



**Rules and Regulations**  
**Adopted September 26, 2024**  
**Harbour Vista Homeowners Association**

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## Rules and Regulations

**Article VIII, Section 8.01 thru 8.08 of the CR&R's 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, 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 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 Renter, or Lessee.**

### I. USE OF COMMON AREAS AND WALKWAYS

1. No bicycle riding, **including E-bikes**, 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 on walkways, bridges, stairwells, in waterways, landscaping, or elevators.
4. No storage or parking of bicycles, toys, scooters, strollers, skateboards underneath stairwells, or in hallways.
5. Residents and pets are not permitted in waterways.
6. No running in Common areas (except for Basketball court or Dog Park areas).
7. NO excessive noise at any time. Conduct yourself and your guests in a quiet manner so as not to disturb other Residents.
8. 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 is 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.



9. Signs, posters, and decorations displayed by the residents shall comply with CC&R's Section 8.04. Signs, posters, and notices may be placed on the Community Bulletin Boards at the mailboxes **for no longer than one month.**

10. Holiday decorations should be taken down two weeks after the Holiday has ended.

11. The operation of personal or recreational drones in the common areas is prohibited, except for HOA contracted business.

12. Keep the common area of your front door entry clean and clear of obstacles (excessive package deliveries), footwear (keep on shoe racks) and excessive plants/planters (to a minimum). This is a safety issue for EMT personnel and ambulance attendants.

## II. TRASH REGULATIONS

1. All trash must be in bags before being deposited in trash bins.

2. Do not leave trash by front doorways, or around trash bin areas.

3. Break down all boxes before placing them in trash bins. No large toys or electronics.

4. Disposal of bulky items, large toys, etc. in the trash bin areas is permitted the night before pickup by the Association's disposal company. Schedule is posted by the garbage enclosure.

**5. Large items cannot be placed outside the trash enclosure the day before the scheduled pickups. Large trash items should only be placed inside the gated trash enclosure the night before. Doing so earlier will interfere with the normal function of the trash bins. Remember large item pickups are done every other Friday very early in the morning before regular trash pickup. Be courteous to the community. Normal trash bin pickup is scheduled every week for Tuesday and Friday except when holidays may interfere.**

## III. USE OF RECREATIONAL FACILITIES

### A. POOL AND JACUZZI

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 horseplay, running, or diving in the pool or around the pool area.

3. NO SMOKING in pool area, including cigarettes, cigars, pipes, vaping devices, and marijuana.

4. Intoxicated people are not allowed in the pool or jacuzzi area at any time.

5. 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.



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6. Anyone under fourteen (14) years of age must be accompanied by a parent or legally responsible adult (18 years of age or older) Resident. A resident must accompany all guests.
  7. Only six (6) guests per residence unit are permitted in the pool area at any one time **without an event permit**.
  8. **ABSOLUTELY NO GLASSWARE OF ANY KIND ALLOWED IN POOL AREAS**, paper, plastic, or insulated cups only.
  9. Skateboards, bicycles, tricycles, **E-bikes**, rafts, inner tubes, surf/belly boards, or Super Soakers are **NOT** allowed in the pool area.
  10. Swim diapers must be worn by babies and small children.
  11. Everyone is responsible for cleaning up after themselves. Please leave the pool area in the same condition as when you arrived.
  12. **Children under 5 years of age are not allowed in the Jacuzzi due to medical reasons per Orange County Health Department.**
  13. Soap products are not allowed in the pool or jacuzzi.
  14. Do not remove Pool furniture from the pool area. Pool chairs and lounges are for everyone and may not be reserved.
  15. Under no circumstances are gates or doors to be propped open **or climbed over to enter the pool area**.
  16. Animals are not allowed under any circumstances in the pool or spa areas, **except for California certified service animals clearly displaying "Service Animal"**.
  17. Anyone using the barbecue, is responsible for the cleaning the grill after use:
    - a. TURN GAS OFF
    - b. Leave lid up to cool
    - c. Clean grill and countertop around grill

## **B. CLUBHOUSE/POOL PARTY RULES**

1. The Clubhouse is available for private parties and Harbour Vista activities only.
2. Reservations: see Rental Agreement.
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 **always be reserved and supervised by a parent or legally responsible adult (21 years of age) resident**.



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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 may be forfeited.**
  7. Due to the limited size of the Clubhouse and closeness of the surrounding buildings, live entertainment and/or prerecorded music shall be kept to a minimum noise level.
  8. Wet swimwear is NOT allowed in the Clubhouse.
  9. During an event the pool and barbeques are open to **ALL** residents.
  10. NO SMOKING ALLOWED IN THE 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. PARKING AND GARAGE RULES

##### A. PARKING AND TRAFFIC

1. **A Ten (10) M.P.H. speed limit** within the complex driveways.
2. Parking 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 always be kept clear. 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. Pedestrian gates shall remain closed and always locked.

##### B. GARAGES

1. Residents should park in assigned garages and assigned parking spaces.
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. **No commercial business shall be conducted in the garages.**



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5. Light automotive repair is permitted inside of your garage space only, **not** in parking spaces.
  6. **The storage of gasoline and other volatile, flammable fluids is strictly prohibited.**
  7. Residents shall not be permitted to install any heavy electrical equipment, which may overload the electrical circuits of the garage. This includes:
    - a. Shop equipment, CB radios or television equipment,
    - b. Heavy-duty office equipment
    - c. Refrigerators, freezers, wine coolers etc.
    - d. Meat smokers of any kind. (If a smoker is used it must be outside of the garage on the asphalt it must ALWAYS be attended to by an adult.)
  
  8. No charging of electric vehicles (EVs) is allowed using the common area electrical outlets in the garages unless this has been **authorized and approved by the HOA and Architectural Committee. A minimum violation of \$50 for each violation will be imposed.**

#### **C. UNASSIGNED PARKING (Non-numbered spaces)**

1. ALL Residents are responsible for informing their guests of the parking rules and regulations.
2. Unassigned parking spaces are limited to seventy-two continuous (72) hours. These spaces are intended for the occasional use of residents and guests only. All vehicles must be operable. **Guests may only park in unassigned spaces.**
3. Storage of any vehicles, operable or non-operable, is not approved for any of the unassigned parking spaces. Violators will be towed at the Owner's expense pursuant to applicable provisions of the California Vehicle Code. **Non-operable vehicles should be stored in the owner's garage.**



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## V. RESIDENCES, PATIOS, AND BALCONIES.

### A. RESIDENCES (Units)

1. All Residents must comply with the CC&R's, Section 8.05 regarding inside and outside installations.
2. It is vital for each resident to have the appropriate insurance policy. The HOA master policy does not cover individual units, and it is the resident's responsibility to have a separate homeowner's insurance policy. Residents that are Renters should also carry "renter's insurance" to cover their possessions and emergency housing.
3. Remodeling or anything that changes the exterior of the unit 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. **See Architectural Guidelines (September 2024)**
4. All Residents are required to always keep their units and balconies/patios in a good state of cleanliness and repair.
  - a. Sweeping or washing debris over the edge of balconies is **not** permitted **unless you have permission from the units below.**
  - b. All exposed windows and sliding glass doors must have appropriate coverings and be in good shape.
  - c. Sheets, blankets, newspaper, or foil are **not allowed as window coverings.**
  - d. Tinted windows are allowed.
  - e. **Please keep plants, shoes, packages and excessive clutter to a minimum around the front door. This is a safety issue and trip hazard in emergencies.**
5. Each Homeowner should ensure their plumbing is in good working condition, including replacing original "Mixet" shower valves and replacing them with pressure balance shower valves.
6. **Fireplaces:-The original fireplaces use artificial logs and gas; however, they are rated to burn wood.** Use only dried wood and never use flammable liquids to start a fire. Dispose of cold ashes in a covered metal container. Never leave a fire unattended. When burning, keep the damper open, flammable materials away, and the glass door/screen closed.
7. **NO offices, bedrooms, exercise room or any other kind of living space may be built in the attic of the second floor of three-bedroom units without the permission of the Architectural Committee (see Architectural Guidelines).**

### B. PATIOS AND BALCONIES

1. Outdoor patio or lounge furniture, plants and barbeque equipment must be maintained.



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2. **Balconies or Patios are not to be used for extra storage space**, this includes 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.

3 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.

4 **Potted** plants on railings must be secured and have protective saucers under the pots. Excessive watering of plants that overflow on the wood or decking surface is not allowed and may result in damage or rotting wood that the owner will be responsible for. Plants on landings must be maintained in planter/pots with protective saucers under them.

5 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 allowed.

6. **Wood lattice may be attached to the inside of patio/balcony fencing using screws, short nails or staples, NOT zip ties. Please see Architectural Guidelines (July 2023)**

7. **Plants and trees grown in patio soil and/or planters are not permitted to exceed 7 feet in height.**

8. No open flame BBQ's/Grills, Smokers, **Fire Pits**, Tiki Torches, Chimeras, are allowed on patios/balconies.

9. **PROPANE BBQ's may be used on patios or balconies IF they are USED AWAY from the building and NOT DIRECTLY UNDER THE BALCONY ABOVE THEM.**

## VI. PET RULES

1. All dogs and cats must **always be under Resident's control and, on a leash**, while outside in the Common Areas of the community. **Leash not to exceed 6 feet in length. Retractable leashes are not permitted.** Unleashed dogs in the Common Areas are subject to being turned over to the Orange County Animal Control and their owner may be subject to fines. **The exception is the Dog Park.**

2. Food and water bowls for pets should be kept inside the unit. Leaving bowls of food and water on patios or balconies is not allowed **because of rodents etc.**

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 they are on the ground floor. **(No venomous reptiles permitted)**





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6. Residents are responsible for the pets of guests who visit their unit or are within the community on their authority. Such pets are subject to the same restrictions as residents' pets. No pet(s) of guests shall stay in the unit for more than 14 days (consecutive or staggered) in anyone-year period without prior written permission of the Board.

7. Owners of pets creating a nuisance or menace for other 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 a vicious or aggressive pet. If the owner does not comply, further steps will be taken by the HOA.

8. Pets that bark or make noise for an extended period (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 creates a nuisance.

9. Pets that relieve themselves in inappropriate locations such as interior common area doorways, steps/stairs, breezeways, garage entrances, parking spaces, or sidewalks and the pet owner does not immediately and thoroughly clean up after the pet, will receive a warning letter and possible fine.

**10. Residents are permitted to place "Caution: Animal on Premises" signs on windows and patio fencing.**

**11. 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, German Shepherds, 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.**

## **VII. TENANT INFORMATION**

1. 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. 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.

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