

WEST HIGHLANDS PACIFIC
HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

SEPTEMBER 2021

AMENDED

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PREAMBLE

This Rules and Regulations Handbook has been compiled by your Association to outline the operating procedures of the Association and to provide other important information about your association common areas. The purpose of your Association is to protect and manage the West Highlands Pacific Homeowners Association property while making association living a pleasant experience for everyone.

The Association concept is an ingenious device for engaging and enable people to manage the community assets. The advantage of an association is the authority, as well as the responsibility, for maintaining the common area property throughout the association. This authority is retained by those with a vested interest in the community's welfare—the property owners.

Living in an association can be a pleasant and rewarding experience, especially at the beautiful and prestigious West Highlands Pacific Homeowners Association. A planned development helps ensure the original planning concepts and designs of the community are preserved, protected and enhanced.

GENERAL ENFORCEMENT

The Board of Directors is empowered by the Associations' Declaration of Covenants, Conditions and Restrictions to adopt and publish Rules and Regulations governing the use of common areas, facilities, the personal conduct of members and their guests, and to establish penalties for violations of those rules.

Anyone refusing to abide by the rules may face corrective action by the Board of Directors. The Board of Directors will enforce all Rules, By-Laws and Restrictions to the full extent of the law.

An owner is liable for violations of these rules by his guests or tenants. Where a tenant is in violation of a rule, the owner will be notified and have the responsibility for subsequent action. Penalties will be imposed in accordance with the Association's Rules Enforcement Policy.

All homeowners and tenants and their guests are subject to the Rules and Regulations of the Association and should become familiar with them. A copy of these Rules and Regulations should be made available by the owner to all tenants. The owner assumes all responsibility for a tenant's compliance with all Association rules.

MANAGEMENT COMPANY

The Association employs a professional management company to act on behalf of the Board of Directors to help carry on the day-to-day activities of the Association. The management company is responsible for receiving and processing Owner and resident requests with respect to the maintenance of Association common areas. The management company information is currently:

Avalon Management Group
5950 Blazing Star Lane, San Diego, CA 92123
(858) 793-1363
Info@MyWHP.com

USE RESTRICTIONS

1. Residential use: Each lot or home shall be used for private, one-family residence purposes exclusively.
2. Commercial Use: No home or lot shall be used or caused, allowed or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other non-residential purposes, without the prior written consent of the Board.

IMPROVEMENTS

All exterior improvements, including but not limited to landscaping and fencing of your residential dwelling unit must comply with the West Highlands Pacific Homeowners Association Architectural Guidelines. See *Exhibit 2*. Please be advised that unauthorized alterations, improvements or other construction are subject to enforcement action, which could include removal of any alterations or improvements at the Owner's expense.

NUISANCES

No Owner shall permit or allow any activity to be performed within or upon his home or lot which will obstruct or interfere with the rights of quiet enjoyment of the other occupants of the Association.

SIGNS

No billboards, signs or advertising of any kind shall be erected or maintained without the prior written consent of the Architectural Review Committee except a conventional "for sale", "for rent" or "for exchange" sign, or not more than two (2) conventional security company signs. No permitted sign shall exceed two (2) feet in height or width.

TRASH

Trash, garbage, or other waste shall be kept only in approved sanitary containers, properly closed.

ANIMALS

1. No animals, birds or fowl, other than commonly recognized household pets, shall be kept or maintained.
2. At any one time the total number of household pets shall not exceed four (4).
3. Each Owner shall be liable to each and all remaining Owners, their families, guests, etc., for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Properties by the Owner or by members of his or her family, etc.

4. The owner of a pet is responsible to remove pet waste from Common Areas immediately after being deposited by the pet.
5. Owners are responsible and liable for any personal injury or property damage caused by their pets. If the pet owner is a tenant, the owner of the home is liable for injury and damage.
6. All dogs kept within the Association shall have current licenses and name tags attached to their collar at all times when in the Common Area. Loose, unattended animals may be reported to the County for pick up.
7. All animals shall be kept on a leash within the community when not within an enclosed yard or Dwelling.
8. No structure for housing or confinement of any animal shall be maintained as to be visible from neighboring property or from any part of the Common Area.

More information on pets can be found in the West Highlands Pacific Homeowners Association Recreation Center Guidelines.

DRAINAGE

No Owner shall interfere or modify the natural or established drainage.

PARKING

1. A vehicle may be removed from Association Common Area by towing if the vehicle has been parked upon the property longer than ninety-six (96) hours per California Vehicle Code section 22658.
2. Vehicle maintenance is restricted to residents only and must be performed in their garage.
3. Parking along the streets in areas designated as Fire Lanes is prohibited at all times.
4. No trailers, campers, mobile homes, recreational vehicles, commercial vehicles, trucks (other than standard size pickup trucks), inoperable automobiles, boats or similar equipment are permitted to park within the Association Common Area other than temporarily for the purposes of loading and unloading passengers or personal property.
5. Commercial vehicles are allowed to be stored only within an Owners enclosed garage or driveway and are not to be stored on streets within the Association.

For rules related to parking within the Recreation Center parking area, please see the West Highlands Pacific Homeowners Association Recreation Center Guidelines.

RECREATION CENTER

Recreation center rules and regulations including information on reservations and registration can be found in the West Highlands Pacific Homeowners Association Recreation Center Guidelines.

EXERCISE ROOM

Exercise rules can be found in the West Highlands Pacific Homeowners Association Recreation Center Guidelines.

POOL AND SPA

Pool and Spa rules can be found in the West Highlands Pacific Homeowners Association Recreation Center Guidelines.