



**Harbour Vista HOA
Rules and Regulations
Adopted April 7, 2022**

TABLE OF CONTENTS

| | |
|-------------------------------------------------------|-----------|
| PREAMBLE | 2 |
| I. USE OF COMMON AREAS AND WALKWAYS | 2 |
| II. TRASH REGULATIONS | 3 |
| III. USE OF RECREATIONAL FACILITIES | 3 |
| A. <u>POOL AND JACUZZI—No glassware.</u> | 3 |
| B. <u>POOL PARTIES</u> | 4 |
| C. <u>CLUBHOUSE RULES</u> | 5 |
| IV. <u>GARAGES, PARKING, AND TRAFFIC RULES</u> | 6 |
| A. <u>PARKING AND TRAFFIC</u> | 6 |
| B. <u>GARAGES</u> | 6 |
| C. <u>VISITOR PARKING</u> | 7 |
| V. <u>RESIDENCES, PATIOS AND BALCONIES</u> | 7 |
| VI. <u>PET RULES</u> | 9 |
| VII. <u>TENANT INFORMATION</u> | 10 |



Rules and Regulations 2022

Article IV, Section 4.03(k) of the Bylaws of the HARBOUR VISTA HOMEOWNERS ASSOCIATION grants the BOARD OF DIRECTORS the power and duty to establish and modify these Rules and Regulations they find necessary for the management of the property and the benefit and protection of the HOA and its Individual Members.

All members/unit owners are responsible for compliance with the Governing Documents by themselves, their families, their guests, their renters/tenants and any individuals associated with their particular unit. Members/unit owners will be held responsible and can be penalized for the actions of all such individuals. (Resident, as used throughout these rules is defined as a Homeowner or bona fide Renter or Lessee).

I. USE OF COMMON AREAS AND WALKWAYS

1. No bicycle riding, roller-skating, rollerblading, scooters, or skateboarding on walkways, bridges, or in elevators.
2. No fishing or playing in ponds or waterways. The fish are there to prevent mosquitoes and the crawfish are there to feed the ducks.
3. No playing with toys in walkways, waterways, in the landscaping, bridges, stairwells, or in elevators. No storage or parking of bicycles, toys, scooters, strollers, skateboards underneath stairwells, or in hallways.
4. Residents and pets are not permitted in waterways at all.
5. No running in Common areas (except for Basketball court area).
6. NO excessive noise at any time. Conduct yourself and your guests in a quiet manner so as not to disturb other Residents. Loud talk or other noises are prohibited.
7. It is our desire to maintain the aesthetic appearance of the water features that require chemical treatments in keeping with our water quality maintenance program. Please observe the following rules:
 - a. Do not throw cigarette butts, cans, or any other trash into waterways or ponds.
 - b. Do not pour any liquids of any kind into the water.
 - c. Do not put any fish, turtles, or other aquatic life into streams or ponds.
 - d. Do not feed the ducks, squirrels, or any other wild animals. **IT IS HARMFUL TO THE ANIMALS.** If they become dependent on humans, they lose their ability to find food. **It's also against the law** according to the California Department of Fish & Wildlife, California Code of



Regulations, Title 14, Section 251.1, which prohibits the feeding of any wildlife.

8. Signs, posters, and decorations displayed from residences shall comply with CC&R's Section 8.04. Owners and tenants are permitted to place "Beware of Dog" signs on windows and patio fencing. Signs, posters and notices may be placed on the Community Bulletin Boards at the mailboxes.
9. Holiday decorations should be taken down two weeks after the Holiday has ended.

II. TRASH REGULATIONS

- All trash must be in plastic bags before being deposited in trash bins.
- Don't leave trash by front doorways, or around trash bin area.
- Break down all boxes before placing them in trash bins.
- Disposal of large items, mattresses, appliances, furniture, water heaters, etc. at the trash bin area is permitted on the night before pickup from the Association's disposal company. Schedule is posted by mailboxes.

III. USE OF RECREATIONAL FACILITIES

A. POOL AND JACUZZI—No glassware.

1. Hours are 6:00 a.m. to 10:00 p.m., Sunday through Thursday, and 6:00 a.m. to 11:00 p.m. Friday and Saturday.
2. NO SMOKING in pool area, including cigarettes, cigars, pipes, vaping devices and marijuana.
3. Residents must be in possession of a POOL KEY issued by the Board while using the facilities; entrance to the facilities is by key only.
4. Anyone under fourteen (14) years of age and all guests must be accompanied by a parent or legally responsible adult (18 years of age or older) Resident.
5. Only six (6) guests per residence unit are permitted in the pool area at any one time without event permit.
6. No horseplay, running, or diving in pool or around pool area. After 10:00 p.m. limit all noise in pool area, including the careful and quiet closing of gates.
7. ABSOLUTELY NO GLASSWARE OF ANY KIND ALLOWED IN POOL AREAS, paper or plastic only.
8. No skateboards, bicycles, tricycles, animals, rafts, inner tubes, surfboards and Super Soakers allowed in the pool area. "Approved Pool Toys" only are allowed in the pool



9. Proper swimwear attire must be worn in the pool and Jacuzzi. Swim diapers must be worn by babies and small children.
10. Everyone is responsible for cleaning up after themselves. Please leave the pool area in the same condition as when you arrived.
11. Children under **5 years of age are not allowed in the Jacuzzi** due to medical reasons per Orange County Health Department.
12. Intoxicated persons are not allowed in the pool or jacuzzi area at any time.
13. Soap products are not allowed in the pool or jacuzzi.
14. Do not remove Pool furniture from the pool area.
15. Pool chairs and lounges are for everyone and may not be reserved.
16. Under no circumstances are **gates or doors to be propped open**.
17. Animals are not allowed under any circumstances in the pool or spa areas, except for service animals. Service animals are not allowed in the pool or spa. **Emotional support animals (ESA) do not qualify as service animals under the Americans with Disabilities Act (ADA) and are not permitted in the pool area.**
18. Each barbecue user is responsible for the grill after their use:
 - a. TURN GAS OFF
 - b. Leave lid up to cool
 - c. Clean grill and countertop around grill

B. POOL PARTIES

1. No more than 25 guests at a time may be invited to the pool party. The event holder must contact the Management company at least 72 hours prior to the event and complete an "Event Form". **\$100.00 refundable Cleaning and Security Deposit is required and must be made prior to the event along with a \$25.00 non-refundable fee.** The security deposit will be refunded if the pool, restrooms, and barbeque area are left in clean condition. **Any damages caused by attendees of the event will be assessed and billed directly to the recorded unit owner's account.**
2. Only adult Resident Members or renters/tenants (21 years of age) are permitted to schedule a pool party event.
3. During an event/party, the pool, Jacuzzi, or barbeques may not be monopolized by sponsors or guests of the event at any time.



4. Number of guests allowed per event/party is not to exceed (25) persons.

C. CLUBHOUSE RULES

1. The Clubhouse is available for private parties and Harbour Vista activities only.
2. Reservations.
 - Reservations are on a first come basis.
 - Contact the Management Company to reserve the Clubhouse for your private party.
 - **A \$100.00 Cleaning and Security Deposit is required and must be made before Reservation can be confirmed.**
 - **A \$25.00 nonrefundable rental fee is required.**
 - Security deposit will be refunded if Clubhouse is cleaned and left in same condition it was found.
 - If not cleaned, deposit will be forfeited.
 - **Any damage, breakage, or theft that occurs during a private function will be assessed and billed directly to the recorded unit owner's account.**
3. Only adult (21 years of age) Resident/members or renters/tenants are permitted to reserve the Clubhouse for private use.
4. Teenage and children's parties must be reserved and supervised by a parent or legally responsible adult (21 years of age) resident at all times.
5. There is NO Clubhouse parking. Guests park outside the complex.
6. Loud and boisterous conduct shall not be permitted, **and at the discretion of the police, or a Member of the Board**, guests will be asked to leave **and any deposit made by the Resident/owner will be forfeited.**
7. Due to the limited size of the Clubhouse and closeness of surrounding buildings, live entertainment and/or prerecorded music shall be kept to a minimum noise level.
8. Wet swimwear attire is NOT allowed in the Clubhouse.
9. During an event the pool is open to all residents.
10. NO SMOKING ALLOWED IN CLUBHOUSE. This includes the smoking of cigarettes, cigars, pipes, vapor devices and marijuana.



11. Number of guests permitted per event is not to exceed twenty-five (25).
12. Don't move Clubhouse furniture to the pool area.

IV. GARAGES, PARKING, AND TRAFFIC RULES

A. PARKING AND TRAFFIC

1. **Ten (10) M.P.H. speed limit** within the complex.
2. Parking of vehicles is not permitted in entrances, streets, cul-de-sacs or in front of garage areas, all of which are considered Fire Lanes and must be clear at all times. Violators will be towed.
3. Recreational (boat, camper, trailer) commercial, box truck, or vehicles with commercial signage are not allowed to park overnight. Larger or longer vehicles should be placed in storage or parked off the property.
4. Board or Management Company representatives may cause a vehicle parked in violation of these rules to be towed from the premises in accordance with the provisions of **Section 22658.2 of the California Vehicle Code**.
5. Tampering or climbing electronic security gates is prohibited.
6. Pedestrian gates shall remain closed and locked at all times.

B. GARAGES

1. Residents must park in assigned garages and assigned parking spaces. No exceptions.
2. Garages must be closed and locked unless attended by a Resident.
3. No excessive noise in the garage area between 9:00 p.m. and 8:00 a.m.
4. Light automotive repair is permitted inside of your garage space only, not in parking spaces.
5. **The storage of gasoline and other volatile, flammable fluids is strictly prohibited.**
6. Residents shall not be permitted to install any heavy electrical equipment, which may overload the electrical circuits of the garage. This includes:
 - shop equipment, CB radios or television equipment,
 - heavy-duty office equipment
 - refrigerators, freezers, etc



- Smokers of any kind. (If a smoker is used outside of the garage on the asphalt it must be attended to by an adult.)
7. No electric charging of electric vehicles (EV's) is allowed using the common area electrical outlets in the garages unless this has been authorized and approved by the HOA and Architectural Committee.
 8. No commercial businesses shall be conducted in the garages.

C. VISITOR PARKING

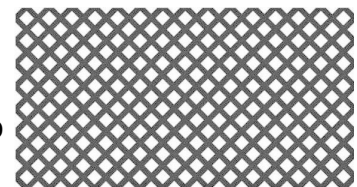
1. Homeowners, Non-resident owners and renters/tenants are responsible to inform their guests of the parking rules and regulations.
2. Visitor parking spaces are limited to seventy-two (72) hours. These spaces are intended for the occasional use of residents and guests only. All vehicles must be operable.
3. Moving a car after the 72 hour limit to another parking space to circumvent visitor parking rules is not allowed. Nobody is allowed to interfere with the towing of any vehicle.
4. **Storage** of all vehicles, including any operable or inoperable vehicle, is not permitted in any Visitor parking space. Violators will be towed at the Owner's expense pursuant to applicable provisions of the California Vehicle Code.

V. RESIDENCES, PATIOS AND BALCONIES

1. All Residents must comply with the CC&R's, Section 8.05 regarding inside and outside installations.
2. Remodeling or anything that changes the exterior is controlled by the Architectural Committee. (Guidelines are updated and published every year). Residents are required to contact the Committee before undertaking any remodeling projects unless the items in their project have been pre-approved in the Guidelines. This includes:
 - Doors and windows
 - Flooring
 - Balcony/patio covering
 - Anything that pierces the stucco
 - Air conditioning
 - Satellite dishes and antennae
3. All Residents are required to keep their units and balconies/patios in a good state of cleanliness and repair at all times.



- Sweeping or washing of debris over the edge of balconies is not permitted as it falls onto the unit below.
 - Use a dustpan or container to dispose of debris.
 - All exposed windows and sliding glass doors must have appropriate coverings, in good shape:
 - Sheets, blankets, newspaper, or foil are not allowed.
4. Outdoor patio or lounge furniture, plants and barbeque equipment must be maintained.
 5. No visible storage or hanging on balconies and patios, including but not limited to clothes, diapers, hampers, mops, boxes, cleaning items, excess furniture, toys (that extend above or beyond the height of the patio or balcony railing), exercise equipment, bicycles, towels, clothing, rugs, and wet suits or any other item not intended for outdoor use. These items must be stored in the residence or in your garage.
 6. Noisy parties, stereos and other disturbing noises are prohibited after 10:00 p.m. Sunday through Thursday, and after 11:00 p.m. on Friday and Saturday.
 7. Potted plants on balconies must be secured and have protective saucers under the plants. Excessive watering of plants that overflows on the wood or decking surface is not allowed and may result in damage that the owner is responsible for. Live plants on landing must be maintained in planter/pots with protective saucers under them.
 8. Any hanging plants and/or decorations must be inside the patio/balcony area and the overall weight of hanging articles must not risk structural damage to the building/balcony. Piercing holes in stucco walls is not permitted.
 9. Wood lattice is permitted to be attached to the inside of the patio fencing. The wood lattice boards are to be at least 1/8" thick and the lattice itself is not to extend above the patio fencing. The wood lattice is to be painted on both sides with a color tint that matches the railing.



Vista Paint Colors - 2003 Catalog
Vista Paint - Acribond - Color Expressions

 81-(2) Sepia (medium)

Recommended Vendor:

Vista Paint

17445 Beach Blvd. Huntington Beach, CA 92647

Near the intersection of Beach Blvd. and Slater Ave.

(714) 841-5596 <http://vistapaint.com>

(Home Depot can also match these colors)



10. Plants and trees planted in the patio soil and/or grown in planters are not permitted to exceed 7 feet in height. This height limitation measurement is measured from the patio's earth ground, if the Unit's patio is on the first floor of the building. If the Unit's patio is on either the second floor or third floor of the building, the measurement is measured from the top of the balcony patio's deck.
11. **FIREPLACES** – The fireplace in each unit is not designed to burn wood, paper or any other combustible material. Only “gas logs” are allowed to burn in fireplaces.
12. No charcoal BBQ's/ Grills, Smokers, Fire Pits, Tiki Torches, Chimeras, or outdoor propane heaters are allowed on patios/balconies.
13. The operation of drones in the common area is prohibited.
14. Update or replacement of porch light fixtures, screen doors, hydronic heaters, personal video cameras such as video doorbells and access points **DO NOT** require Architectural Committee approval.
15. No commercial entities are to be run from garages, common areas, pools, or spas whether a source of revenue or pro-bono for HV residents or non-residents.
16. Each homeowner should ensure their plumbing is in good working condition, including the mix-it valves in the showers.

VI. PET RULES

1. 1. All dogs and cats must be under Owner's control at all times. Dogs must be on a leash (not to exceed 6 feet in length) at all times while outside in the Common Areas of the community. Unleashed dogs in the Common Areas are subject to being turned over to the Orange County Animal Control and/or owner may be subject to fines. (Retractable leashes are not permitted)
2. Food and water bowls for pets should be kept inside. Leaving bowls of food and water on patios or balconies is not allowed.
3. Each condominium unit is limited to 2 pets (i.e. 2 dogs or 2 cats, or 1 dog and 1 cat). **Per Section 8.06 of the CC&R's**
4. The washing of pet waste and urine off patio balconies is not permitted and is a health hazard.
5. Large aquariums over 50 gallons need to be approved by the Harbour Vista Architecture Committee unless on the ground floor. **(No venomous reptiles permitted)**
6. Owners are responsible for the pets of guests and invitees who visit their unit or are within the community on their authority. Such pets are subject to the same restrictions as resident's pets. No pet(s) of guests shall stay in the unit



- for more than 14 days (consecutive or staggered) in any one-year period without prior written permission of the Board.
7. The Harbour Vista HOA has the following breed restrictions due to their documented issues with other people, dogs and/or pets: **Pit Bulls, Rottweilers, Doberman Pinschers**, and any mixes with these breeds. These breeds are not allowed within the community. **(anyone currently in possession of one of these breeds will be grandfathered in. Once gone from the community, they cannot be replaced with a like-kind)**
 8. No pet shall be allowed to become a nuisance. Owners of pets creating a nuisance or menace for residents are in violation of the Pet Rules and subject to action by the Board, which may include but is not limited to fines. The Board reserves the right to ask for the removal of an undesirable pet. If the owner does not comply, further steps will be taken by the HOA. Examples of nuisance behaviors for the purposes of these Harbour Vista HOA Rules and Regulations Pet Rules include but are not limited to:
 - A. Pets whose unruly behavior causes personal injury, such as biting another pet or person, or property damage. Biting pets shall be muzzled.
 - B. Pets that bark or make noise for an extended period of time (30 minutes or more in a 24 hour period.) causing a disturbance to any person at any time of day or night., or intermittent barking for sixty minutes or more in any twenty-four-hour period. A dog shall not be deemed a “barking dog” for purposes of this section if, at any time the dog is barking, a person is trespassing or threatening to trespass upon the owner’s residence where the dog is situated, or when the dog is being teased or provoked.
 - C. Pets in common areas that are not under the complete physical control of the owner, or on a handheld leash of no more than six feet in length or in a pet carrier. **(retractable leashes are not permitted)**
 - D. Pets that relieve themselves in inappropriate locations such as interior common area doorways, steps, breezeways, garage entrances, parking spaces, or sidewalks and the pet owner does not immediately and thoroughly clean up after the pet.

VII.TENANT INFORMATION

1. Non-resident Owners who rent out their unit must provide their tenants with a copy of the Association’s Rules and Regulations, Keys to the pedestrian gates and pool area, and the gate remote for their respective gate.
2. Non-resident Owners who rent out their unit must notify the Association within 30 days of a new tenant taking occupancy and submit the completed Resident Information Form to the Management Company.