

LA COSTA OAKS COMMUNITY ASSOCIATION COMMUNITY GUIDELINES

INTRODUCTION

The key to community living is the full cooperation of all members. By honoring the premise and purpose of the Guidelines, each member is assured the peaceful enjoyment of the benefits of the community. Without an effort from each member to be a conscientious neighbor and a respectful member of the community, disharmony will invariably occur. By taking a moment to familiarize yourself and members of your family with these guidelines, you will enhance the community living experience for yourself and for your neighbors. Thank you.

Pursuant to the authority granted to it in the CC&Rs of Covenants, Conditions and Restrictions (CC&Rs) and the Bylaws, the Board of Directors has established the following guidelines which are in part taken directly from the CC&Rs. The success of any community is founded on the principles of common decency, respect, and consideration for the basic rights of neighbors. These Guidelines will serve as a ready reminder and reference of the various obligations of all members of the community.

Provisions for these Guidelines, and the authority for enforcement, are contained in the CC&Rs and the Bylaws which were given to you when you bought your home. These Guidelines are intended as a supplement to the CC&Rs, not a replacement. All provisions of the CC&Rs not referenced in this document remain in full effect and must be adhered to by all homeowners and residents. It is the responsibility of each homeowner to make their guests, residents, and tenants aware of the restrictions of the governing documents. **However, it is the homeowner, as a member of the Association, who remains responsible for the conduct of residents, tenants and guests.** Many homeowners include in their lease/rental agreement a termination and/or eviction clause in the event of a violation of the Association's CC&Rs, Bylaws, or Guidelines by the tenant.

The Board of Directors establishes and enforces these Guidelines, manages the financial affairs of the Association, and oversees the operation and maintenance of the Association facilities and the Common Area. In each of these areas, the Board is assisted by a contracted management company.

This document may be changed by the Board periodically as needed.

A NOTE ABOUT NEIGHBOR RELATIONS:

Many homeowners assume that the Association will serve as their communication tool in terms of potential conflict with neighbors. Living in a community does not absolve any homeowners of their responsibilities as individuals, nor does the presence of an association release governmental agencies of their responsibilities.

If you have a problem with your neighbor, talk with them first – treat them as you would wish to be treated. The Association cannot send them a letter simply because you don't want to approach them about something that may be bothering you. Hopefully, you and your neighbor will live in your new home for a long time – it is to both of your benefit to establish common ground and an easy method of communication.

If you see someone breaking the law, call the police. If a dog is barking, call Animal Control. The Association is not a private police force and is limited to enforcement options by the laws of California.

In order to be fair and equitable to all homeowners, violations will not be acted upon unless duly noted by management, a board member or witnessed by the homeowners of two separate residences. There are no exceptions. Thank you, in advance, for your courtesy and respectful treatment of others.