Rules and Regulations

Adopted July 2026

Harbour Vista Homeowners Association

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 family members, guests. Owners/Members are responsible for their tenants/renters and any other individual associated with their 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 LEASEE).**

I. USE OF COMMON AREAS AND WALKWAYS

A. No bicycles, E-Bikes, roller skating, rollerblading, scooters or skateboards on walkways.

B. No fishing, wading, swimming or playing in ponds or streams. *Note: The small fish in our ponds and/or streams are there to eat the mosquitoes; the crawfish are in the waterways to feed the ducks.*

C. Toys cannot be played with in walkways, waterways, landscaping, bridges, stairwells or elevators.

D. No storage and/or parking of bicycles, E-Bikes, toys, scooters, strollers, wheelchairs, shopping carts, wagons, or similar items in the stairwells and/or hallways.

E. Residents and/or pets are not permitted in the ponds or the streams.

F. No running in common areas (except dog park and basketball court areas).

G. No excessive noise at anytime. Conduct yourself and your guests in a manner so as not to disturb other Residents.

H. It is our desire to maintain the aesthetic appearance of water features that require chemical treatments in keeping with our quality maintenance program. Please observe the following rules:

   a) Do not throw cigarette butts, cans, or any other type of trash into our ponds and streams.

   b) Do not pour liquids of any kind into the ponds or streams.

   c) Do not put any fish, turtles or other aquatic life into ponds or streams.

   d) DO NOT FEED THE DUCKS, SQUIRRELS, TURTLES or any other wildlife. Feeding them is harmful to the animals. If they become dependent on humans to feed them, they will lose their ability to find food on their own. It is ***against the law*** according to the California Department of Fish and Wildlife, California Code of Regulations, Title 14, Section 251.1, prohibits the feeding of any wildlife. ***Wildlife officers will be called out should interference with wildlife occur.***

I. Signs, Posters and Decorations displayed from residences shall comply with CC&R Section 8.04. Owners and Tenants are permitted to place "Caution: Animal on Premises" signs on the inside of windows. Signs, Small Posters and Notices may be placed on the community bulletin board inside each mailbox area for NOT longer than a one-month period. Residents that place information on the bulletin board are responsible for removing their posting after one (1) month.

II. HOLIDAY DECORATIONS AND LIGHT RULES

A. Holiday lights must be secured inside the patio. Lights maybe attached across the back of the center beam or on the side beams providing the wire connecting the lights to each other is attached closely to the beam. Draping the wire is prohibited.

B. **Absolutely no attachments to exterior/building stucco are allowed.**

C. Light attachments to the building eaves, where present in the patio area only, is permitted but must be attached to the back side of the eave.

D. Lights are permitted on patio/balcony railings but must be attached to the inside by clips, tacks or removable staples. NO NAILS OR SCREWS! During the holidays, lights maybe looped around the railing and through the spindles for easy attachment requiring no nails, screws, staples, tacks or clips.

E. The operation of personal or recreational drones on Harbour Vista Properties is strictly prohibited. HOA contractors (roofers, construction crews, and similar vendors or service providers) will utilize a company drone to assess repair needs from the ground. When being used the drones will be directed to the possible repair area only.

F. Keep the sidewalk and porch area around your front door clean and clear of obstacles (tables, benches, chairs, large decorations/plants/pots, multiple packages, etc.). These objects may impede emergency services when trying to access units.

G. NO shoe racks, toy boxes, storage boxes, package storage containers are allowed outside front doors and/or porch areas.

H. Harbour Vista does not permit the use of any type of fireworks on our premises.

I. Pedestrian gates must remain closed and locked. No propping gates open or ajar with rocks, chairs, weights, etc.

J. No blocking latch holes that may keep gate from closing/locking securely, including but not limited to ropes, bungie cords, wires, etc. to hold gates open.

III. TRASH REGULATIONS

A. All trash must be in bags when deposited in trash bins.

B. Do not leave trash by front doorways, on patios or around the trash bin. If your bin is full, please take your trash to the next bin.

C. All boxes ***must be broken down*** before placing them in the trash bins and/or trash areas.

D. No large toys, electronics or any type of construction material may be placed inside the trash bins. PLEASE NOTE: Republic does fine the HOA for failure to follow this rule. **Any fines will be forwarded to the homeowner (homeowners will be responsible for any tenant fines).**

E. Disposal of large items (tables, mattresses, large toys, etc.) may be placed inside the trash enclosure on **Thursday night for pickup early Friday morning.**

IV. RECREATIONAL FACILITIES

A. Pool and Jacuzzi

a) Sunday through Thursday the pool and spa are open from 6:00 a.m. to 10:00 p.m. Friday and Saturday the pool and spa are open from 6:00 a.m. to 11:00 p.m. Please note that all parties must leave the pool area by the designated listed times.

b) NO jumping, diving, running or horseplay of any kind are permitted inside the pool area.

c) **NO SMOKING.** This includes, but is not limited to cigarettes, vaping, cigars, pipes and/or marijuana.

d) Intoxicated individuals are NOT ALLOWED in the pool area at anytime and should be reported to the HOA Board.

e) Residents must be in possession of the Pool Key Fob issued to them by the HOA Board to access the pool area. Only four (4) guests are permitted in the pool area per resident.

f) It is strictly prohibited for a Resident to open the gate for another Resident claiming they have forgotten their Pool Key Fob.

g) Anyone under the age of fourteen (14 years old) must be accompanied by parent or legally responsible adult or guardian ***who resides in Harbour Vista***. (Must be 18 years or older).

h) Residents entertaining large groups must complete the event form found on TOWN SQUARE. The pool area is open to all Harbour Vista Residents and cannot be reserved for a specific event by any member of the community.

i) ABSOLUTELY NO GLASSWARE OF ANY KIND ARE PERMITTED IN THE POOL AREA.

j) Skateboards, skates (rollerblades,) E-Bikes, bikes, tricycles, gas and/or motorized bikes or scooters are NOT PERMITTED in the pool area.

k) ABSOLUTELY NO balls of any size or kind, surfboards, paddle boards, noodles, rafts, squirt guns of any kind or floatation devices not listed below are permitted in the pool area. ***Permitted*** pool devices are limited to infant floatation devices, water wings, floatation jackets, adult and child size single person inner tubes. NO LARGE SIZE INNER TUBES ARE ALLOWED

l) Swim diapers must be always worn by infants and small children when in the pool and/or pool area.

m) CHILDREN UNDER THE AGE OF FIVE (5 years old) ARE NOT ALLOWED IN THE JACUZZI PER THE ORANGE COUNTY HEALTH DEPARTMENT.

n) ABSOLUTELY NO BUBBLES OR SOAP OF ANY KIND IN THE POOL OR JACUZZI.

o) Tables and umbrellas MAY NOT be moved. Movement has broken one table and several umbrellas which cost homeowners to replace resulting in higher dues for everyone. Chairs and Lounges may not be reserved. All pool area furniture must remain in the pool area.

p) Under no circumstances are pool gates to be propped, tied, climbed over or latches blocked preventing the pool gate from securely closing and locking after each entrance.

q) Animals are NOT PERMITTED in the pool area except for California Certified Service Animals clearly display their license with their current California Service Animal identification number.

B. BBQ and Sink Area.

a) Anyone using the barbecue is responsible for turning off the gas, cleaning the grill and the utensils, emptying the grease into the appropriate metal container with a secure lid. ***DO NOT dispose of grease down the sinks!***

b) Do Not empty food into the sink, our pipes are clogging up. Please empty remaining food and food particles in the trash can next to the sink and cover with the lid.

c) Everyone is responsible for taking care of the pool area. Please clean your table, put extra chairs you brought to your table back where they belong and leave lounges in their original locations with the back tilted up. All trash must be placed in trash cans around the pool area.

V. CLUBHOUSE AND POOL PARTY RULES

A. The clubhouse is available to Harbour Vista Residents ONLY for private parties and activities on a rental/security fee ($25.00 rental & $100.00 security deposit) basis. A usage form reserving your date a time can be found on Town Square.

B. Only Resident adults (21 years or older) are permitted to reserve/rent the clubhouse.

C. Children/Teenage parties must ALWAYS be supervised by a parent or legally responsible **Resident** Adult twenty-one years (21 years) of age or older.

D. There is NO clubhouse parking. Please inform your guests that they must park on Green Street.

E. Loud and boisterous noise is NOT permitted in the pool area. At the discretion of an HOA Board member and or the Huntington Beach Police Department guests will be asked to leave and any deposit made by the Resident will be forfeited.

F. Due to the limited size of the clubhouse and closeness of the surrounding buildings, live entertainment and/or pre-recorded music must be kept at a minimal noise level.

G. Wet swimwear/feet or shoes are not permitted inside the clubhouse.

H. NO SMOKING ALLOWED IN THE CLUBHOUSE. This includes but is not limited to cigarettes, cigars, vaping devices pipes and marijuana.

I. Number of people permitted per event/activity is not to exceed thirty (30).

J. DO NOT remove clubhouse furniture from the clubhouse. Clubhouse furniture may not be used in the BBQ area or on the pool deck.

K. Residents must understand they are not permitted to enter the clubhouse if/when it has been reserved by another Resident, unless the permitted Resident invites them to their event.

L. Please note that BBQ's, pool, pool furniture and jacuzzi cannot be reserved for exclusive use and must be open to the full community for use.

VI. GARAGES, PARKING AND TRAFFIC RULES

A. GARAGES

a. Residents should park one vehicle in their assigned garage and/or their assigned space.

b. Garage doors remain closed unless attended by the resident.

c. No excessive noise in the garage area between 9:00 p.m. and 8:00 a.m.

d. NO COMMERCIAL BUSINESS SHALL BE CONDUCTED IN THE GARAGES.

e. Light automotive repair is permitted inside your garage space only. NO AUTOMOTIVE WORK IS ALLOWED IN PARKING SPACES, ALLEYS OR DRIVEWAYS.

f. The storage of gasoline, chemicals or other volatile/flammable or hazardous fluids is strictly prohibited.

g. Residents are not permitted to install any electrical access, outlets, or charging stations which may overload garage circuits. This Includes but is not limited to:

i. EV car chargers of any kind.
ii. EV bike chargers.
iii. Heavy duty shop equipment.
iv. Refrigerators, freezers, wine coolers, televisions.
v. NO MEAT SMOKERS/BARBECUES OF ANY KIND. If using a smoker/barbecue residents may place it outside the garage on the asphalt clearing the roof line. The adult Resident must always be present during usage.

B. PARKING

a) Ten (10) M.P.H. Speed limit throughout the complex.

b) NO PARKING PERMITTED in entrances, exits, driveways, alleys, streets, cul-de-sacs, or in front of garages.

c) NO PARKING AT ANYTIME IN FIRE LANES; VIOLATORS WILL BE TOWED AT THE OWNER'S EXPENSE.

d) RESIDENTS are permitted to park in the carwash areas from 6:00 p.m. to 9:00 a.m. ONLY! Vehicles parked in the carwash areas after 9:00 a.m. and before 6:00 p.m. will be towed at the owner's expense.

e) Recreational vehicles such as, but not limited to, trailers, campers, boats, Jet Skis, Motorcycle trailers are not permitted in parking spaces please store in garage only.

f) NO box trucks, commercial vehicles or vehicles with commercial signage are allowed on property overnight. Larger or longer vehicles must be parked off property on the street.

g) HOA Board or Management Company Representative may have a vehicle parked in violation of the rules to be towed from the premises in accordance with the provisions of SECTION 22658.2 of the California Vehicle Code.

h) NO AUTONOMOUS (driverless) vehicles maybe operated on property. A licensed driver MUST BE operating the vehicle.

C. VISITOR PARKING

a) All Residents are responsible for informing their guests of the parking rules and regulations.

b) Unassigned parking spaces are limited to a consecutive seventy-two hours (72 hours). These spaces are intended for occasional use by Residents and their guests. All vehicles must be in working order; fuel, oil or coolant leaks are not permitted in parking spaces. All vehicles must display current registration tags.

c) PARKING IN NUMBERED SPACES NOT ASSIGNED TO YOU IS STRICTLY PROHIBITED.

d) Storage of non-operational vehicles is prohibited in assigned and non-assigned spaces. Vehicles will be towed from the property at the owner's expense.

VII. RESIDENCES, PATIOS AND BALCONIES

A. RESIDENCE (UNITS)

a) All residents must comply with CC&R's Section 8.05 and the current Rules and Regulations regarding inside and outside installations.

b) It is vital that each homeowner/tenant carry the appropriate insurance policy. The HOA master policy does not cover individual units and the property contained within. It is the homeowner's/tenant's responsibility to obtain a private policy for their home and/or belongings and for emergency housing.

c) Remodeling, Heating/Air Conditioning or anything that alters the interior/exterior of the unit must, in most cases, obtain a city permit and complete Harbour Vista's Architectural

Permit. Once both, if necessary, are secured please send them to occheri@yahoo.com. The HOA Board will review your request and return their decision within 24 hours. One AC unit per patio/balcony and it must be secured in the back corner on a minimum 3-inch pad. Drainage for condensation may not go into rain gutters, across roofing or down the walls. First floor units must have French drainage inside the patio fencing.

d) All residents are required to have units, patios and balconies in a state of cleanliness.

e) Sweeping or washing over the edge of your balcony is STRICTLY PROHIBITED. Owners on the second and third floors must obtain permission to wash and/or mop their balcony from the residents below it will be permitted by the HOA Board for that one time.

f) All windows and screens must be without cracks, scratches, tears or holes.

g) Appropriate window coverings are mandatory in all windows and sliding doors. Sheets, blankets, foil and newspapers, butcher paper, paper rolls, etc., are strictly prohibited.

h) Tinted windows are permitted but may not be limousine level tint.

i) One (1) plant is permitted by each unit's front door. Plant containers must have a drainage saucer under them and watering must be kept inside the container.

j) NO PLANTS ARE PERMITTED NEXT TO OR NEAR ELEVATORS OR STAIRS.

k) All Residents should routinely check their plumbing valves, sinks and washers for appropriate drainage. Owners that have not replaced their shower/bath MIXIT valves should do this immediately and install a pressure balance valve instead.

l) FIREPLACES are gas and can be used with artificial logs. It is also permitted to burn wood in your fireplace, however, if burning wood in the fireplace the Resident is responsible for having their chimney professionally cleaned at the end of each usage season.

m) Please make sure the damper is in open position before using the fireplace. Never leave the fireplace unattended. If burning wood dispose of cooled ashes in a metal container with a secure lid.

n) A FIREPLACE SCREEN OR GLASS DOOR IS REQUIRED ON ALL FIREPLACES.

o) No offices, bedrooms, exercise rooms or any other kind of living space may be built in attic spaces of second floor three-bedroom units.

B. PATIOS AND BALCONIES

a) Outdoor patio furniture and BBQ's must be well maintained and free of debris. Plants must be kept up (trimmed, thriving) if contained in pots saucers must be placed under them. Trees and tall shrubs must NOT touch the front edge of the balcony above you. If plants/trees sit back on your patio they cannot touch the deck above.

b) Patios and balconies may NOT be used for storage. Patio closets can be used to store cleaning supplies and equipment, propane tanks, boxes and holiday décor.

c) DO NOT STORE TRASH BAGS OR CANS ON YOUR PATIOS THESE ITEMS ATTRACT RATS, MICE and OTHER WILDLIFE.

d) STRICTLY PROHIBITED ON PATIOS AND BALCONIES ARE AS FOLLOWS;

i. Bicycles, exercise equipment, storage boxes, fertilizers, plant food, insect sprays, pellets, poisons, rugs (rolled up), wet suits, clothes, surf and boogie boards, clothes drying racks or clothes lines, excessive toys or toys that are taller than your patio railing, extra rugs and towels, paint cans and other chemicals (this list is not all inclusive and other items may be prohibited).

ii. Loud parties, music and other disturbances are prohibited after 10:00 p.m. in accordance with the City of Huntington Beach Noise Ordinance. However, the Huntington Beach Police Department may be contacted in the event of excessive noise and/or disturbances prior to 10:00 p.m. if warranted.

iii. Potted plants on patio and balcony railings must be secured (there are putties - earthquake-safe - that can be used under the plant saucers) to the railing without the use of nails and/or screws. Overflowing/over watering that damages and/or rots the railing or decking is not allowed and will be considered the Residents full responsibility for repair costs.

iv. All hanging plants/decorations must be inside the patio/balcony area. Overall weight of any suspended item cannot risk structural damage to the balcony or beams above you. No nails, screws or hooks may be placed in the flooring of the balcony above.

v. ABSOLUTELY NO PIERCING OF THE STUCCO! NO CLIPS, NAILS, STAPLES, SCREWS OR ANY OTHER TYPE OF CONNECTING DEVICE MAY BE USED ON THE STUCCO.

vi. Wood lattice maybe attached to the inside of patio/balcony fencing using small nails/screws or staples. Zip ties ARE NOT ALLOWED. SPECIAL NOTE: *Lattice work must match the paint color on the railing and spindles.*

vii. NO OPEN FLAMES ON PATIOS/BALCONIES. Charcoal BBQ's, firepits, Tiki torches, smokers and chimeras are prohibited.

viii. Propane BBQs are permitted on patios and balconies if used away from the building and closer to the railing of your patio/balcony.

ix. Regular use patio/balcony lighting must be contained inside the patio/balcony railing and not attached to/or lining railings. Balconies with on the top floors may secure light to the inside of the eaves inside your patio only. Lights cannot be strung from one patio to another across walkways, hallways or stucco walls.

x. Lights cannot form a running (lights that light up individually in line and then turn off and begin the pattern again) or blinking pattern. This is reserved for holiday lights only.

xi. Only Rollup Patio/Balcony Blinds are Permitted. Only tan or brown colors are allowed. Triangle, Kite Shape and others that require permanent attachment are not permitted.

VIII. PETS

A. All dogs/cats must always be under the owner's control in the common areas. All dogs/cats must be kept on a leash that cannot exceed six (6) feet in length when in the common areas. RETRACTABLE LEASHES ARE NOT PERMITTED IN HARBOUR VISTA AT ANY TIME.

B. Unleashed dogs/cats on property will be turned over to Orange County Animal Control, and their owner will be responsible for all fines charged.

C. Dogs in the dog park may play without a leash. Only dogs that are socialized are allowed in the dog park. Owners must remain in the dog park with their pet while in the dog park.

D. Pet food and water bowls are not allowed to be left out on patios/balconies. Pet food bags may not be stored on patios/balconies including inside bins/trash cans. Rodents and coyotes will get into bags and containers.

E. Each Condominium unit is limited to 2 pets (2 dogs, 2 cats, 1 dog and 1 cat or any combination thereof that does not exceed a total of two pets) per SECTION 8.06 of the CC&R's.

F. The washing of pet solid waste and urine off patio balconies is a health hazard and not permitted.

G. Large aquariums over fifty (50) gallons must be approved by the HOA Board. ABSOLUTELY NO VENOMOUS REPTILES ARE ALLOWED IN HARBOUR VISTA.

H. Owners are responsible for the pets of guests who visit their unit or are within the community at a Resident's invitation. Such pets are subject to the same rules and restrictions as Resident pets.

I. No pet(s) of guests shall stay in the unit for more than fourteen (14) days (consecutive or staggered) in a one (1) year without prior authorization from the HOA Board.

J. Owners of pets creating a nuisance or menace for Residents are in violation of the PET RULES and subject to action by the HOA Board, which may include but is not limited to fines. The HOA Board reserves the right to ask for the removal of a vicious or aggressive pet. If the owner does not comply further steps will be taken by the HOA Board and Property Manager.

K. Pets that bark, howl or whine for an extended period (30 minutes or more in a 24-hour period) causing a disturbance to other Residents during day or night shall be considered a nuisance.

L. Pets that relieve themselves in doorways, hallways, walkways, driveways, parking spaces, garage entrances or sidewalks and the owner does not immediately clean it up will receive a warning letter and possible fine.

M. PET OWNERS MUST PICKUP THEIR DOG'S POOP FROM ALL COMMON AREAS. FAILURE TO PICKUP AND PUT YOUR DOGGIE BAG INSIDE THE DUMPSTER OR DOG STATION TRASH CAN WILL NOW RESULT IN FINES.

N. Residents are permitted to place "ANIMAL ON PREMISES" signs inside their windows.

O. Harbour Vista HOA employs breed restrictions due to documented issues with other people and pets, PIT BULLS, ROTTWEILERS, DOBERMANS and any mixes with these breeds. These breeds are not allowed within the HARBOUR VISTA COMMUNITY. Any Resident currently in possession of one of these breeds as of JULY 2025 will be grandfathered in. Once the current animal is deceased or removed from the property the owner cannot replace the animal with one of these breeds.

IX. TENANT INFORMATION

A. Homeowners who rent/lease out their unit must provide their tenants with a copy of the Association's Rules and Regulations, keys to the pedestrian/drive-in gate, remotes for the appropriate drive-in gate, pool bathroom key and pool key fob.

B. OWNERS ARE RESPONSIBLE FOR RETURNING THE POOL KEY FOB EACH TIME THEIR TENANT CHANGES SO THAT THE FOB CAN BE CLEARED AND RE-ASSIGNED AT NO COST TO THE HOMEOWNER. FAILURE TO RETURN KEY FOBS WILL COST $100.00 EACH AND WILL BE ATTACHED TO YOUR HOMEOWNER'S ACCOUNT, THE SALE OF YOUR PROPERTY, OR RESULT IN LEGAL ACTION.

C. Homeowners that rent/lease 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.