

## **West Highlands Pacific**

5950 Blazing Star Lane  
San Diego, CA 92130

**Website: [www.mywhp.com](http://www.mywhp.com)**

Date: May 1, 2026

To: West Highlands Pacific Association Members

RE: Notice of Adoption of Revised Recreation Center Rules

Dear Homeowners,

At the April 27, 2026, Open Session Board Meeting, the Board of Directors voted to make changes to the Recreation Center Rules & Regulations. The proposed rule changes can be found on the attached pages.

In accordance with Civil Code § 4045, this rule change requires a 28-day review and comment period. This communication has been posted at the designated location (bulletin board at 5950 Blazing Star Lane) and is also available on the association website/member portal. In accordance with Civil Code § 4360, we invite all homeowners to review the proposed change and submit their comments.

The Board of Directors will review all submitted comments and will vote on the adoption of the proposed change at the Open Session Meeting, scheduled for June 1, 2026, at 7:00 PM, at the Recreation Center located at 5950 Blazing Star Lane.

Please submit all comments to [GM@mywhp.com](mailto:GM@mywhp.com) no later than May 26, 2026, or attend the Open Session Meeting to provide feedback during the homeowner forum.

Thank you in advance for your feedback.

Sincerely,

At the direction of the West Highlands Pacific Board of Directors

Leanne Beck, CCAM, CMCA, AMS, PCAM  
Regional Vice President  
Avalon Management Group

# WEST HIGHLANDS PACIFIC HOMEOWNERS ASSOCIATION

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## RECREATION CENTER RULES AND REGULATIONS

1. The West Highlands Pacific Recreation Center is open for use by West Highlands Pacific Homeowners, Residents, Tenants, and their guests. Homeowners who have rented or leased their property are not entitled to use the Association facilities.
2. Facility operation hours are as posted at the community website: <https://www.MyWHP.com> and at the West Highlands Pacific Recreation Center on the official bulletin board.
3. Guests must be accompanied at all times by their hosting homeowner/tenant. Each residence is limited to a total of five (5) guests at any one time; however, **minors (under age 18) may not sponsor guests.**
4. **All guests MUST sign the Guest Release and Waiver of Liability Form before entering and/or using the Recreation Center. If the guest is a minor, the minor's parent/guardian must sign the Liability Release Form. The Liability Release Form must be signed at the Recreation Center in the presence of a Staff Member. The guest/guardian must present picture identification, such as a valid driver's license, when signing the Liability Release Form.**
5. All areas including the pool, spa, children's pool, Fitness Center, fireplaces, and covered outdoor seated areas are open for use by residents and their guests during open hours of operation.
6. Pets are not allowed in the Recreation Center facility with the exception of service animals.
7. Skateboarding, skateboard ramps, roller blades/skates, sports equipment or playing of sports, which are not sponsored by the Association, is prohibited in the Recreation Center including the parking area.
8. For the safety of your children, wheeled toys (i.e.: skateboards, tricycles, big wheels, bicycles, scooters, etc.) are prohibited from being used or ridden in the Recreation Center.
9. Radios, cassette/C D players, and TVs are not allowed to be played in the Recreation Center unless used with earphones.
10. **Musical performances or playing of musical instruments, which are not sponsored by the Association, is prohibited in the Recreation Center including the parking area.**
11. The use of personal barbecues and/or any other type of cooking device is not allowed within the Recreation Center.
12. WHP is a non-smoking facility. No smoking, including the use of electronic cigarettes, is permitted anywhere within or outside of the facility or in parking areas.

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13. Trash receptacles are for the disposing of trash generated from the Recreation Center Facilities only. No furniture, appliances or other non-typical household trash items may be placed in the trash receptacles. If recycle bins are available please use the appropriate bin for the appropriate type of trash.
14. All homeowners/tenants and guests are subject to all restrictions set forth in the governing documents and Rules & Regulations.
15. All areas other than the Clubhouse are open for the community to enjoy on a first come first serve basis.
16. Any violation of the Rules & Regulations may result in fines and/or disciplinary action as allowed in the West Highlands Pacific CC&Rs.
17. The Association is not required to employ personnel to monitor activities at the Recreation Center Facility and therefore cannot be held liable for any injury or damage, which may occur.
18. Homeowners/tenants are prohibited from destroying, removing or altering the landscape regardless of the condition of the plantings.
19. Homeowners/tenants and their children, are prohibited from using the common area slopes or landscaped areas as a play area or access route to other areas. Homeowners will be held financially responsible for any damage to common area landscape caused by them, their children, their tenants, and guests.

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## POOL & SPA RULES

1. Association facilities are reserved for full-time residents of the Association and their guests. Homeowners who have rented or leased their property are not entitled to use the Association facilities.
2. No glass or sharp objects are allowed in or around the pool or spa.
3. Children in diapers or who are not potty trained must wear “Little Swimmers” or a similar brand of diaper leak protection while in the pool or spa. The use of ordinary rubber over-pants is inadequate in providing full diaper leak protection.
4. For safety reasons, children under the age of fourteen (14) years old are not allowed in the pool or spa area unless accompanied at all times by a responsible adult age resident who is eighteen (18) years of age or older.
5. No soap or bath oils are allowed in the pool or spa. Bathers must wipe off excess suntan oil/lotion.  
**ALL PERSONS MUST SHOWER PRIOR TO ENTERING THE POOL OR SPA.**
6. Diving is not permitted in any areas of the pool or spa.
7. No running, pushing, foul language, or boisterous activity shall be allowed in or around the pool or spa areas.
8. The American Medical Association Pediatrics Board strongly recommends that children under the age of five (5) should not be exposed to the high temperature of the water in a spa. For safety reasons, the Association strongly urges that children under the age of five (5) years refrain from using the spa.
9. Radios, cassette/CD players, and TVs are not allowed to be played in the pool or spa area unless used with earphones.
10. No wheeled toys or vehicles including, but not limited to, skateboards, roller blades, roller skates, bicycles and scooters, are allowed in the pool or spa area.
11. Homeowners/tenants are responsible for placing their litter and debris, and that of their guests, in the trash receptacles prior to leaving the pool/spa area.
12. Floating or inflatable devices larger than 24” (any dimension) are not permitted in the pool or spa without approval from the Recreation Center Office.
13. Appropriate bathing attire must be worn at all times while using the pool/spa.
14. Lockers in restrooms are for day use only. Any lock left on a locker overnight is subject to immediate removal and items inside will be stored in the Association office for a period not to exceed two (2) weeks.

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15. There are two lanes striped in the pool for laps. Specific hours have been designated for lap swimming. The designated lap times are posted on the bulletin board at the Recreation Center and on the community website at <https://www.MyWHP.com>. During lap hours, the two lanes are designated for lap swimmers if any are present. During non-lap times, the pool is open to the community for swimming. Due to the high usage of the pool during the summer weekends, beginning at the start of the Memorial weekend through the end of the Labor Day weekend, the lane lines will be removed Friday and reinstalled Monday. (Check with management for schedule.)
16. Due to Liability and Insurance Requirements, no swimming lessons are allowed.
17. Use of the pool and spa facilities shall be at a user's own risk.

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### FITNESS CENTER RULES

1. Use of equipment is for West Highlands Pacific homeowners/tenants and their guests only.
2. Each guest must be accompanied by his or her hosting homeowner/resident at all times. Each residence is limited to a maximum of two (2) guests at any one time; **however, minors (under age 18) may not sponsor guests at any time.**
3. Residents must be sixteen (16) years of age to be permitted to use any exercise equipment without adult supervision. Residents under the age of sixteen (16), (fourteen (14) and fifteen (15) years of age), must be supervised by a parent or legal guardian at all times when in the gym. Residents younger than fourteen (14) years of age are not permitted inside the gym at any time, with or without supervision.
4. Shirts and athletic shoes (with non-marking soles) must be worn at all times.
5. Earphones or similar equipment must be used to listen to radios, cassette/CD players, iPods, mp3 players and other portable music listening devices.
6. As a courtesy to other gym users, please do not scream, shout, or have loud conversations. Cell phone conversations should be taken outside of the gym as to not disturb other users.
7. **Users of the Fitness Center equipment must have their own towel and wipe down the equipment** immediately after use with their towel or with the wipes provided (if available).
8. **The temperature and fans in the Fitness Center are preset for comfort, continuous air movement, and balance within the air conditioning system. Adjusting the fan speed is prohibited. All fans must remain on the set speed & ONLY adjusted by on-site staff.**
9. Use of the equipment is on a “first come, first served” basis and shall be shared with other members when requested. No equipment may be held for an absent person when others are waiting.
10. Use of the aerobic equipment is limited to 30 minutes if a person is waiting to use the equipment.
11. No smoking, including the use of electronic cigarettes, is allowed in the Fitness Center at any time.
12. No food is allowed in the gym. Non-alcoholic beverages are allowed in spill proof containers.
13. Use of the Fitness Center facilities shall be at a user’s own risk. The Association does not provide a defibrillator. Anyone who uses the Fitness Center does so at his or her own risk.
14. The Association is not required to employ personnel to monitor activities in the Fitness Center and therefore cannot be held liable for any injury or damage which may occur.

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### **CLUBHOUSE RULES**

1. The Clubhouse facilities are for the use of West Highlands Pacific homeowners (or their assigned tenants), who are current with assessment dues. The use of the facilities by a homeowner/tenant may be restricted by the Board of Directors for violation of the West Highlands Pacific rules, delinquent assessments, or abuse of the recreational facilities or common areas.
2. The Clubhouse facilities may not be used for commercial purposes other than those endorsed by West Highlands Pacific Homeowners Association in which all homeowners or their assigned tenants may participate. Reservation of the facilities by outside organizations, whether or not requested by a homeowner/tenant, is not authorized unless approved by the Board of Directors.
3. Regularly scheduled events shall take precedence over non-regularly scheduled events in any West Highlands Pacific Association, including the sub-associations.
4. In accordance with California state law, no one under the age of 21 shall be served an alcoholic beverage while on the premises. If alcoholic beverages are served at a function held in the facilities, no minors are to be present without parental supervision.
5. Personal barbecues are prohibited in the Clubhouse or Recreation Center area/patios.
6. Reservation of the Clubhouse does not include use of any area other than the inside of the Clubhouse.
7. The Association is not required to employ personnel to monitor homeowner rental functions and therefore cannot be held liable for any theft or damage to personal articles.
8. Any reserved function shall be completely concluded, including any required clean up, by the posted closing hour for the Recreation Center. The Board of Directors, at its sole discretion, may approve a later event conclusion time. Such approval must be in writing from the Board of Directors.
9. The renter shall arrange for all pick-ups and deliveries (if any) to be made the day of the event. No items will be stored in the clubhouse or any other common area and the Association will not be responsible for any lost or stolen items.
10. The renter shall warrant that there will be no charge imposed upon his/her guests for admission, food, beverage, or entertainment on the premises. West Highland Pacific sponsored events may utilize an admission or user fee to recoup expenses.
11. The West Highlands Pacific Homeowners Association reserves the right to close any of the facilities at any time to repair, clean, and maintain premises. The association will give notice when feasible and make every attempt to do any scheduled maintenance in the off season.

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12. West Highlands Pacific Homeowners Association reserves the right to close down any event that does not comply with the governing documents or safety consideration or if any illegal activity has occurred.
13. The City of San Diego Fire Department allows a maximum occupancy of **87** persons in the Clubhouse. Therefore, events must be kept to a maximum occupancy of 87. **If occupancy exceeds 87, the Staff / Security will give a single warning and if not immediately reduced, the event will be immediately shut down.**

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### BIRTHDAY POOL RESERVATIONS

1. Pool birthday parties are allowed at the West Highlands Pacific Recreation by registration only.
2. Pool Parties without reservations are **not permitted** in the pool.
3. **Due to the heavy use of the pool during the summer, NO Pool Parties are permitted from the start of the Memorial weekend through to the end of the Labor Day weekend.**
4. Birthday pool party reservations at the West Highlands Pacific Recreation Center are restricted to residents for personal and private parties. Reservations of the facility by outside organizations, whether or not requested by a resident, are not permitted.
5. Pool birthday party reservations/rental may be made as many as sixty (60) days in advance but no less than ten (10) working days in advance of the event date.
6. An application for reservation of the facility must be made by homeowners/tenants, through the management office representative(s). The applicant must be present during the entire period of time during which the facility is in use under such reservation.
7. Pool birthday party reservations are for two (2) hours.
8. Pool birthday party reservations are limited to fifteen (15) guests.
9. **In addition to the Birthday Party Rental Fee, a refundable security deposit of \$200 (check only) is required prior to a reservation being finalized. Please see the Recreation Center staff for rates and other requirements.**
10. Proof of \$300,000.00 certificate of insurance, naming West Highlands Pacific Homeowners Association additionally insured on the event date is required prior to a reservation being finalized.
11. Compliance with all Rules and requirements as outlined in the rental agreement is mandatory.

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### CLUBHOUSE RESERVATIONS

1. The reservation of the Clubhouse is restricted to homeowners/tenants, for personal and private parties. Reservation of the facility by outside organizations, whether or not requested by a homeowner/tenant, is not permitted.
2. The reservation of the Clubhouse is exclusively for the interior of the Clubhouse. It does not include use of the pool, spa, gym, fireplace or covered seating area. All outdoor areas are reserved for use by the general membership on a first come first service basis.
3. Regularly scheduled West Highlands Pacific functions shall have priority in the reservation of the facilities for open dates.
4. Proof of a \$300,000.00 certificate of insurance, naming The West Highlands Pacific Homeowners Association additionally insured on the event date is required prior to a reservation being finalized.
5. **In addition to the Rental Fee there is a refundable security deposit of \$500 (check only) is required prior to a reservation being finalized. Please see the Recreation Center staff for rates and other requirements.**
6. An application for reservation of the facility must be made by homeowner/tenant, through the management office representative(s). The applicant must be present during the entire period of time during which the facility is in use under such reservation.
7. Reservations may be made as much as sixty (60) days in advance but no less than ten (10) working days in advance of the event date.
8. Homeowners/tenant reserving the Clubhouse must supply the Association with a copy of an insurance certificate naming the Association additionally insured within 10 days prior to the event or the reservation will be forfeited.
9. Maximum occupancy permitted within the Clubhouse, in accordance with fire department regulations, is **87** persons. Events that exceed this amount will immediately be shut down.
10. Amplified music shall be kept at a level as to not disturb other Residents utilizing the Recreation Center at all times and is not allowed after 10:00 p.m. The party shall be completely concluded, including required cleaning, by the posted closing hour of the Recreation Center, unless otherwise approved, in writing by the Board of Directors.
11. During the rental of the Clubhouse, the doors must remain closed at all times and shall not be propped open.
12. Compliance with all Rules and requirements as outlined in the rental agreement is mandatory.

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### **RESIDENT IDENTIFICATION – TENANT REGISTRATION**

1. The Association will issue each resident/tenant access to the facility via a cell phone app for each resident age fourteen (14) or older. Proof of residency within the West Highlands Pacific HOA territory and a completed application must be submitted to the management company of the West Highlands Pacific Homeowners Association prior to the placement of identifying information into the Association's community access database and directory. Applications may be obtained from the management company. Homeowner/tenant identification must be transferred immediately upon the sale or lease of a home to a new owner or tenant.
2. All residents must adhere to all statements signed by them upon completion of their resident identification form and any revisions adopted by the Board will supersede all previously signed statements.
3. It shall be the obligation of the legal owner to register their tenants by completing all appropriate forms and providing the necessary information to the management company.
4. All residents/tenants are required to be in possession of their resident/tenant access app in order to enter any Recreation Center Area Facility. All residents/tenants are required to show their resident/tenant access app when requested by police, security guards, and management employees. Failure to do so will subject the resident/tenant to immediate removal from the facility.
5. Children under the age of fourteen (14) must be accompanied at all times by a responsible resident adult who shall be no younger than eighteen (18) years of age while present in the Recreation Center Area Facility.
6. Guests must be accompanied by their sponsoring homeowner/tenant at all times.
7. The resident's access app may only be used by the registered resident/tenant to whom it was assigned.
8. Residents found to be involved in the unauthorized transfer of resident/tenant access app shall be subject to the forfeiture of their resident identification, suspension of West Highlands Pacific Homeowners Association common area privileges for a period of 30 days, and/or an assessment (fine) for each occurrence.

## **WEST HIGHLANDS PACIFIC HOMEOWNERS ASSOCIATION**

### **TENANT RULES and REGULATIONS**

1. Homeowners shall have the responsibility to acquaint and inform their tenants and guests with the Rules and Regulations of the Association and inform them they are subject to said Rules and Regulations and the West Highlands Pacific Homeowners Association Governing Documents.
2. Homeowners shall be required to register their tenants with the West Highlands Pacific Homeowners Association. Please contact the management company for a tenant registration form.
3. A copy of the CC&R's, Rules and Regulations and Architectural Guidelines shall be provided by homeowners to their tenant or lessee.
4. For the purpose of these Rules and Regulations, a tenant shall be defined as anyone in possession of a homeowner's home in exchange for any sort of consideration, or at the sufferance of the homeowner.
5. Violations will be assessed against the homeowner for any rule infraction committed by a tenant or guest.
6. A copy of the rental or leasing agreement with the tenant's name and contact information shall be provided to the Association by delivery to the Association's management company no later than 7 days upon which such agreement takes effect.
7. Any portion of a Rental/Lease Agreement, or any other agreement concerning any home in the West Highlands Pacific Homeowners Association, whether oral or written, that conflicts with the West Highlands Pacific Homeowners Association's Governing Documents is superseded by the West Highlands Pacific Homeowners Association's Governing Documents.
8. Owners must provide Rental/Lease agreements to the Association in order for their tenants to use the Association's facilities. Tenants not registered with the Association will be denied access to the Association's facilities.