

April 2018

To: All Homeowners and Residents of Greystone Collection in Camarillo

From: The Board of Directors of Greystone Collection in Camarillo

Dear Homeowner or Tenant:

With summer approaching quickly, we thought it might be a good time to "touch base" with everyone.

Our community is only as strong as OUR COMMUNITY! We ask if you observe unlawful or dangerous activity within our community, please call 911 or the Camarillo Police Department non emergency number **(805) 654-9511**.

Please be aware of your surroundings when driving through the community. At any given time it is likely you will come upon children playing in the street, riding bikes, skateboards, scooters and the like. Our streets are narrow and kids will be kids. Please observe the speed limit!

The Speed Limit in our Community is 10 MPH !!!

Pool / Spa/Park

- Pool hours are: Sun – Thurs: 7AM – 10PM, Fri – Sat: 7AM – 11PM
- No one under the age of 14 is allowed in the pool area without supervision of a responsible adult at least 18 years of age. Under no circumstances can children under the age of 14 be unaccompanied at the pool.
- Glass containers are **NOT** allowed in the pool area.
- Alcoholic beverages are **NOT** allowed in the pool area.
- Dogs are **NOT** allowed in the pool area.
- Each household can welcome a maximum of 4 guests to the pool when accompanied by the owner / tenant.
- A key fob is required for entry to the pool.
- Bicycles, skateboards, scooters, etc., may not be used in the park area nor are they allowed in the pool area.
- If you are two or more months behind on your homeowner's dues, your FOB will be inactivated and will not be reactivated until dues are brought into a current state.

Trash Cans

- Trash cans must not be put out more than 24 hours before pick up and must be off the street and properly stored out of view in the garage or behind the side gate within 24 hours after pickup.

Dogs

- Dogs must be on a handheld leash at all times. Electronic leashes are **NOT** acceptable.
- Dog owners must pick up after their dog and must properly dispose of the bag.
- "Poop" bags are available in 2 different areas in the park.

It has come to the attention of the Board that several residents continue to be in violation of the Rules & Regulations in regards to pets. Dog owners continue to allow their dogs to run loose in the park area. It is important that all residents of Greystone observe the CC&R's and Rules and Regulations in order to protect and enhance the community. Please remember that violations of these rules may result in violation letters and monetary penalties per the Fine Policy adopted by the Board of Directors. Thank you for your cooperation.

Should you observe an unaccompanied dog running loose in the neighborhood, please contact the Department of Animal Services. Animal Control Officers are on duty 24/7 to respond to animal related emergencies. They can be reached at: **(805) 388-4341 or (888) 223-PETS (7387).**

Please be reminded that our Community Park is not intended for use as a Dog Park.

Basketball Hoops

- Basketball hoops must be properly stored when not in use and under no circumstances can the hoop be left on the sidewalk or in the street overnight.
- Basketball hoops must be stored behind the side gate of the house or in the backyard or garage.

Yard and Driveway Maintenance

- Oil stains must be removed from the driveways. Oil pans are not acceptable. If you find it necessary to put an oil pan under your car because of a leak, the car must be parked in the garage where the oil pan will be out of public view.
- Yards must be maintained, including mowing and weeding and trees must be trimmed so they don't hang so low over the sidewalk that the limb could be a hazard to someone walking on the sidewalk. Also, trees must not hang over the street where a tall truck could hit the branch(s) and cause damage to either the tree or vehicle. Trees should not impede the security lights located on each street and must be trimmed appropriately.
- Flower beds must be free of weeds and properly maintained with curb appeal to neighborhood.
- For our homeowners and tenants that live on a corner lot, please be reminded that you are responsible for the area on the side of your home and it must be maintained just like your flower beds, front and backyards.

Home Maintenance

- Our homes are approaching their 22-year anniversary! Over that time, it's likely the paint on the front door, eaves and trim have become faded or oxidized and could use some "refreshment". Spectrum Property can give you the color scheme for your home. Please contact Raymond Melero at 805-642-6160, and he will be happy to help you with the correct color scheme for your property.

Architectural Modifications to Home, including Landscaping

- Any modifications to your home or landscaping require PRIOR approval of the Architectural Control Committee. Please contact Raymond Melero at Spectrum Properties to get an application. You must include plans and specifications depicting the proposed improvement. No construction may begin until the Architectural Control Committee gives its final approval in accordance with the CC&R's/ Any preliminary approval granted prior to the approved application process shall not be deemed to be final and the committee has the right to deny an application for final approval, regardless of whether preliminary approval was previously granted.

Resident Parking

- No garage shall be used at any time for any purpose which would interfere in any manner with the availability and use of such garage for the purpose of automobile parking and storage. Any other use or storage within the garage, which would prevent the garage from being used to satisfy all parking needs for the residents, is prohibited.
- If you must park your car in the driveway, it must **NOT** protrude into the street or impede the sidewalk. This is a safety issue for drivers when the automobile protrudes into the street and is a legal ADA (American's with Disabilities) issue when the automobile impedes the sidewalk. Any automobile that protrudes into either the street or the sidewalk must be removed and alternative parking on a street outside of the community must be utilized.
- The guest parking area at the clubhouse is just that, guest parking. There is NO OVERNIGHT PARKING allowed in the recreation area parking lot. Cars parked in this lot overnight will be towed.
- Parking in a marked fire lane could cause your car to be towed immediately. NO EXCEPTIONS. All fire lanes have painted red curbing and/or posted signs. Street parking is only allowed on the sidewalk side of the street.

The items mentioned above are the most common problems that we see in our homeowner's association. Please review the Rules and Regulations and CC&R's for additional information that pertains to residents of The Greystone Collection.

The Board does a walkthrough of the property on a monthly basis and makes notes of homes that are out of compliance with the CC&R's. A notice is sent to the homeowner asking that action be taken within 15 days. Upon the second notice a fine will be assessed in the amount of \$50.00. The fines increase with each subsequent notice.

We hope that everyone has a fun and safe summer.

Spectrum Property Services
Property Manager: Raymond
Melero
(805) 642-6160

Archon Security

(800) 274-5717

Camarillo Police Dept.

Non emergency # (805) 654-9511