

SMOKE TREE BONITA  
HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

October, 1995

~~SMOKE TREE BONITA HOMEOWNERS' ASSOCIATION~~

RULES AND REGULATIONS

The following Rules and Regulations have been established in compliance with current California laws regarding condominiums, and Public Health laws, insurance regulations, and Fire Department regulations, to insure the comfort, safety, and enjoyment of the community's recreational facility and common areas by all residents of Smoke Tree Bonita.

UNITS

1. **Appliances.** Each owner shall maintain and repair the interior of the unit, all utilities servicing the unit, all windows and doors (excepting entry doors) appurtenant to his unit, and all appliances therein, including heaters, plumbing, light fixtures, and air conditioning units.
2. **Nuisances.** No noxious, illegal, or seriously offensive noise, activities or conditions shall be carried on or maintained, within or upon, any condominium, or in any part of the property. Nor shall anything be done which may become a serious annoyance or a nuisance, or which may in any way interfere with the quiet enjoyment of the owner's condominium. There shall be no activity which would in any way increase the rate of insurance for the project, cause any insurance policy to be cancelled, cause a refusal to renew the same, impair the structural integrity of any building, or which would endanger the lives or health of occupants.
3. **Noise.** All noise must be contained within the unit.
4. **Condominium Use.** No condominium shall be occupied and used except for residential purposes by the owners, their tenants, and invitees, and no business or trade shall be conducted therein.
5. **Water Furniture.** No waterbeds or water furniture shall be permitted or maintained in a two-story unit.

GARAGE DOORS

1. Garage doors should be kept closed except when residents are working therein.

TRASH DISPOSAL

1. All trash containers are to be kept inside, except on the day of trash pickup, or the preceding evening after 6:00 p.m. Resident is responsible for any cleanup required after trash pickup or if any animal breaks into trash.

3. No on-site directional signs will be permitted anywhere on the complex entrances.

#### PETS

1. Each condominium may keep in the unit: (a) not more than one (1) domesticated dog, cat or other commonly accepted household pet, provided such animal does not exceed thirty (30) pounds in weight at mature growth; (b) any number of birds in one (1) or more cages; (c) any number of fish in household aquariums of reasonable size, provided however, that such pets and other animals, including birds and fish, must be kept for non-commercial purposes.

In the event that the Board determines that any such pet(s) create an unreasonable annoyance or nuisance to other owners, the raising or keeping thereof shall be discontinued within a reasonable time thereafter. The Board shall endeavor to provide an owner of a disruptive pet an opportunity to cure the problem whenever possible. Pets of any kind shall not be permitted in the common area except as specifically allowed by the rules and regulations adopted by the Board.

No dogs shall be allowed on the common area without a leash. Any unleashed dog shall be removed to the pound at owner's expense. Owners must clean up after their pets.

#### VEHICLE REPAIR

1. Work done on vehicles in carports must be done in such a manner as not to restrict or bother nearby areas. No mess allowed. All work must be cleaned up immediately upon completion. No vehicle may remain on jacks overnight. They are for immediate repair only.

#### STREETS

1. **Speed Limit.** The maximum allowable speed on any street within the common area of Smoke Tree Bonita is 10 mph.
2. **Parking/Storage.** There will be no parking or storage of the following vehicles on the common areas:
  - (a) Non-motorized vehicles including, but not limited to, trailers of any type and boats of any type.
  - (b) Any vehicle in excess of 20' in length, except for loading and unloading.
  - (c) Guests of owners/resident tenants may only utilize guest parking space for one week. Additional time may be obtained by the resident from the management company or a member of the Board of Directors.

the pool and walkways is not allowed.

8. No toys or equipment will be allowed in the pool.
9. Pets are not allowed inside the fenced pool area at any time.
10. Food at pool area only under sheltered area next to the restrooms where it can be eaten at the tables, not in or around the pool. Put all papers and trash in the trash containers. Beverages are allowed here only in unbreakable containers. No glass.
11. Please always leave the pool area in a clean and orderly condition.
12. Keep restrooms by the pool clean. Put paper and trash in the waste baskets.
13. The guests of any one owner/resident will not exceed four (4) in the pool or jacuzzi area at any one time.
14. Residents are reminded that they are responsible for the conduct of their guests at all times.
15. Any person having any apparent skin disease, sore, or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease shall not use the pool (State law).
16. Intoxication in the pool or jacuzzi area is prohibited.
17. The use of glassware or glass bottles in the pool area is prohibited.
18. Trunks or swimming suits will be worn for swimming. NO CUT-OFFS ARE PERMITTED in the pool.
19. No black swim fins in the pool. (Black swim fins cause marks which are extremely difficult to remove, and thus costly.)
20. Bathing caps are recommended for anyone with long hair (male or female). No hairpins or curlers may be worn by swimmers.
21. The furniture in the pool area must not be abused. Any damage caused will be at the expense of the applicable owner.
22. Radios/stereos used in common areas MUST be used with headphones only. Radios/stereos MUST be BATTERY OPERATED ONLY.

#### JACUZZI RULES

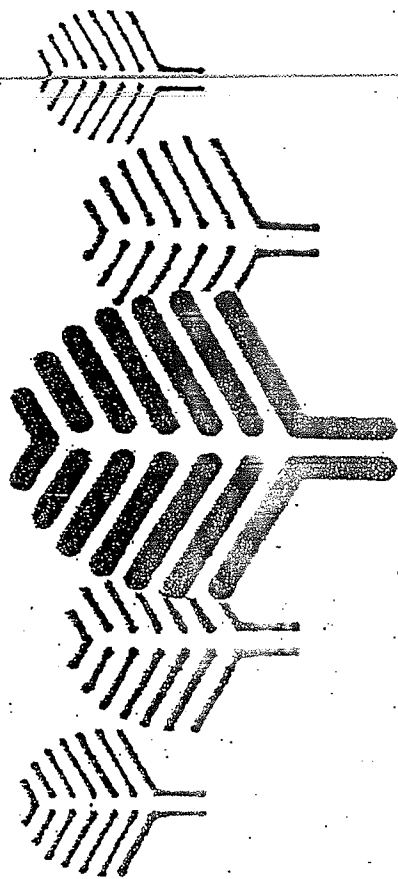
1. Jacuzzi hours are to be the same as the swimming pool hours.
2. The jacuzzi may only be used by individuals 4'6" or taller, in accordance with a Department of Public Health regulation.

VIOLATION COMPLAINTS

1. All homeowners' complaints must be submitted in writing to the management company for consideration by the Board of Directors. All complaints must be signed.
2. Upon receipt of a valid violation notice the management company will send a first violation letter requesting the violation be corrected in a specified time.

Please refer to CC&R'S for more detailed information.

**SMOKE TREE BONITA  
OWNERS' ASSOCIATION**



***RULES &  
REGULATIONS***

***H I G H L I G H T S***

*Revised October, 1996*

*October, 2000*

- **NO SKATING OF ANY KIND** - no skateboards, no roller blades, no in-line skates, no roller skates. If a new skating device is invented, that's a NO-NO, too.

- **CHILDREN** should not play in the streets.

As homeowners, we are responsible for any damage to the common area caused by resident or guests.

## **MONETARY FINE SCHEDULE FOR ANY VIOLATION**

- Courtesy Notice/Warning Letter;
- 1st Fine, \$ 50.00,  
2nd Fine, \$100.00  
3rd Fine, \$200.00.
- Turned over to attorney.

Again, we welcome you to Smoke Tree Bonita, and hope to see you at the monthly meetings. There is always an opportunity for homeowners to serve on any of the committees. This is an opportunity to get to know the Board and your neighbors. Also, any "beefs or bouquets" can be stated, but you don't have to wait for a monthly meeting if you have a problem or concern. You may contact Fern Einhorn, Association Manager, at 528-4200. Renters are to contact their landlords.

## **SMOKE TREE BONITA OWNERS' ASSOCIATION**

### **Rules & Regulations Highlights**

#### **New Residents of Smoke Tree Bonita Condominiums:**

The Board of Directors welcomes you to our community. We want to get to know you, and we urge all homeowners to attend the Association's monthly meetings. They are held the third Monday of each month, and the time and location is posted by each mailbox station.

Your realtor or landlord has given you the rules and regulations of the complex. All rules are to be adhered to. We have highlighted a few of the rules that are a "bone of contention" to condominium dwellers.

### **PARKING**

Parking is allowed in designated spaces only (this is not only a condo rule, but is a mandate of the Fire Department). Parking, other than in a designated spot, will result in your vehicle being towed, at your expense.

No parking is allowed on the streets.

**SMOKE TREE BONITA  
HOMEOWNERS' ASSOCIATION**

**REVISED FINE POLICY**

**APPROVED AND ADOPTED  
OCTOBER 16, 2000  
EFFECTIVE DECEMBER 1, 2000**

1. A Courtesy Notice will be sent with a specified time period (5 to 30 days) to make the necessary correction, depending on the nature of the violation.
2. Notice of First Fine - \$ 50.00
3. Notice of Second Fine - \$100.00
4. Notice of Third Fine - \$200.00

Owners have the right to request a hearing with the Board of Directors to appeal the fine.

Please file this Revised Fine Policy with your CC&Rs and Rules & Regulations.

10/20/00



# SMOKE TREE BONITA

## PARKING POLICY

March, 2014

1. Each residence **MUST** have the first two (2) vehicles parked in the Garage or garage and carport. These vehicles will have a **Green Square Sticker**.
2. Each residence will receive a **BLUE- ROUND NUMBERED STICKER FOR USE ONLY** in a third (3<sup>rd</sup>) vehicle registered at the home address.
3. Resident-designated spaces can only be used by a third (3<sup>rd</sup>) vehicle and **MUST** have the **BLUE ROUND NUMBERED STICKER** displayed and visible. **If you do not have a 3<sup>rd</sup> vehicle you are not eligible for a BLUE sticker.**
4. All vehicles belonging to each resident **MUST BE REGISTERED**
5. Residents are NOT permitted to use a visitor space at any time.
6. Tandem parking is NOT permitted, NO EXCEPTIONS.
7. There is NO PARKING in the Fire Lane, Red Zones, Blocking Driveways, Blocking Garages, or Double parked. **Vehicles with expired license tags will be towed. Inoperable vehicles will be towed.**
8. Any vehicles over three (3) at a residence must be parked off association property.
9. The Association uses Western Towing- 619-297-8697

**PLEASE NOTE! THE BLUE PARKING STICKER MUST BE DISPLAYED ON YOUR THIRD (3<sup>RD</sup>) VEHICLE.**

**For the Board of Directors,**

**Jessica Senske, CMCA**

**Association Manager, 888-234-1033 ext. 101**

**Revised 3/14**