

VILLA DEL MAR HOMEOWNERS ASSOCIATION
1055 PALMETTO WAY
CARPINTERIA, CA 93013
villadelmar@verizon.net
(805) 684-7430

**RULES & REGULATIONS
AND
GENERAL INFORMATION**

REVISED
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Welcome to Villa Del Mar

Condominium living is unique and a few moments of thought will illustrate why rules are necessary in this type of community. Property values, quality of life, and just plain “neighborliness” require some controls and creates an environment enjoyable for everyone.

Take for example the rule Dogs must be on a leash in the common areas. A charging dog can be terrifying. Especially for an owner walking their dog, who may not be friendly. Or the rule that screens must be on all windows. Drapes blowing in the wind, people and or items hanging out of windows would change the over-all dynamics of your neighborhood.

The Governing Documents and Rules & Regulations were established to create the pleasant atmosphere which you bought into when you purchased or rented here. There is a reason for each of these rules. They are common courtesy and they address issues of a condensed living lifestyle. Please take the time to read them, abide by them....then enjoy Villa Del Mar to its fullest.

Sincerely,
Board of Directors
Villa Del Mar Homeowners Association

Villa Del Mar HOA Rules & Regulations

General:

1. The number of persons residing in a unit shall not exceed: Five (5) persons in a two bedroom unit or; Seven (7) persons in a three bedroom unit.
2. No obstructions to walkways and entrances are permitted, this includes children's toys and bicycles. No alterations or additions may be made to front door step area such as; tile, brick, carpeting or astro turf.
3. No articles are to be hung from doors, gates, fences and/or windows. All window coverings visible from the exterior of the buildings shall be of a neutral tone. Windows may only be covered by drapes, shades, blinds or shutters and shall not be covered by foil, cardboard, bed sheets or other unsuitable materials.
4. No owner, resident or guest is permitted upon any roofs, walls or buildings.
5. Smoking or vaping of tobacco, cannabis or any other substance is prohibited in common areas, carports and patios. You may smoke or vape inside units.
6. Outside **satellite dish** and/or antennas are not permitted unless they have been approved by the Board and meet with the policy established by the Board regarding "Air reception devices".
7. State and local ordinances must be observed if explosive or inflammable fluids are brought into the units. They shall not be brought onto the common area.
8. Repairs of automobiles and other motorized vehicles shall not be a disturbance to other residents and is permitted within the garage only with door shut. Vehicles may not be worked on or repaired in carports or the common area. Changing of automotive fluids such as; oil and/or coolant is not permitted in carport, alley or driveways.
9. Excessive vehicle noise is prohibited.
10. Any damage to buildings, facilities, equipment or common area property caused by an owner, resident or guest shall be at the expense of the owner.

11. Noise from units (radio, stereos, TV's, etc.) which may be, or become, an annoyance or nuisance to any other unit is not permitted.
12. No commercial use of a unit, other than passive rental for residential purposes, shall be made by the owner, tenants, guest or invitees.

Pets:

1. County and City ordinances pertaining to dogs apply to this development, and provide in part that dogs must be licensed and carry insurance coverage through the homeowner or renter. All dogs must be kept on a leash or confined within their owner's unit. If any pet becomes a general nuisance, restrictive action will be taken. All animals are the responsibility of their owner, and he/she must clean up animal waste products immediately. Damage to shrubbery and other common areas will be at the expense of the owner. The total number of pets is (4) four with a maximum of (2) two dogs.

Architectural And Grounds:

1. Patio fence replacement is either ½ cost for each unit on interior patio fencing or ½ owner and ½ association for exterior patio end fencing.

To ensure visual consistency with the complex, the fence specifications are as follows:

- Maximum Height 6' (six feet).
 - Fence slats 6" or 8" (inches wide).
 - Basic fence design is alternating front and back panels.
 - A one-foot-high lattice including framing may be added to the top of the fence. This is agreed to by both neighbors or one neighbor may assume the extra cost.
1. No alterations or additions are permitted without written authorization from the Board of Directors.
 2. All water softeners must be covered with a lattice wood box, painted to match the building or bamboo screen natural color only and maintained in good condition. **Please contact the VDM office for the current policy regulating water softeners prior to installation.**
 3. Very Dark bronze/brown, black or painted to match current door color screen doors may be installed. Wood, gold, white or silver doors are NOT allowed. Screen doors must be maintained in good condition. All screen

doors require prior approval by HOA.

4. All windows must have screens. Holes and bent frames are not permitted.
Window screens must be maintained in good condition.
5. One "For Rent" or "For Sale" sign per unit may be placed in the unit window. One "Open House" sign and one flag may be placed at the entrance to the unit.
6. Gates are to be painted the correct color scheme of the building. No other colors may be used including natural wood color. No Letters made of wood may be placed on rear gates to identify units.
7. Front door decorations are permitted if they are discreet and/or within keeping with the season.
8. American flags are permitted provided holders are placed where they will not damage wall or door frames.
9. Limited potted plants (10) ten 1 gallon and (3) three 5 gallon plants with a total of (3) pieces of yard art may be placed in front of units. They must not impede traffic, gardening services, or obstruct views of any other resident. Limited and/or appropriate will remain with the discretion of the Board.
10. Any resident wishing to plant in the common area must secure written authorization from the Board of Directors before doing so.
11. All trash must be deposited in appropriate containers and stored in assigned storage closet in carport. Trash must not be placed out for collection **earlier than the evening before** the scheduled day of collection. Trash container lids must be closed all the way so that birds and rodents cannot get in. Fines may be imposed for debris. Containers shall be returned to the assigned storage area on the day of collection.
12. **No** alterations within the garage and storage area are permitted **without** Board approval. No storage facilities shall be built into the carport area. No living quarters shall be built inside the garage.
13. Patio plantings must be kept trimmed 24 inches from roof eaves and gutter downspouts **and may not be taller than the Apartment roof edge for your unit.**
14. Patio drains must be kept clear of plants, dirt & debris. Patio drains run

untreated into the ocean. Pollutants such as; oil, paint clean up or pet fecal matter must not be washed down these drains.

15. **No appliances or devices including but not limited to wood burning devices are permitted in the patio areas. (This does not prohibit barbeques).**
16. Patios must be kept in clean, sanitary and attractive condition. Storage is not permitted on patios. Any furniture located in the patio area shall be designed for outdoor use.
17. Carports are for currently registered vehicles in operating condition only. No boats, RV's, trailers or any other item is allowed in carports.
18. Carports must be kept clean and free of damaging vehicle leaks. Only metal oil drip pans are permitted in carports and will be required at the first sign of a vehicle leak.
19. **NO EXCESS WATER USE:** Residents may not hose, wash or pour water down, patios, carports and driveways. There is also no washing of vehicles on VDM property. Any water that is running, puddling, pooling or streaming is considered excess water use and can incur a fine from the Carpinteria Valley Water District and the Association. Use brooms and mops to clean and make sure water goes on plants and vegetation only.

Parking:

1. The alleys at Villa Del Mar HOA are considered Fire Lanes by the Fire Department and cars may not park in the alleys except for a maximum of 20 min. for loading and unloading. Vehicle owners must be attending the vehicle at all times. If the Fire Department does an inspection of the property and calls out to the vehicle owner and no one responds, the Association will receive a hefty fine in the hundreds of dollars that will be charged to the unit owner. This also applies to vendors/workers working on a unit.
2. On Street Sweeping days, which are the 3rd Wednesday of every month, **starting June 20, 2018** vehicles will no longer be able to park in the alleys/driveways and vehicle owners will have to find other places to park from 8 a.m. to 10 a.m. on that day. We have been lenient in the past; however we have been told that this is a finable offense for the Association. Residents may park on Bailard Ave. during street sweeping times according to Code Enforcement.
3. Each unit has one single car carport and one single car garage. Residents may store items in the garage, however Carpinteria City ordinance requires that there be

enough room in the garage to park a car at all times. Carports shall only be used for the parking of vehicles in compliance with the Association Rules. Carports shall not be used to store personal property.

4. Each resident must use his or her assigned carport and garage space only.
5. Garages and carports may not be used for overnight lodging.
6. No vehicle, motor homes, motorcycles, trailers or boats may be parked or left on the Common Area. No motor home, trailer or boat may be parked in a Carport. Vehicles and/or motorcycles parked in the Carports may not extend beyond the dimensions of the Carport/garage and may not encroach upon the Common Area. Except when entering or exiting, garage doors must remain closed. Bicycles may not be parked on the Common Area or in Carports. Any vehicle, motor home, motorcycle, trailer or boat parked in violation of this Declaration shall be deemed parked in the Project without authorization and may be towed from the Project at the expense of the Unit Owner pursuant to the provisions of California Vehicle Code Section 22658.2. The Association has contracted with a local towing company and will notify homeowners of parking and towing policy in the coming months.
7. The Association has the right to assign, rent, license or otherwise designate and control use of parking and storage spaces within, and any recreational facilities situated upon, the Common Area. No vehicles shall be parked in such a manner as to impede or prevent ready access to another owner's carport. "No Parking" signs, when posted, must be observed. Parking is not permitted in driveways and alleys except for loading and unloading, not to exceed 20 min. unless with prior approval from the VDM office.

Designated Play Areas:

1. Residents may play in the three designated play areas only. Designated play areas are of two groups:
 - a. Type one constitutes permanent areas, defined in the project plans, and self-evident from the physical layout of the area.
 - b. Type two constitutes such temporary areas as may be designated from time to time by the Board of Directors and identified on the project map in the Managers' office. Each temporary area will remain a designated play area to the extent that, in the discretion of the Board of Directors, the value of its continued use is greater than any problems, including maintenance, that may occur.

2. At no time is anyone allowed to play in driveway/alley and common areas.
3. Parents are held responsible for the actions of their residents and their guests, at all times.
4. Bicycle riding, scooter riding, skateboarding, etc. is not permitted on sidewalks within the project, or on the planted areas.
5. Ball playing is not permitted on VDM grounds.

Swimming Pool Rules:

1. All guests must be with an adult resident of Villa Del Mar HOA
2. Pool hours are 8:00 a.m. to 10:00 p.m. daily
3. Pool area bathrooms automatically lock at 10 p.m.
4. Life ring and safety equipment is for pool **emergency use only**
5. No bicycles, skateboards, scooters or other wheeled devices allowed in the pool area
6. No balls, boogie or surf boards allowed in the pool area. No inflatables allowed except for assisting non-swimmers
7. No rough or boisterous play. No running on pool deck. Noise must be maintained at a low level. **No diving**
8. Children under 14 must be under adult supervision (18 years or over)
9. All persons must wear swimwear. No disposable diapers are allowed in the pool. Swim Diapers must be changed every 30 min.
10. No glass containers, alcoholic beverages, smoking or audible devices in the pool area
11. No animals allowed in the pool or pool area

12. No pool entry without a pool key

13. Use of profanity is prohibited. Please respect the surrounding residents

14. Pool capacity: **20**

Villa Del Mar Homeowners Association
General Information

Utilities:

Water: Water is paid for by the Association. Please conserve your use. Each unit has a shut-off valve just outside the front door. It is the lowest handle and is usually a lever handle. There is also a shut-off valve for the building located in the rectangular cement box usually found in the lawn near the street. Please call the office if you have a problem you cannot solve. (805)684-7430.

Water Pressure Regulators: They control the water pressure for each unit and are located above the shut-off valve outside the front door. Pressure should be about 45 to 55 psi. They are checked every year. DO NOT ADJUST THE PRESSURE REGULATOR YOURSELF. Telephone the office to have yours checked if you believe there is a problem.

Electricity: Each unit has a “fuse box” on the patio wall. Phase I – III have electric water heaters. These should be adjusted to about 125 degrees to conserve electricity. If you notice an alley light that is out or staying on after daylight, please call the VDM office and report it (805) 684-7430. So. Calif. Edison number is (800) 655 4555.

Gas: Meters are located at the end of each building. In case of a major disaster, earthquake, these meters are equipped with an automatic shut off valve. Occasionally they can be tripped if they are hit or run into. If you have any problems with gas, call the office to reset the valve or call Southern California Gas Company with all other gas related issues. If you smell gas call the Gas Co. immediately at (800) 427-2200.

Trash Collection: You must contact and pay for trash, recycle and/or green waste removal.

Carport Maintenance & Street Sweeping: The alleys are blown out once a month by maintenance. You are responsible for sweeping your garage and carport areas. You are responsible for picking up all debris, do not sweep or wash down garage and carport debris into alleys. City Street sweeping day is the **3rd Wednesday of every month from 8-10 a.m.** Do not park on the streets during these times or you may receive a ticket.

Patio Drains: They drain onto the surface of the nearest alley or into an underground system and then into the ocean. Do not pour any caustic, colored or hot fluids or pet fecal matter into these drains. This includes paints, motor oils, etc. Keep the drain clear of dirt and decorator bark. Should the drain become stopped, call the office.

Sale of a Unit: The sale of your unit requires an inspection and the payment of a transfer fee before the close of escrow. Please call the office to arrange for the inspection. Owners may be required to repair water system leaks or gas leaks and to correct additions or alterations within the unit or garage as well as in the patio and carport areas. AB 2155 requires sellers to supply buyers with additional data.

Assessments: Your monthly assessment is due on the 1st of each month and becomes delinquent if not paid on or before the 15th of each month. No statement is sent unless delinquent. A late charge is assessed after the 15th. Other penalties also apply to delinquent accounts. Please consult your CC&R's, Article IX, Section 9.10.

Villa Del Mar HOA

Procedure for Reporting Violations:

Every member of the HOA shares in the responsibility of keeping our neighborhood in compliance with the current CC&Rs and Rules & Regulations. In addition, each homeowner has the responsibility to be a "good neighbor" by following those CC&Rs and Rules & Regulations. However, sometimes we may not be aware that something we are doing violates the Rules & Regulations of the HOA. Our emergency number should only be called when there is a true Association related emergency. (805) 220-0173.

Villa Del Mar Board will determine if they need to take action on reports of violations of the governing documents and follow due process in doing so. If you would like to report a violation of the governing documents these are the following requirements:

1. The report must be in writing. The violation can be sent by email to the office at: villadelmar@verizon.net or by mail to Villa Del Mar HOA 1055 Palmetto Way, Carpinteria, CA 93013.
2. It must state what was being done that violates the VDM rules. The nature of the violation must be clear.
3. It must say exactly the date, time, duration and where the activity was taking place.
4. There must be a means of identifying specifically who was involved, ie:
* State the names of the people, animals, license plate numbers etc.
5. We prefer that the complaint be signed. We will not, however, share your information with potential violators.

If the Board and management verify that the complaint is a violation of the governing documents, health and safety or damage caused to VDM property, we will act upon all such reports by issuing violation notices according to existing policy. Violations may take time to resolve and we must follow the law.

Please note that Villa Del Mar has two public streets that run through the property and the Association does not have control over these public areas. If you feel there are parking violations being made, they must be reported to the City of Carpinteria. If there are illegal acts happening on or around the property you should call the sheriff.