimming Pool and Hot Tub

- a. Hours of use: 9:00 a.m. to 10:00 p.m. every day except for:
9:00 a.m. to midnight on Friday, Saturday and Holiday
eves.
- b. No children under 14 years old allowed in the Jacuzzi without an adult in
attendance.
- c. No children under fourteen (14) years old allowed in the Swimming Pool
area without adult resident supervision.
- d. Hair over shoulder length must be capped, braided or banded. No bobby
pins, clips or curlers.
- e. Only proper swimwear is allowed. No cut-offs or jeans. Incontinent persons
(persons unable to control their urinary or bowel systems) must wear
diapers and protective swim pants.
- f. Pool furniture should be covered with beach towels.
- g. No smoking or eating in the pool or hot tub.
- h. Pool toys and pool equipment will not be allowed if causing disruption.
- i. Heating systems will be turned off from approximately mid November to
mid April.
- j. Diapers are not to be disposed of in trash containers in the pool area.
- k. Residents are allowed to bring a maximum of 3 guests at a time to the pool
area.
- l. No feeding of wildlife in the pool area.
- m. **PROHIBITED IN THE POOL / HOT TUB AREA:**
 - 1. Glass containers
 - 2. Pets
 - 3. Running or horseplay
 - 4. Roller skates, skateboards, bicycles, scooters, or similar
 - 5. Radios/speakers and other noise amplifying devices operated without
individual earbuds

2. Gym

- a. Hours of use: 6:00 AM to midnight every day.
- b. Rough playing or “horseplay” is prohibited in the gym.
- c. Since equipment is limited, please be considerate of those who are waiting.

Please limit your time to 30 minutes when others are waiting.

- d. Radios/speakers and other noise amplifying devices should be used only with individual earbuds.
- e. No wet bathing suits will be allowed in the gym.
- f. No smoking, eating, drinking alcohol allowed in the gym.
- g. Wipe down all exercise equipment after use.
- h. All windows and doors must be closed when exiting the gym.
- i. Please close and lock all windows and doors after use.

3. Clubhouse

- a. Requests to rent the clubhouse must be made with the clubhouse contact. Requests must be made a minimum of 14 days in advance of the date you wish to rent the clubhouse.
- a. The facility may be reserved for private use. A security deposit and a rental fee shall be deposited with the clubhouse contact. Both fees are due at the key exchange. Two checks are required: a security deposit check and a rental fee check. The rental fee is nonrefundable. The security deposit will be refunded after inspection by the clubhouse contact.
- b. The security deposit for the clubhouse is: \$200.00
- c. The rental fee for the clubhouse is: \$100.00
- d. The facility shall not be occupied later than 1:00 AM.
- e. Private use of the facilities does not include the use of the pool areas.
- f. Music must be confined within the clubhouse so as not to disturb the surrounding residents.
- g. The access patrol company will be given a copy of these rules and regulations; they will also be given a copy of the clubhouse rental agreement.
- h. Sand Harbour owners are responsible for the conduct of their clubhouse renters and guests. Sand Harbour owners are completely and solely responsible for all legal and financial liabilities which arise from the use of the clubhouse facilities by their guests and anyone who gains entry to these facilities through the use of that owner's/resident's key.
 - i. The Sand Harbour Association, its officers, directors, committees and management, shall not be liable for injuries or accidents suffered by residents and/or their guests through the carelessness or negligence on the part of any persons or conditions, nor be responsible or liable for damage to or loss of any personal belongings of any person using the Sand Harbour clubhouse facilities.
- j. The Sand Harbour clubhouse facilities may only be rented by residents who are current in their Association dues.
- k. The board of directors will suspend a resident's privilege to use the clubhouse facilities due to infractions of any of the above Rules and Regulations.

4. Architectural

- a. The following modifications and/or additions will not be allowed:
 1. TV or radio antennas (Must submit application to the board of directors for satellite dish up to 36" in diameter, must agree to assume responsibility for maintenance and repair, and must indemnify the Association).
 2. Clotheslines
 3. Window awnings
 4. Window coverings other than shades, curtains, drapes, blinds, interior shutters, (or solar control film subject to prior board approval).
 5. Plastic, metal or fiberglass patio or balcony covers.
 6. 2nd/3rd floor balcony modifications
- b. The following modifications must have prior approval of the board:
 1. Fence wall, patio cover, canopy foliage or structure extending above the wooden fences.
 2. External sunscreens, blinds and external lighting.
 3. Construction or attachments to fences or buildings.
 4. Structural alterations, repainting or additions substantially altering exterior appearance.
 5. First floor patio flooring
- c. The following modifications and/or additions do not require approval:
 1. Patio and balcony furniture.
 2. Hanging plants and foliage.
- d. Prior to any architectural modifications, plans and drawings are required and must be submitted to the board of directors and the property management company. If in doubt regarding approval, submit a request. The board will review and respond to any requests within 30 days of receipt of application.
- e. The following items are required to be installed in all units:
 1. Smoke detectors.
 2. Carbon Monoxide detectors.

5. Parking, Driveways, and Carports

- a. Carport storage
 1. No storage of items in carport areas other than that in board-approved storage lockers.
 2. Flammables and perishables are not allowed in storage lockers.
 3. Weight of items in storage lockers shall not exceed three hundred pounds (300 lbs.).
 4. Lockers must be kept locked at all times.

5. Maintenance of storage lockers is the unit owner's responsibility.
 6. Up to 2 bicycles are allowed between the wall and the bumper on the ground only. Nothing may be attached to the wood of the carport.
- b. Carports and parking areas are for passenger vehicles only.
 - c. Parking is permitted in designated areas only. Fire lanes must be kept clear. Any vehicle parked within fifteen (15) feet of a fire hydrant, in a fire lane, or in a manner within the common area that interferes with an entrance to or exit from the development may be towed by the Association without prior notice of violation or notice of intent to tow. Violators will be towed at the owner's expense.
 - d. All uncovered parking spaces by definition are common areas and shall remain permanently available to parking. Trailers, boats, recreational vehicles, or commercial vehicles (characteristics include but are not limited to displaying commercial signage, primary use as a commercial vehicle rather than passenger vehicle, meeting the commercial vehicle definition of any applicable law) shall not be parked on the property temporarily unless board-approved. No inoperative vehicles shall be parked or stored in the carports or common areas. All vehicles must maintain current registration. Violators will be subject to a violation tag and subsequent towing.
 - e. The period of fifteen (15) consecutive calendar days shall be considered the maximum period that any vehicle may be parked in unassigned common area parking. After this fifteen (15) day period of time, the vehicle shall be considered as being stored, unused or inoperative and will be towed. Vehicles moving from space to space for the sole purpose of avoiding this violation may still be towed.
 - f. No repairs other than those of an emergency nature shall be made to vehicles parked in the common areas or carports.
 - g. Vehicles are not to be backed into parking spaces or carports.
 - h. Carports and driveways are not to be used as play areas.
 - i. Any vehicles towed shall be towed in compliance with California Vehicle Code Section 22658 at the owner's expense, including costs for towing and storage.
 - j. All residents with parked vehicles in the development must register their vehicles with the Association by completing and submitting any required information the Association needs for parking enforcement, including but not limited to basic contact information and vehicle information.
6. General Rules and Regulations For All Common Areas
 - a. Do not allow anyone onto the property who is not known to you or does not live at Sand Harbour.
 - b. Storage of flammable items is not allowed at Sand Harbour.
 - c. Bicycling, roller-skating, and skateboarding is not allowed within the complex, common areas, driveways and parking areas.
 - d. Landscaped areas are not to be used as athletic fields or pet runs. Damage to

landscaping can, and will, be charged directly to the owners/residents responsible.

- e. Dogs must be on a leash no longer than six feet or inside a pet carrier at all times. Pet owners are responsible for picking up after their pets.
- f. No signs shall be displayed to the public view on any condominiums or any portion of the property, except which signs that are approved by the board of directors. Each owner may display only one "For Sale" or "For Rent" sign and may also display one sign advertising directions to a condominium which is for sale or rent.
- j. It is up to the individual resident to maintain the neatness, cleanliness and look of their own patio or balcony. Nothing shall be attached to the building or patio wall, railings, ceiling or to the awning frames. Nothing shall be attached to or hanging over the railing. No altering to the patio floors is allowed.
- k. Large or bulky items cannot be left outside of the trash, recycle, or compost bins. Anyone seen disposing of these items will be subject to the hauling fee.
- l. Foster City is a smoke free community. Sand Harbour is required by law to follow this ordinance. No smoking will be allowed anywhere on the property.
- m. Common area doors are not to be left open or unlocked.
- n. Do not prop open any exit doors.

7. House Rules - Noise Control

These rules are intended to cover activity that would be considered offensive to neighbors under Section 6.7 of the CC&Rs.

- a. Volume control on stereos, TV, and electronic equipment shall, at all times be kept at a level which keeps the sound within the unit.
- b. No running, jumping, skating, bicycle riding, shouting or game playing in building lobbies, halls, stairs or bridgeways.
- c. The hours between 10:00 PM and 8:00 AM are designated as quiet hours. There shall be:
 - 1. No playing of musical instruments.
 - 2. No operation of appliances that may create excessive noise.
 - 3. No hammering or drilling.
 - 4. No loud conversation while entering or leaving the buildings.
 - 5. No moving of furniture and heavy items into or out of units or storerooms.

8. Fines

Violation of the Association's governing documents may result in the imposition of monetary fines in the amount of \$100 per violation or, for health and safety-related violations, monetary fines in the amounts set forth in the below table. In addition to or instead of imposing fines, the Board may pursue other remedies for enforcement described including, but not limited to, the suspension of membership privileges.

Health and Safety Violations:

1 st violation:	Up to \$1,000
2 nd violation:	Up to \$2,000
3 rd violation:	Up to \$3,000
4 th violation and additional violations	Up to \$5,000

Daily fines of up to \$1,000 for ongoing health and safety-related violations may be imposed.

The Association is empowered with the right to collect these fines and all costs associated with the enforcement action.

A hearing before the board must precede an imposition of any fines. Fines may be held in abeyance for one calendar year from the date of the assessment of said fines. If there are no further violations of the same rule within the subsequent 12 months, the fines could be removed. The board of directors reserves the right in its discretion to proceed directly with legal proceedings to cure violations of the rules or CC&R's without first imposing fines.

Violations of the rules are additionally enforceable under the association's CC&R's. The association has the right to bring repeat offenders before the board of directors for a due process hearing of the facts. The board is empowered with the right to levy fines as described in this package in the section entitled "Fines".

Disciplinary procedure:

The owner charged with a violation shall be given (a) at least fifteen (15) days prior notice of such violation and proposed discipline, which may include a delinquency assessment, and the reasons therefore, and (b) an opportunity for such owner to be heard, orally or in writing, not less than (5) days before such discipline is to be imposed.

Curing of Violation. An owner shall have the opportunity to cure a violation prior to a disciplinary hearing. In the event the violation is corrected prior to the hearing date, the Board shall not impose discipline. If curing the violation would take longer than the time between the notice of hearing and the disciplinary hearing, the Association shall not impose discipline if the owner provides a financial commitment to cure the violation. Notwithstanding the foregoing, it is expressly acknowledged by all owners that not all violations can be cured, and the foregoing shall only be applicable to violations that may be cured, as determined by the Board.

Agreement at Hearing. If the Board and the owner are in agreement after the hearing, the Board shall draft a written resolution signed by the Board and the

owner; such agreement shall be judicially enforceable. If the Board and owner are not in agreement after the meeting, the owner shall have the opportunity to request internal dispute resolution.

If no agreement is reached at the hearing, a determination by the Board shall be made, as to whether a violation has occurred and nature of any discipline to be imposed, per the association's CC&R's, and notice of the determination shall be shared within fourteen (14) days of the hearing with the owner. Before imposing a monetary fine for a health and safety-related violation, the Board shall make a written finding specifying the adverse health or safety impact of the violation in an open Board meeting.

Homeowners will be liable for any and all costs related to the correction of the violations of these rules after notification of such violation existing, and in all cases, the homeowner will be liable for any and all damages to common property. If the Association engages legal counsel to enforce a Member's compliance of the Association's governing documents, the owner shall, to the fullest extent permitted by law and the Association's governing documents, be liable for the applicable attorneys' fees and costs and all related expenses incurred by the Association in such enforcement.