

**La Cumbre Owners Association, Inc.**  
**Rules and Guidelines**  
(as amended June 2020)

**Introduction**

Every owner of record in La Cumbre Circle is automatically a member of the La Cumbre Owners Association. Each member owns a share, has a voice in its management, and has obligations, equal to those of any other member. As a Planned Unit Development (PUD), however, we have some considerations peculiar to PUDs, and because some of us are encountering the close community of PUD living for the first time, the Board of Directors feels it appropriate to prepare and publish the rules and guidelines which follow.

This revised document supersedes all of the Rules and Guidelines approved by the Board of Directors in past years. The Rules and Guidelines are posted on the La Cumbre Website. Also posted on the website, rather than this document, is information that is likely to change. For information on accessing the website please contact management.

**Management**

A Board of five Directors elected by the members manages the affairs of the association. The Board serves without compensation. Our monthly dues are low compared to that of most other homeowner associations in the area because we rely on owners to volunteer their time and skills to help keep expenses at a minimum.

Our management company is

Kristin St. John  
St. John and Associates  
5266 Hollister Ave. Ste #108  
Santa Barbara, CA 93111  
Office Phone: (805) 683-1793 ext. 101  
Hours: Monday – Friday 9:00 a.m. – 5:00 p.m.  
E-Mail: [kristin@sjamanagement.com](mailto:kristin@sjamanagement.com)

The association is incorporated in the State of California as La Cumbre Owners Association, Inc. and is governed by five basic documents, the first three of which are recorded in the public records of Santa Barbara County:

- (1) The Covenants, Conditions, and Restrictions (CC&Rs).
- (2) The Articles of Incorporation.
- (3) Bylaws.
- (4) Rules and Guidelines approved by the Board of Directors from time to time, as authorized by Article VI section 1 (d) of the Bylaws.

- (5) Architectural Standards approved by the Board of Directors from time to time, as authorized by Article VI section 1 (d) of the Bylaws, and Article V sections 5 & 7 of the CC&Rs.

Each member (owner of record) should have received a complete copy of the governing documents of our association that includes the CC&Rs, Articles of Incorporation, Bylaws, Rules & Guidelines, and Architectural Standards at the time of purchase of the unit. If any member does not have copies of these documents, they may be obtained from the association website or contact Management to request a copy of the documents.

Two primary considerations help to guide all of these rules. First, insurance companies and lending institutions are most willing to do business with homeowner associations that are well run, well maintained, present a neat and orderly appearance, and have a history of each owner giving real consideration to the convenience of his/her neighbors. Second, many banks and insurance companies are very reluctant to do business with homeowners associations in which a significant percentage of the units are not owner-occupied. These are facts that have to be recognized because it is in our common interest for our association to be governed in such a way that our properties will be readily insurable and salable if the need should arise.

A third consideration is the matter of public liability, which is dictated in part by our liability insurer. Thus we are required to have and enforce rules governing the access to the common areas by anyone other than members and guests accompanied by members; it is also the reason we do not open our facilities to outside groups.

Finally there is the fact that some of the rules are simply a restatement of various ordinances, including administrative regulations of various City and County departments.

PLEASE NOTE: the Rules and Guidelines and Architectural Standards are meant to be references; they do not replace or supersede any of the recorded governing documents. All owners have a responsibility to become familiar with the CC&Rs, Articles of Incorporation and Bylaws.

### **Board Meetings**

Regular meetings of the Board of Directors are held monthly, in the clubhouse unless otherwise notified. All members in good standing are welcome to attend. It is preferred that requests by members either to speak at the meeting or present an item for the agenda should do so in writing or by email and submitted to the president seven (7) days prior to the meeting. The time, date, and agenda for the Board meeting will be posted on the outside bulletin board at the clubhouse before the monthly Board meeting.

### **Buildings and Streets**

1. The Association has responsibility for the common areas and has control over streets, driveways, lawns and landscape, and generally other areas in the front yards of the lots that generally line up with the garage car door. See the CC&Rs Article VII, section 1, and the Maintenance Matrix attached to the CC&Rs as Exhibit A.

2. The Association is responsible for painting the exterior of all buildings and has prior approval jurisdiction over all additions to buildings, including patio covers, awnings, terraces, fireplaces and other similar items.
3. Paint colors of Exterior Walls and Wood Trim.  
Please refer to the LCOA website for a current list of paint colors.
4. The Association is not responsible for the interior of a unit, the roof, or any structural element of any dwelling although the Association has standards that must be complied with by any contractor or individual doing maintenance or repair on any roof or exterior structure.
5. The Association is responsible for walls, fences and gates that separate a unit from the common property or the outside, but not for fences between adjacent units.
6. Exterior alterations or additions of any kind to units require prior approval of the Architectural Control Committee and ratification by the Board of Directors. This includes replacement of windows, exterior doors, walkways, and lighting, garage doors and roofs.
7. Construction and repair projects that involve noise above the ambient noise level shall be restricted to Monday through Saturday (major holidays excluded), 8:00 AM to 5:00 PM. This includes all projects inside or outside, ACC approved or non-ACC applicable, work by contractors or residents. This does not apply to emergency repairs, such as leaking roofs or plumbing problems. Exceptions to these hours may occur if all affected neighbors are notified and give their consent, especially those units on either side. Please refer to and abide by the good neighbor policy. If any disputes or violations occur, residents should notify management. Disputes may be resolved by either the ACC or the Board. Violations may be subject to the LCOA Enforcement provisions of the ACC application.
8. Holiday decorations may be permitted during the year for a reasonable period of time and placed on the yards in front of an owner's unit. Halloween decorations are permitted from October 15 to November 5. Christmas decorations are permitted from the day following Thanksgiving through January 11. This includes roof and lawn displays and holiday lights attached to the unit and/or wrapped on plantings.
9. One flag/banner may be displayed per household. Refer to Davis-Stirling Act – Flags.

### **Dogs**

1. Dogs are welcome in the circle; however, owners are reminded that they are required to clean up after their dog immediately per Santa Barbara City Code Section 6.12.020.
2. Dogs are to be on a leash whenever they are outside of the fenced area of the owner's unit.
3. Dogs are never allowed in the pool area.
4. See Article VI of the CC&Rs for other pet restrictions.

## **Garage, Moving and Estate Sales**

The following restrictions on garage, moving, estate and similar sales are in the interest of traffic and public safety:

1. The showing shall be by appointment only and so advertised.
2. Appointments should be made at long enough intervals so that visitor parking spaces will be available.
3. Prospective buyers should be directed to park their vehicles in the Visitor parking and reminded that the speed limit is 10 mph within the Circle.
4. Signs pertaining to the sale of personal property as described above which are visible from the street or other public right of ways within the Circle generally are prohibited unless the Board upon an Owner's request approves an advertisement by signs.
5. Information on the sale may be posted on the clubhouse bulletin board.

## **Information**

Each owner shall provide to Management, within 30 days of request, the following information regarding residents, and update information that changes:

- a. Names of Owners and Residents.
- b. Phone Numbers and contact information.
- c. Vehicle descriptions, including license plate numbers.

## **Insurance**

1. Casualty insurance for the common property, flood insurance for the Clubhouse, and liability insurance for the Association as a Corporation are provided by the Association. The Association also carries property insurance on the individual unit buildings as originally built.
2. Personal property insurance for individual units, including upgrades to the real property and liability insurance for owners, is the responsibility of the individual owner. The owner should consult his/her insurance companies to make sure coverage is sufficient for their needs.
3. The Corporation has no part in the individual members' decisions regarding amount or type of insurance.

## **Landscaping and Gardening**

1. The Association is responsible for maintenance, including gardening, of La Cumbre Circle and areas visible from the Circle including the front enclosure walls, but not the area within those

enclosures. Enclosures include hedges, fences and walls. The boundary for a unit without a definitive enclosure shall be the end of the condo unit garage, at the driveway.

2. The Association is responsible for maintenance and watering of front landscaping through the sprinkler system. The Association is not responsible for any planting installed by any homeowner, for any plants in pots, or for watering or other maintenance of any planting in the side or rear yard of any residence.
3. In the Association maintained area, the Board and Landscape Committee hold all decision making power and are in charge of plant removal and plant replacement. Owners may bring concerns to the attention of the Landscape Committee and Board. Old or diseased plants, or plants that are causing problems, will be removed by our gardener and replaced with plants on our approved list. Please do not ask our gardener to make any changes.
4. The walkway lighting controlled from inside the unit is the responsibility of the owner; however, when making changes, the Architectural Control Committee and the Landscape Committee must approve the plans prior to installation.
5. When properties, whose owners planted and maintained (with Board approval) an Association common area near their unit, change ownership, that area will revert back to Association maintenance. Current owners, who previously were granted permission from the Board to plant certain plants and agreed to maintain those plants in an Association common area, will continue to take responsibility to maintain that common area foliage until such time as said property changes ownership.

### **Monthly Dues (Assessments)**

1. Monthly dues are payable on the **first of each month**.
2. Dues must be received no later than the 10<sup>th</sup> of the month. If dues are received after the 10<sup>th</sup> of the month, the owner will be charged a \$20 late fee. Dues in arrears after 30 days will be charged interest at the rate of 6% per month.
3. Dues can be paid either by automatic debit from your checking account or by personally mailing a check to the bank using a coupon book furnished by the bank. To pay your dues by automatic debit, you need to complete a bank authorization form. Contact the management company for forms and mailing envelopes.
4. Monthly dues are comparatively low because of volunteers. Please help us keep our dues low by volunteering your services.
5. The monthly dues are based on estimated expenses, divided into eighty-six (86) equal shares. There is no provision for adjusting individual fees to reflect more or less use of the common facilities by any individual member.
6. The principle items of the budget are as follows:  
Operations

Maintenance and Repair  
Personnel  
Utilities

The budget item titled "reserve for major maintenance" is a reserve fund for major maintenance such as exterior painting of the units, a new roof on the clubhouse, resurfacing streets, major overhaul of the swimming pool, etc.

### **Canvassing**

**Canvassing is permitted by members and residents as provided by Civil Code Section 4515. Canvassing shall be limited to the hours of 10:00 a.m. to 5:00 p.m. Monday through Saturday.**

### **Recreation Area and Clubhouse**

1. It is required that gates to the recreation area be kept locked at all times. For loading or unloading purposes, the gate may be held open under the personal supervision of a owner/resident who assumes responsibility for seeing to it that there is no unauthorized entry. If the gate(s) to the pool area are propped open for any other purpose by an owner/resident at any time, that member must be personally present and supervise the entry of persons coming onto the common ground surrounding the club house and pool area during the time that the gate(s) remain open. A violation of this rule shall subject the owner/resident responsible for the violation after complaint, notice to the offender, and a hearing, to a fine by the Board of Directors that will not exceed the greater of \$500.00 (first time offense) or any fine levied by the County or City of Santa Barbara against the Home Owners Association for leaving pool gates open.
2. Owner/residents (includes renters) must accompany all guests in the recreation area.
3. Our liability insurance depends on the cooperation of all owners/residents to follow these rules.
4. A key to the recreation area must be in possession of the owner or resident at all times. Only one key per unit is allowed. Please do not leave your key in the gate lock. When an Owner sells or rents his/her unit, that owner relinquishes the right to use the recreation area. In the event that an owner or renter loses their key, a replacement charge of \$50.00 will be collected from the occupant of the unit payable to the Home Owners Association.
5. Rules governing the use of the swimming pool and spa are listed separately in this document and also posted in the pool area. The County and State Health Department authorities mandate many of these rules, and violations can result in significant penalties.
6. **Do not** bring any glass containers into any part of the outdoor recreation area. Always crank down/close the sun umbrellas after use.
7. **Do not** enter the carpeted part of the clubhouse wearing a wet bathing suit. Pool water dripping on the carpet will cause damage.

8. Any person who unlocks any of the doors is responsible to lock them as well as any windows prior to leaving. Turn off any lights and exercise equipment. Make sure water from any faucets and shower heads are turned off. The sliding glass doors to the clubhouse should be kept closed and locked after each use. If you use the spa, be certain that the timer is turned off when you leave. **No animals are allowed in the clubhouse at any time.**
9. Barbecuing is permitted only in the grass area of the recreation grounds **and ONLY propane BBQs may be used (no briquettes).**
10. The cell phone in the clubhouse is for 911 calls only.
11. Recreation equipment is located in the closet adjacent to the women's bathroom and may be used by any owner or resident or their guest. The owner/resident is responsible for returning all equipment in good order and for any loss, damage, or extraordinary wear and tear.
12. Please use a Duraflame-type log when using the fireplace. Clean out the fireplace after its use and be sure that only cold ashes remain which are to be disposed of by you.
13. For use of the main room of the Clubhouse, the hours of use are: 7 a.m. to 11 p.m. Sunday through Thursday, 7 a.m. to 11:30 p.m. Friday and Saturday. Please be considerate of your neighbors and keep excessive noise down at all times, especially after 9:00 p.m.
14. Weight Room/Exercise Room: Exercise equipment is for the use of owners/residents only. Guests are not permitted to use this equipment unless accompanied by an owner/resident. Hours of use are: 6 a.m. to 10 p.m. daily. Owners/residents/guests use the exercise equipment at their own risk. Anyone under the age of 16 must be accompanied by an adult.
15. Security volunteers are authorized to close down activities if necessary and required to lock up the building on their rounds shortly after 11:30 p.m. if unoccupied. Any persons who are responsible for violations will be reported to the Board of Directors.
16. Please take and dispose of trash into one of the dumpsters. Note that a broom and dust pan are in the north and south Dumpster area. Please use them and help keep the area picked up. Thank you!
17. Bounce Houses and Jumpers are not allowed in the Common Area.

### **Clubhouse and Recreation Area Reservations**

Reservations may be made by contacting the Clubhouse Manager. (Refer to the LCOA website for the contact information and reservation form or contact management.) The manager will post a notice on the bulletin board of the reservations.

1. Anyone inviting 20 or more people to a party at the pool or the grass area **MUST** make a reservation with the Clubhouse Manager and give a \$200 deposit and sign the Clubhouse Use Agreement. The \$200 deposit will be returned if all the usual clubhouse rules are

observed. In the event that the recreation area is being used for non-social purposes, pursuant to Civil Code Section 4515, a reservation is required. Attendance for such purposes is limited to thirty (30) persons.

2. Except as provided under Civil Code Section 4515, a deposit of \$200.00 is required and will be refunded if no damage occurs from use. Loss of full deposit will occur if any animal is found in the pool or clubhouse area. Events for which no deposit is required shall be limited to thirty (30) persons. Such events shall not allow the consumption of food or alcoholic beverages and shall not be allowed to utilize the kitchen facilities, nor the pool or spa.
3. The clubhouse may be reserved for the occasional exclusive use of a member for private social activities that individuals would normally hold in their homes. "Social Activities" do not include those activities that are primarily for commercial or political purposes. Provided, however, that the clubhouse and recreation area may also be reserved for purposes expressly permitted under Civil Code Section 4515. Such meetings are limited to Monday through Thursday, until 9:00 p.m., and Friday until 5:00 p.m. In the event of an overlapping event, the event making the first reservation for a given time period shall take precedence.
4. Only residents may make reservations for the use of the clubhouse.
5. Members reserving the clubhouse or recreation area are required to sign the clubhouse agreement contract stating that they assume responsibility and are responsible for any damage or extraordinary wear and tear on the facility. If the facilities are not left in good order, a cleaning fee will be assessed. Check all equipment in the kitchen and be certain that the stove is turned off and the lights throughout the building are turned off, and doors locked before leaving the building.

### **Swimming Pool and Spa, Recreation Area**

All owners/residents and their guests are required to follow the pool rules. Please help by speaking to violators and maintaining the pool area.

HOURS: Sunday through Thursday 7:00 a.m. - 11:00 p.m.

Friday and Saturday 7:00 a.m. - 11:30 p.m.

No loud noise any night after 9:00 p.m.

1. During the rainy season, the pool is not heated in the months of January – March, however, the spa is always heated during the entire year.
2. The pool area is available to all owners/residents and their guests during open hours, unless the recreation area has been previously reserved. The pool and spa cannot be reserved for private parties.
3. The recreation area is available to all owners/residents and their guests during open hours. The recreation area shall also be reserved in the event that it will be used for non-social



activities as allowed by Civil Code Section 4515, provided, however, that neither the pool nor spa shall be utilized for such purposes. When the recreation area is being used for such nonsocial activities there shall be no more than thirty (30) nonresidents in attendance, and in addition, the event shall not allow the consumption of food or alcoholic beverages.

4. Pool gates must remain closed and locked at all times for both security and insurance liability requirements. Climbing the fence or gates is prohibited.
5. If you use the spa, be certain that the timer is turned off when you leave.
6. Children
  - a. Children under the age of 14 must be accompanied by an adult, owner/resident (18 years or older) when using the pool or spa ( Santa Barbara County Health Department.
  - b. Children who are not toilet-trained must wear swim diapers; either disposable or non-disposable are acceptable.
  - c. Toys brought to the pool must not block filters, skimmers, drains, water inlets or any other portion of the pool or spa.
7. Cautions for spa. Elderly persons, pregnant women, infants, and those with health conditions requiring medical care should consult a physician before entering the spa. Long exposure may result in hyperthermia, nausea, dizziness or fainting.
8. All persons using the pool or spa must wear swimsuits at all times.
9. Lewd or sexual behavior in the pool/spa is strictly prohibited.
10. Heavy consumption of alcohol is discouraged for health and safety reasons.
11. Gum, food of any kind, or beverages is not allowed in the pool or spa. You may bring water in plastic bottles.
12. Do not rinse or wash your hair in the pool or spa. Please use the showers in the clubhouse's bathrooms. **Hair dyeing is strictly prohibited**, and anyone found dyeing his or her hair in the bathrooms of the club house or on the common premises will be subject to a fine not to exceed \$500.00.
13. Long hair should be tied back, braided or put up to prevent entanglement of loose hair in, or damage to, pool or spa filters.
14. The entire pool area, spa, and green space are **non-smoking** areas.
15. Diving, running, skateboarding, and horseplay are prohibited in or around the pool area. Tree climbing within the fenced area is prohibited.
16. PETS/ANIMALS are not allowed in the pool or spa area. (except service animals).

17. Keep all furniture at least four feet from the edges of the pool and spa. Please help to keep the pool area neat and clean. It is a self-maintained area.
18. Due to insurance issues, and the fact that we have a private and not a public pool, paid individual or group instructors are not allowed for swimming lessons and/or classes.
19. Large inflatable, multi-person rafts/boats and boogie boards cannot be used in the pool

**REMEMBER – THERE IS NO LIFEGUARD ON DUTY**

**Owners/Residents assume all risks of personal injury or property damage that may result from use of the pool and spa.**

**Limitation on Rental of Unit**

1. The CC&Rs restrict renting to "...emergencies or other compelling circumstances which require that the owner vacate the residence temporarily...."
2. Rentals for a period of longer than two (2) months require approval by the Board of Directors, which approval may be revoked if the Board deems that an emergency or compelling circumstance no longer exists. A request to rent your unit for longer than two (2) months must be submitted in writing to the Board of Directors for consideration at the next regular meeting of the Association. The request must be reviewed and approved by the Board of Directors before occupancy by tenant.
3. Owners who have obtained written approval by the Board of Directors to rent their property are to provide tenant(s) with a copy of the Rules & Guidelines and CC&Rs. The tenant(s) must sign a statement to be provided by the owner acknowledging receipt and familiarity with the CC&Rs. In addition...the Owner who rents their unit must acknowledge to the Board of Directors in writing that he/she is responsible to enforce compliance of the CC&Rs as well as these Rules and Guidelines.
4. Time-share and sub-lease rentals are absolutely prohibited.
5. Caretakers, including house sitters, residing in a unit in excess of 2 months in any 6 month period, are deemed the same as renters and require prior Board approval. Such occupancy shall be subject to the same restrictions as renters.

The above stated rules are a brief summary and owners are asked to review Article XIII Limitation on Leasing, Sections 1 & 2 in the Restated CC&Rs- April 2000 (page 22).

**Traffic and Parking**

1. Please observe the **10-mile per hour speed limit** in the Circle. Many owners/residents and their families walk or ride their bikes in the street. Please be careful of your neighbors and our little ones.

2. La Cumbre Circle is a **fire lane**. Parking at any time in the Circle is prohibited by City ordinance.
3. Parking of vehicles is limited to driveways and designated visitor areas. Parking is not allowed on the street, sidewalks or lawns. The only exception is for workmen or repairmen who may park in the street.
4. For security reasons, it is strongly recommended that garage doors be kept closed and that vehicles be parked inside the garage at all times.
5. Storage of anything in driveways is prohibited.
6. Parking of automobiles, vans and motorcycles must be in Area A, which is the parking lot opposite the clubhouse on the east side of the property. Parking is for owners'/guests' vehicles only and is limited to two (2) 14 day periods per year without Board approval. Any request for an extension of the time mentioned herein may be submitted to the board of Directors who shall have the sole discretion whether to grant an extension for emergency, hardship, or compelling reasons and the Board may levy an assessment of parking fees as a part of any extension granted.
7. The Board of Directors in its sole discretion may designate no more than three parking spaces in the above defined area for the overnight and week-end parking only of an owner/resident's commercial vehicle which is defined as a vehicle that does not exceed one and a half ton in weight, 22 feet in length, has no exterior signs, is not a flatbed truck, tow truck, tractor trailer rig or any part thereof, and the like, does not display equipment tools or materials related to a business which are visible from the outside of the vehicle such as pool supplies, plumbing equipment, construction materials, landscape materials or equipment., and is parked in such a manner that does not obstruct any of the windows of any of the units that abut up to the parking area.
8. PARKING of RV's, boats, trailers anywhere in the Circle is strictly prohibited. STORAGE OF RV'S, BOATS, TRAILERS AND MOTORCYCLES anywhere in the Circle is strictly prohibited. Owners or their guests must make arrangements for off-site parking or storage as needed.
9. The designated visitor parking areas are required by the City and should not be abused.

### **Trash Disposal**

1. GENERAL TRASH should be placed in the dumpsters located at the north and south ends of the circle. Any items left outside the dumpsters will not be picked up. Dumpsters are emptied on Monday, Wednesday and Saturday as a part of the general service provided by the Association. The Recycle containers are picked up on Monday and Fridays. Greens containers are picked up on Thursdays only. **DO NOT** leave cardboard boxes at the dumpsters. Collapse and cut them down so that they will fit inside them.

2. Greens containers at the North and South trash areas are to be used by residents only and not your gardeners. Please instruct your gardeners to use the greens dumpster by Cruz's work shed for their disposals. It is located in Area A, the long term parking lot. If your green waste fills more than one dumpster, please make other disposal arrangements.
3. Spent Christmas trees should be delivered to Area A near Cruz's shed. Remove all tinsel ornaments, lights and the stand. Do not take trees to the North or South trash area.
4. To avoid invasions by birds or rodents all food scraps and pet waste should be in a plastic bag tightly closed. The dumpster lids should be left closed so that light trash will not blow away and litter the grounds. Open dumpster lids, especially at night, encourage wild animal invasions.
5. The dumpsters are not to be used for construction refuse. If you have a contractor doing work that involves large trash items (carpeting, cartons involved in moving, etc.) you are to arrange to have the contractor haul it away. Please remember each of us shares the dumpsters with forty-two other households.
6. At no time should an owner/resident put anything over four feet long in the dumpster.
7. **RECYCLING** - each dumpster area has several recycling containers for the use of owners for newspapers, magazines, junk mail, metal cans, glass, and all plastics. Styrofoam of any kind is prohibited. Recyclables are picked up twice a week. For more information on recyclables please refer to the website [www.santabarbaraca.gov/recyclingtrash](http://www.santabarbaraca.gov/recyclingtrash) or you can contact Marborg at (805) 963-1852.
8. Owners, at their own expense, may contact **Marborg** directly for personal curbside pickup of trash and/or recyclables. The company's number is 805-963-1852

**La Cumbre Owners Association, Inc.  
Schedule of Penalties for Violation of Governing Documents**

**VIOLATIONS IN GENERAL**

For violation of any rule contained in the LCOA "Rules and Guidelines ("Rules"), Architectural (ACC) Standards, Restated Declarations of Covenants, Conditions & Restrictions (CC&R's") or Bylaws, and not covered by the three violations cited below, the Association's Enforcement penalties are as follows:

First Violation:           Warning Letter

Second Violation:       \$100.00 and/or suspension of member voting rights and rights to use any of common area facilities.

Third Violation:         \$250.00 and/or suspension of member voting rights and right to use any of the common area facilities.

Fourth Violation: \$500.00 and/or suspension of member voting rights and right to use any of the common area facilities.

**The same act may constitute more than one violation if the act is ongoing or continuous. In addition, the same incident may result in multiple fines if the incident involves more than one violation of Association Rules, CC&R's, Bylaws or ACC Standards.** For example, an incident may involve nuisance, parking violations and unauthorized use of Common Area facilities. Each one of these violations would constitute a separate violation and its own penalty.

### **TRAFFIC AND PARKING VIOLATIONS**

First Violation: Warning Letter or towing, plus towing costs for parking violation.

Second Violation: \$100.00 and/or suspension of member voting rights and right to use any of the common area facilities, and towing of vehicle plus towing costs for parking violation.

Third Violation: \$250.00 and/or suspension of member voting rights and right to use any of the common area facilities, and towing of vehicle plus towing costs for parking violation.

Fourth Violation: \$500.00 and/or suspension of member voting rights and right to use any of the common area facilities, and towing of vehicle plus towing costs for parking violation.

### **POOL VIOLATION**

If the gate(s) to the pool area are propped open at any time, the member will be fined \$500.00.

### **RENTAL VIOLATION**

#### **Schedule of Penalties for Violations of LCOA CC&Rs Article XIII**

If a unit is rented or leased more than two months without board approval or if a unit is rented or leased, or given occupancy right for value, after board approval has lapsed, the following penalties shall be imposed:

First month	Warning letter
Second month	\$100 fine
Third month	\$500 fine
Fourth month	\$1000 fine
Fifth month and thereafter	\$2300 fine which is current monthly market rental rate each month thereafter