

LIONS GATE

RESIDENT'S HANDBOOK

HELPFUL INFORMATION

AND

PHONE NUMBERS

FOR

LIONS GATE

AND

LAKE SAN MARCOS

Lions Gate Homeowners Association
Lake San Marcos, California 92078

Welcome to this new edition of the Lions Gate Resident's Handbook. The last edition, called the "New Resident's Handbook" was published in 2009. Much has changed since then. Because so much of what was in that edition is completely out of date and because some of the information is no longer valid due to changing circumstances and laws, the handbook is being distributed to all owners and residents.

The Board of Directors would like to extend to all of the several new owners over the past years the warmest welcome to Lions Gate. We are proud of our community and want you to know us as neighbors and friends.

In this booklet we've tried to cover the highlights of our community, how Lions Gate functions, what you can expect from our Association and what we'll expect from you as a resident. Like every California Homeowners Association we have some rules imposed by law, and others by our CC&Rs, Bylaws and Rules and Regulations. Most of the rules are just common sense, but a few may be surprising if you've never lived in a California Homeowners Association. For that reason, you'll want to be sure to read both the CC&Rs and the Rules and Regulations. Hopefully this handbook is easier to read than those Association documents, but it is no way intended to be a substitute for reading them.

People are friendly in Lions Gate and welcome a chance to get to know you. We have HOA meetings at the community facilities down at the lake on a not quite monthly basis. These meetings are open to all owners of Lions Gate homes and are a great opportunity for members to socialize before and after the meetings and to become acquainted with your neighbors.

Sincerely,

Your Board of Directors

Lions Gate Organizational Structure

Homeowners Association - The Lions Gate Homeowners Association (HOA) is non-profit corporation organized under California law and we operate pursuant to recorded written document called the Declaration of Covenants, Conditions and Restrictions that are referred to as the "CC&Rs". This document is most easily thought of as a binding contract between you and all the other owners in Lions Gate as to how your property can be used. Further requirements and restrictions are set forth in the general "Rules & Regulations" the "Architectural Guidelines and the Election Rules. The Bylaws are primarily devoted to how the Association is organized and operates. You should have received all of these documents from the prior owner of your lot. The documents are also available in the Association "Resident Center" website (more about that below) or paper copies are available from the Management Company for a fee.

Please read all the Rules, the CC&Rs and the Bylaws as your understanding of them is one of the key elements in happy relations with your neighbors and the HOA.

Board of Directors - Our HOA Board of Directors, comprised of five owners, is charged with the management of Lions Gate. The directors are elected for two-year terms by a secret ballot process on a staggered basis, with two directors elected in odd numbered years and three directors in even numbered years. The ballots are mailed to all owners, should be returned by mail and are counted by an independent inspector of elections at Our Annual Meeting of Members held in August. Any owner who has owned property in Lions Gate for more than one year, with a few other limitations, may become a candidate for the Board by nominating himself/herself. See the Election Rules for more details.

Management Company - The Board hires a Management Company to handle the finances and the day-to-day operation of the HOA. Association dues are paid to the Management Company. The management company is Keystone Pacific Management. Phone: (760) 635-1405; Physical and mailing Address: 2146 Encinitas Blvd, Suite 102, Encinitas, CA 92024 (Call before going); Email: sdreception@keystonepacific.com

Resident Center - The Management Company hosts the Lions Gate Resident Center, an online resource for your account with the Association, where you can see all of the documents referenced in this Handbook, pay your assessments, read the minutes of Board meetings or report a problem. The Resident Center www.sdreception@keystonepacific.com. Call the management company if you need assistance in setting up your account.

Notice Boards - The Association maintains four Notice Boards which are located near the cluster mailboxes. Contact information for the Management Company, the members of the Board of Directors, the members of the Architectural Review Committee and the Landscape Chair are posted on the Boards. Also posted are notices of meetings, including the agenda for the meeting, and other items of interest to owners and residents.

Committees - There are three permanent committees that report to the board: architectural review, social and Phil's Hill. Primary responsibilities of the committees are:

Architectural Review Committee ("ARC"): The ARC reviews requests exterior improvements on Lots. Effectively, architectural approval is required for any action on the exterior of your Lot that can be seen from off the Lot - including repainting a home the same or different color. If in doubt, request ARC approval! See the Architectural Guidelines for more information. Requests to make any changes or improvements on the Common Area or your Landscape Maintenance Area (your front yard) are to be made in writing to the Landscape Chair and will be approved or denied by Board action.

Social Committee: The Social Committee plans and manages HOA social functions authorized by the Board. Typically there is a HOA community garage sale in the spring, a picnic in July, an Annual meeting in August, and a holiday party in December.

Phil's Hill Committee: Phil's Hill is an open space area at the south end of Lions Gate. It is accessed by a trail starting by the lamppost at the south end of Camino Linda. The trail goes beside the south wall of the home at 1542 Camino Linda and then winds up the hill to where there are picnic tables, a succulent garden and a great view looking out to the ocean. The area and succulent garden are maintained by the Phil's Hill Committee. No plants are to be planted or removed, nor any improvement to the area, made except through the Committee. No trash facilities are available on Phil's Hill so pack out what you pack in - including dog waste!

Additional temporary special committees such as are created by the Board as required to perform specific tasks.

HOA Dues - Regular payments ("Dues" or "Assessments") for the operation and maintenance of Lions Gate are levied on an annual basis, but payable monthly. Each Lot pays an equal amount. The management company does not send monthly statements by mail or email, the preferred method of payment is to authorize an automated clearing house (ACH) payment through the management company. Special Assessments may also be levied to address particular unanticipated expenses. Special Assessments of up to 5% of the annual Regular assessment may be imposed by the Board. Anything over that amount requires approval by a vote of the members. Your current account status and payment history is available in the Resident Center. The dues pay for water, landscaping, street maintenance, electricity, taxes, insurance and management services, and reserve funding for the replacement of major items. They also pay your Lake and Lodge fee which allows you to use the recreational and other facilities at the Lake (more on that later). Payments not received on time will incur a late fee and interest.

Reserves and Reserve Studies - The Association maintains a financial reserve fund to repair and replace its streets, sidewalks, retaining walls, landscaping, irrigation equipment, street lights, and other assets. An outside professional firm is hired to perform an audit every three years to determine the status of our reserves. This report is distributed to all owners.

USEFUL INFORMATION ABOUT LIONS GATE

Parking - Parking is closely controlled in Lions Gate and no vehicle can be parked overnight on the private streets or driveways. Vehicles must be in your garage, in one of the designated Parking Circles (see below), parked on Lower Camino Linda (a public street) or parked outside Lions Gate. Parking of campers, mobile homes, trailers, commercial vehicles and recreation vehicles is restricted to loading and unloading. Such vehicles are not allowed to be parked in the private street Parking Circles. Other parking rules also apply. Please see the Rules and Regulations for specifics.

Home Improvements - Many owners selected Lions Gate as a place to live because of the neat and uniform appearance of our community. You may have noticed the compatible color schemes of our homes, the architectural theme that is common to every home, the similarity of address numbers, exterior lights, fence and gate style and color, etc. This is the result of a formal approval process for any outside changes that an owner contemplates for the exterior of their home. Changes to the exterior of your home are closely controlled and require prior approval. This includes painting in the same or a different color, patio covers, fencing, satellite dishes, and garage doors. Approval by the Architectural Control Committee is required prior to any change being made to the exterior of your home. If you have questions, check one of the Notice Boards for contact information for the current ARC committee members. The required "Request for Exterior Change" and/or "Request for Exterior Painting" forms are available in the Resident Center or from any ARC committee member. See the Rules and Regulations and "Architectural Guidelines, also available in the Resident Center, for additional information.

Landscaping and Planting - Your monthly dues fund the maintenance of all common areas and the yard in front of your home ("Landscape Maintenance Area" or "LMA"). The association mows and waters this lawn, trims the plantings and prunes the trees. Your deed grants a maintenance easement to the HOA over the LMA for these activities. Owners are not permitted to do anything to the common area without Association approval. Likewise, the landscaping on the LMA is under the control of the Association. Do not add plants, remove plants, prune plants or make any other changes to these areas. Do not install bird baths, trellises, lights, flower bed dividers, or any objects that interfere with yard landscape maintenance. The maintenance crew accepts instructions only from the Landscape Chair and has been directed to not respond to any requests from individual Owners or residents. If you have any landscaping concerns please contact the Landscape Chair. Exceptions not requiring approval: (A) holiday decorations and lights for a reasonable period before and after a holiday (B) a "For Sale" or "For Rent" sign - but be careful not to hit irrigation lines, block the sidewalk or block sight lines for when you are backing out of

your garage, (C) a security system sign, (D) signs permitted by Civil Code 4710 (it is preferred that you do not put up any such signs, but we cannot prohibit them), and any such sign should not interfere with the landscapers doing their job. Commercial signs - such as by a painter or other contractor working on your house - are NOT permitted.

Use of Community Facilities - Your Association assessments pay the Lake & Lodge fees that allow you to use the Lake San Marcos tennis courts, pickleball courts, swimming pools, beach, Lake, and other facilities. Drop by the Recreation Office and pick up a Lake San Marcos ID card to allow your access through the controlled gates.

Lodge / Lake and Lodge / CDC - All present and past names of the for-profit entity that owns the lake, the golf courses, the hotel, the recreational facilities and most other facilities located at the south end of La Bonita Drive and around the lake. They even own and are responsible for the repair of the traffic bridge going over the lake on San Marino Drive by the hotel. Although Lions Gate does not have recreational facilities within the project boundaries, part of your monthly assessment (\$39.97 in 2022) pays for your membership in the Lodge, which allows you to use the recreational facilities (pools, tennis courts, pickleball courts, billiard room and other facilities at the lake). New residents should go to the Lodge recreation office at 1105 La Bonita Drive to get a card to gain entrance and learn the full benefits. Private watercraft (boats, paddle boards, etc.) must have a permit issued by the Lodge to use the Lake, but boats, kayaks and other watercraft can be rented from the Marina located near the restaurants. Swimming in the lake is not permitted. Catch and release fishing is allowed - check at the Marina for restrictions. The lake is permanent home to a couple of species of Swans as well as a wide variety of wild birds ranging from ducks, to pelicans to great egrets. Please don't feed them bread! Bird food is available by the lake or from local animal feed stores.

CDC (Community Development Corporation) was the original developer of Lake San Marcos and the name of the entity that owned the lake, the hotel, the golf courses and the recreational and other facilities, most of which are now owned by The Lodge at Lake San Marcos.

Golf Courses - Lake San Marcos has two golf courses. St Marks is the current name of both courses. Both courses are both open to public play and pro shops are located at both locations. The St. Mark Executive Course is located at 1556 Camino Del Arroyo, at the same location as the Tap In Tavern. Call (760) 744-9092 for information and tee times. The Championship 6400 yard, par 71 course, the St. Mark Golf Club (previously the Lake San Marcos Country Club) is located at 1750 San Pablo Drive, at the same location as The Grill, which is also open to the public. Call (760) 744-1310 for information and tee times. Various memberships are available for the Golf Club.

U.S. Mail - Mail is delivered to the cluster box located nearest your home. Your mailbox key should have been provided to you at escrow closing. Your address number is on the outside of your box. The mailboxes also have a package compartment. If your delivery is too large to fit in your individual box, a key will be left in your box that will open the package compartment and allow you access. The key will then be retained in the package compartment and cannot be

removed. Still larger packages will be left by your front door or gate. Download the USPS Mobile App and you can be notified when packages have been delivered. There is also a secure outgoing mail slot in each mailbox. The nearest USPS Blue Box is located by the Lake recreation office.

Post Office - Our mail comes out of the full service Post Office located at 420 N. Twin Oaks Valley Rd, San Marcos, CA 92069 (760-744-2371). However, the closest Post Office is at 1700 Aviara Parkway, Carlsbad, CA 92011 (800) 275-8777).

Refuse/Garbage/Recycling - Waste and recycling is picked up weekly (currently Thursdays) by a private vendor EDCO Waste and Recycling. EDCO supplies rolling carts to each home and you can choose the size: the **Blue** cart is for recyclables (either a 65 or 35 gallon cart), the Gray cart is for mixed waste trash (either a 95, 65 or 35 gallon cart) and the **Green** cart is for landscape waste and now also organic waste (either a 95, 65 or 35 gallon cart). Extra recycle and green waste carts (up to two) are supplied at no charge. Extra trash carts are available for an additional monthly fee. EDCO will also supply at no extra charge a Kitchen Caddie for food scraps and food soiled paper (organic waste). ***No owner supplied containers are allowed nor will anything outside the carts will be picked up!*** You can arrange for carts and for bulky item pickup (for a fee) - by calling (760) 744-2700. You pay for these services directly to EDCO. Carts should (officially) be placed with the wheels against the curb at least 2 feet away from each other no earlier than 4 p.m. the day before the scheduled pickup and should be removed by 9 p.m. of the day of the pickup. In practice, because of the narrow width of our streets, many owners place the carts on top of the curb and EDCO has never complained. **Carts must not be stored so they are visible from off the Lot.**

Hazardous Waste Disposal - Household hazardous waste includes most materials that are ignitable, corrosive or toxic and include paint, batteries, household cleaners, florescent light bulbs, compact fluorescent lamps, automobile fluids and pesticides. They cannot be placed in your trash cart. They can be disposed by taking them to the Escondido Household Hazardous Waste Facility at 1044 West Washington Avenue, Escondido, CA. The facility is open on Saturdays only from 12:30 to 2:45 pm and appointments are required by calling Phone: (877) 713-2784 or scheduling on the San Diego County website. There is also a disposal facility in Ramona (same number for appointments and information). Appointments are usually available in about two months after you call. For those over 65 or disabled, a pick up service to dispose of hazardous waste is available by calling 877-713-2784.

Electronics / Cardboard / Solid Styrofoam - TV's, monitors, microwaves and most other electronics can be dropped off at no charge at the EDCO facility at 224 S. Las Posas Road, San Marcos, CA 92078. Call (760) 744-2700 for hours and specific information. Cardboard and solid Styrofoam can also be dropped off there at no charge. There is also a buyback center at that location for bottles and cans. They will also accept batteries at that location.

Telephone/Cable Television/Internet/Satellite Dishes - Both AT&T (the phone company) and Spectrum (the cable company) offer a complete range of services including phone, internet, and TV connections. Dish and Direct TV Satellite services are also available. Cellular service seems to range from bad to worse. Cellular range boosters are available from your cellular service provider or can be purchased at BestBuy or Amazon. Installation of a satellite dish requires prior approval of the Architectural Review Committee.

Newspapers - we currently have one local newspaper available for home delivery: the San Diego Union Tribune. Delivery of the Wall Street Journal, the LA Times, New York Times and other newspapers is also available.

Local Newsletters - As a resident of Lions Gate you will receive our Association newsletters, The Lions Roar. Published more or less monthly it is delivered to your gate with articles of interest about Lions Gate and its residents. The Quail Call is published monthly by the Lake San Marcos Community Association (see below) and delivered by mail to those who belong to the Community Association. The Quail Call contains articles and ads on the larger Lake San Marcos community, including the various clubs..

Pets - Dogs and cats are allowed as pets in Lions Gate subject to some restrictions. Dogs must be kept on a leash when on the streets and common areas. Please pick up after your dog. Dogs that bark or whine so as to disturb their neighbors may subject their owners to fines if the problem isn't resolved. Pets that are declared nuisances may be required to be permanently removed from Lions Gate. See the details in the Rules and Regulations. Also note that over the past few years there seems to have been an increase in the local coyote population. Since coyotes have been known to be able to jump even six foot high fences, allowing your dog or cat to be alone in your yard is not a good idea.

Use of streets for play activities - Playing in the streets is prohibited. No basketball goals, ramps, or sports games are allowed on the streets of Lions Gate. Non-destructive play is allowed on the common areas of Lions Gate. See details in the Rules and Regulations.

LAKE SAN MARCOS

Lake San Marcos is an unincorporated residential area consisting of 19 different homeowners associations and a number of independent homes built by numerous housing developers dating back to the early 1960's. **It is not part of the City of San Marcos** and we do not vote in their elections or pay taxes to them or get building permits from them. Our governing body is the County of San Diego. We pay taxes to the County and vote in their elections.

Public Services: Police services are provided by the San Diego County Sheriff, except for parking and traffic enforcement which is provided by the California Highway Patrol. Fire and paramedic service is provided by the San Marcos Fire Department - which has a nearby station across Rancho Santa Fe Road (RSF) next to Camino Del Arroyo (the same street is Lakeview

Drive on the north side of RSF Road). **Water** is provided by the Vallecitos Water District. **Gas and electric** service is provided by San Diego Gas and Electric. **Schools** - there are no schools in Lake San Marcos, other than the Pivot Charter School but the area is part of the San Marcos Unified School District (Phone: 760-752-1299). Usual public schools for children in Lake San Marcos: Elementary: Discovery Elementary; Middle: San Elijo Middle School; High School: San Marcos High School. The district does not provide bus transportation except for special education students. **Bus Service:** provided by the North County Transit District (Website: gonctd.com). No bus lines run through Lake San Marcos. Breeze bus route 304 runs along RSF Road between the Encinitas train station and Palomar College. **Simmons Family Park** is a public park with restrooms, a children's play area, picnic tables, basketball courts and a great view. It is located about a mile away. Directions: from the intersection of RSF and Camino Del Arroyo go south to the next intersection, Island Drive, and turn right. Continue up the hill to Rocky Point and turn left. The park parking lot is at the end of Rocky Point. Dogs are allowed on leash.

Grocery Stores / Pharmacies - There are no grocery outlets, large or small, within Lake San Marcos. The closest grocery store is about a mile north of Lions Gate in the shopping center at the southwest corner of the intersection of RSF Road and San Marcos Boulevard. It has an in-store pharmacy. That is also the location of the closest gas station. There is a CVS pharmacy in the shopping center on the northwest corner of the intersection. There is a 7-11 convenience store on the northeast corner of that intersection. The next closest grocery outlet is the small San Marcos Market #2 located about 1.5 miles north at 500 S. RSF Road

#106. Other nearby grocery stores going east on San Marcos Boulevard: Smart and Final Extra, 2.5 miles (770 W San Marcos Blvd); Winco 2.7 miles (555 Grand Avenue - in the center just before San Marcos Boulevard goes under the freeway). Grocery stores going east on San Marcos Boulevard : Target Grocery, 1.3 miles (west on San Marcos Blvd to Business Park Drive, then north to 3150 Business Park Dr, Vista), Stater Brothers, Trader Joe's and Sprouts Market, 2.1 miles in the Bressi Ranch commercial centers at the southwest corner of the intersection of RSF Road and El Fuerte Street. There is also a CVS pharmacy and BevMo liquor store in the Sprouts center. Going South on RSF Road . Going south on RSF Road about 4 miles is Von's at 3439 Via Montebello, Carlsbad, CA 92009.

Movie Theaters: Closest is the Regal Edwards San Marcos theater at the corner of W. San Marcos Blvd and Via Vera Cruz. Cinepolis Operates theaters at Via Montebello (same center as Vons) and in the center at the intersection of Alga Road and El Camino Real that also has a Vons.

Private Security - The Lake San Marcos Security Patrol is a community-sponsored, privately operated armed security organization that serves Lake residents. In addition to providing continuously roaming security patrols, they provide a variety of services to subscribers; vacation checks, well-being checks, medical response, trespassers, and disturbance call investigations. You are encouraged to subscribe to the Lake San Marcos Security Patrol. They are a primary reason LSM enjoys a low crime rate and has the reputation as being such a safe place to live. Phone: (760) 744-0811. Website: www.lsm patrol.com.

Lake San Marcos Community Association - (not to be confused with the Lodge or CDC) is the overall organizational focal point for the Lake San Marcos community. It controls architectural approvals on homes not included in one of the 19 homeowner associations within Lake San Marcos. Membership is open to all owners and residents of Lake San Marcos. The annual dues are presently \$58. The Community Association publishes the Quail Call and sponsors many local events and fund-raisers. It also lobbies local government officials on issues important to the lake, and gathers petitions on matters of interest. Its office is located at 1030 La Bonita Drive, Suite 342, in the small commercial center across from the Lakehouse Hotel. Website: www.lsmca.com.

Senior Living Facilities. There are two well regarded senior living facilities in Lake San Marcos. The Chateau at Lake San Marcos, Website: www.chateaulakesanmarcos.com where residents purchase their own condominium and contract for other assisted living services. It is located at 1502 Circa Del Lago, San Marcos, CA 92078. Phone: (760) 471-0083. The Meridian at Lake San Marcos is the complex at the end of the main entrance road into Lake San Marcos, Lake San Marcos Drive and next to the Chateau. Website: pacificaseniorliving.com. They offer rental units for independent living, assisted living and memory care. It is located at 1177 San Marno Drive, San Marcos, CA 92078. Phone (760) 363-5043.

Shopping Within Lake San Marcos - There are two small shopping centers within Lake San Marcos. Across La Bonita Drive from the Lakehouse hotel is a commercial complex which houses, in addition to the Community Center office, a chocolate shop, a dentist, a podiatrist, a couple of attorneys and the Pivot charter school. A second small commercial center is located on San Marino Drive across from the Meridian senior complex. That center contains the office of the Lake San Marcos Security Patrol, C3bank, a real estate office, a preschool, a fitness center and several other small shops.

Dining Within Lake San Marcos - The restaurants in Lake San Marcos that are open to the public are listed below. The senior facilities also have restaurants that are only open to their residents and guests.

Amalfi Cucina Italiana - Located between the Lakehouse hotel and the community recreation and meeting facilities at 1035 La Bonita Drive. The Amalfi Marina Bar is located on the lower level of the building (elevator access to the lower level is available inside). Phone: (760) 653-3230. The building has housed a number of restaurants over the years: Frolander's Quail's Inn was the original restaurant that was extremely well regarded. It was followed by a short-lived restaurant known remembered only for the giant chicken statute installed in front of the restaurant. The entire building was rebuilt in 2016 and the Decoy Dockside opened in 2016. In 2020 Amalfi took over the building.

The Grill - Located at the St Marks Golf Club at 1750 San Pablo Drive. Indoor and outdoor seating on a patio overlooking the driving range. Phone : (760) 744-1310.

Tap In Tavern - A casual eatery with indoor and outdoor seating located at 1556 Camino Del Arroyo at the same location as the Executive Golf Course. Phone: (760) 744-9092.

Parcel Pack, Ship, Print Services: A FedEx Print and Ship Center is located in the Albertson's shopping center at the southwest corner of RSF Road and San Marcos Boulevard at 19221 W. San Marcos Blvd. Phone (760) 599-5588. A UPS Store is located in the old Von's Center (See "obscure references" below) on the northeast corner of the intersection of RSF Road and San Marcos Boulevard (across from the high school) at 663 S. RSF Road. Phone: (760) 752-3035. In addition to shipping they offer private mail boxes and notary service.

Clubs and Organizations - There are many organized activities at Lake San Marcos including formal and informal dance clubs, computer, tennis, gardening, bridge, yachting, fishing, paddle tennis, golf, art, yoga, travel, and political clubs. See the printed Quail Call newsletter for time and meeting dates, or go to quailcall.com.

Airports - The closest airport is Palomar Airport (CLD) located on Palomar Airport Road (go west on San Marcos Blvd approximately 5 miles). This is a small regional aviation airport with no commercial airline flight operating at this time. The closest commercial airport is San Diego International Airport (Lindbergh Field) (SAN) in San Diego, 36 miles south on I-5 or I-15 (about an hour with light traffic and up to twice that long in heavy traffic). The next closest commercial airport is John Wayne Airport (SNA) in Orange County, 64 miles north on I-5 (70+ minutes in light traffic, twice that in heavy traffic), Ontario International Airport (ONT) in eastern Los Angeles County, 69 miles (figure 2 hours at best going north on I-5 with tolls or about the same time going north on I-15 without tolls). Los Angeles International Airport (LAX) is a 2 to 3 hours or more drive north on I-5. Shuttle service is available to SAN and LAX. Uber and Lyft fares start at about \$60 to SAN without surge pricing. Other private drivers can be found on the Nextdoor app: nextdoor.com

OBSCURE REFERENCES

Places, people and things commonly referred
to by Lions Gate residents that defy Goggling:

WITHIN LIONS GATE

Streets: Lions Gate has a mixture of public and private streets and different rules apply to each.:

Public Street: "*Lower Camino Linda*"

From the intersection of Camino Del Arroyo and Camino Linda Dr to just before 1502 Camino Linda Drive where the street narrows and the pavement surface color changes.

Private Streets: "Upper Camino Linda"

From the end of Lower Camino Linda to the end of the street where a mailbox and pole street lamp are located - dark asphalt pavement.

***El Rancho Verde
El Paseo Drive***

Fire Lanes - All of the private streets in Lions Gate are Fire Lanes. Notwithstanding that the private streets do not have red painted curbs nor "fire lane" signage, they are fire lines because of the street width (28 ft). Fire code regulations require an unobstructed passageway at all times of 20 feet. Thus, cars may not be parked opposite each other at any time on any of the private streets because that would reduce the unobstructed passage to less than 20 feet - subjecting the cars on both sides of the street to being ticketed and towed.

Parking Circles: Are not really circles. They are the designated areas where vehicles may be parked on the streets overnight. Except for in the parking circles, overnight parking is not allowed on the private streets or in the driveways of homes in Lions Gate. Inoperable vehicles and not regularly used vehicles may not be parked in the parking circles. Please do not park directly in front of the mailboxes or during the day in driveways if the driveway is not long enough to accommodate the vehicle without blocking the sidewalk. The "parking circle" areas are as follows:

Camino Linda

Where the street widens just before where Lower Camino Linda turns into Upper Camino Linda. This area is part of a public street so vehicles should be parked with wheels parallel to the curb.

El Paseo Drive

(1) where the street widens in a curve to the right of the cluster mailbox. Parking here should be head in or back in to allow more vehicles to park in the area.
(2) at the end of El Paseo Drive. Head in or back in at the end of the street. Be careful not to block access to the driveway of the home at the end of the street.

Upper Camino Linda

At the end of the street. Head in or back in.

El Rancho Verde

Preference is for vehicles to park with wheels parallel to the curb so as not to obstruct turn around.

Phil's Hill - An open space area located after the end of Upper Camino Linda, accessed by a trail with an entrance through a break in the hedge beside the driveway of 1542 Camino Linda Drive. The hill is named after the late Phil Nichols, a longtime Lions Gate owner who for years almost single handedly maintained the area, mostly with a sythe. The area is now minimally maintained by a committee of owners who have established a succulent garden and maintain benches and picnic tables on the hill which has a great view toward the ocean.

Ott's Lot - The grass area at the end of El Paseo Drive. Again, named for a former owner, the area is a great spot for a picnic or to watch the golfers (term used very loosely) tee off from the 16th tee.

Landscape Maintenance Area ("LMA") - The LMA is that portion of the Lot that you own which is maintained by the Association. On lots where the front door of the house is accessed through a gate, it is the area in front of the gate. Where there is no gate between the street and the front of the house, it is the area in front of the house. Although you own the LMA, the HOA has an easement over that area for landscape maintenance and thus owners are not allowed to do anything in that area that interferes with that maintenance - you cannot put plants in, take plants out of that area or trim the plants or trees. While "For Sale" signs and holiday decorations are allowed for short periods of time, please consider how anything you do in that area might make it more difficult for the landscape contractor to do its job. Neither the HOA nor the landscape company is liable if your decorations are damaged during maintenance. Because many of the LMAs are small and the trees planted in the areas by the developer have become so large they are causing damage to the utility lines that run through the areas, the HOA has a long term project of replacing those trees and redoing the LMAs.

Memorial Benches - Benches donated by various residents to honor loved one located throughout the common area and on Phil's Hill.

The Club Room. Is where the Lions Gate Board of Directors usually meets. The Club Room is in The Lodge Community Center at the South end of La Bonita Drive, south of the Hotel and the Amalfi restaurant. The Lodge complex consists of several buildings, two swimming pools, pickleball and tennis courts, a grass area and a lakefront beach. Unfortunately, all the buildings have the same address, 1105 La Bonita Drive, and the various buildings and rooms have no exterior signage. To find the Club Room: as one enters from the parking lot through the gate at the southeast corner of the parking lot, straight ahead is the office where owners get their key card that opens the gates. Go to the right of the office and down the stairway - on the right is the Club Room. The pickleball courts are then straight ahead and the "quiet swimming pool" and tennis courts are around the corner of the building.

When does the Board hold its meetings? The Board sets the schedule of its Regular meetings at the start of every year. Currently they are scheduled for the third Wednesday of each month, except August and December, at 6:00 pm in the Club Room. That can change. Meetings may not occur if there is insufficient business and Special meetings at other times may occur if unexpected matters need attention. Notice of all Regular and Special Board meetings, along with the agendas for the meetings are posted on the four notice boards located beside the cluster mailboxes at least 4 days before the meetings and, if the Property Manager has your email address you will get email notification of all board meetings. All owners may attend Regular and Special Meetings. Draft minutes of Board meetings are also posted on the notice boards within a couple of days after each

meeting.

Open Forum. Is the time at each Regular and Special meeting of the Board when members are encouraged to address the Board with any concerns. This is not a discussion time - neither board members nor the property manager are permitted by law from making anything other than a short reply. Usually the time limit for making comments is 3 -5 minutes depending on the number of owners who want to speak. Members are encouraged to discuss matters of concern individually with board members, or the property manager, outside of board meetings.

OUTSIDE OF LIONS GATE

Old Vons Center - Located 1.2 miles north on Rancho Santa Fe Road. It is the shopping center on the Northeast side of the intersection of Rancho Santa Fe Road and San Marcos Boulevard - behind 7-11. The center once hosted a Vons Grocery store, a 24 Hour fitness center and a US Bank branch. All are now closed and the storefronts remain empty as of the end of 2021. The center still has the closest donut shop, the closest drive thru Starbucks (there is also a walk-up Starbucks inside the Albertson's grocery store), a UPS store and a Goodwill Thrift store / donation drop off location as well as a number of other small shops and a couple of good restaurants.

New Vons Center - Located four miles south on Rancho Santa Fe Road at Via Montebello.

Leeann's Cafe - once the place in Lake San Marcos for breakfast and socializing. Leeann's was located in the small commercial center across La Bonita Drive from the hotel in the center where the Community Association office is located. It permanently closed a few years ago.

Lake San Marcos Community Association - Is effectively a master HOA for all of the properties in Lake San Marcos. It maintains an office at 1030 La Bonita Drive, Suite 342, Membership is voluntary for Lions Gate owners for an annual fee of \$58. For more of the benefits of belonging to the Community Association, see its website at www.lsmca.com.

Phone Numbers:

Emergency Police, Fire, or Medical - 911

Lake San Marcos Security Patrol 760-744-0811

Non-Emergency

Police - SD County Sheriff 760-510-5200

Fire - San Marcos Fire Dept 760-744-1234

CHP - Parking and Ticketing 858-637-3800

Pavilion Recreation Office 760-759-2273 LSM Resort and Hotel 760-744-0120

St. Marks Golf Club 760-744-131
St Marks Executive Golf Course 760-744-9092
LSM Community Association 760-744-4306
The Lodge Offices 760-744-0237
LSM Resident Directory 760-736-8178
San Diego Gas & Electric 800-611-7343
Spectrum:
AT&T 760-752-3273
Vallecitos Water District 760-744-0460
EDCO Waste and Recycling 760-744-2700
Animal Control - County 760-746-7307
Project Wildlife 619-225-9202
Dead Animal Removal - County 888-299-9905
Animal Removal - Private 619-228-5258
Dead Birds 888-551-4636
Snake Removal/Relocation 760-940-8290
Rattlesnake Removal 760-744-1234