



Casitas Village Homeowners Association

P. O. Box 509 • Carpinteria, CA 93014-0509 • (805) 684-5515 • Fax (805) 566-4826

RULES AND REGULATIONS

In the continued hope that we can improve the way Casitas Village looks, the following Rules and Regulations will be strictly enforced as required by the Covenants, Conditions and Restrictions (CC&R's) and By-Laws that govern the Association. It is important to get complete support from every homeowner and tenant with regards to the enforcement of these rules as they will benefit everyone living in the Casitas Village. If you have any questions regarding these rules and regulations, please call the office at (805) 684-5515.

PLEASE MAKE SURE YOU ARE IN COMPLIANCE WITH THE FOLLOWING RULES AND REGULATIONS. VIOLATION NOTICES WITH POTENTIAL PENALTIES WILL BE ISSUED IF YOU ARE NOT IN COMPLIANCE.

The following items are not permitted:

1. Unit occupied by more than five (5) persons.
2. Operation of commercial business
3. Dogs introduced into the village on or after 10/10/93
4. More than two (2) cats
5. Dog or cat fecal remains in Common Area
6. Legal dogs not on leash
7. Advertising signs of any kind (except reasonable and customary sale signs)
8. Suspect criminal activity
9. Obnoxious and offensive activities
10. Repair and restoration of automobiles
11. Articles of clothing on trees, bushes, railings, balcony or any other Common Area
12. Storage of anything in carport (only items allowed are operable & registered vehicles, BBQ's & bicycles
13. Furniture or appliance items dropped at trash enclosure
14. Item stored on porches and/or walkways that are part of the Common Area (only items allowed are potted plants with drip pans. No brooms, mops, etc. are to be placed or stored outside).
15. Storage of hazardous materials
16. Storage of boats, trailers, campers, mobile homes or other recreation vehicles
17. Excessive automobiles (only two (2) allowed on premises per unit)
18. Vehicles not registered
19. Vehicles which smoke or are noisy
20. Window screens missing or damaged
21. Door screen damaged or rusty
22. Interior window coverings not of neutral color
23. Attachment of screen materials to balcony railing
24. Exterior television/radio antenna
25. Plant drip pans not installed
26. Planting of landscaping materials not authorized by the Board of Directors
27. Bicycle(s) not parked/stored properly (must be parked/stored in enclosed carport)
28. Oil in the carport
29. Oil in front of laundry room

30. Oil on driveway
31. Conversion of carport into storage
32. Statues placed in common area

In the event the violating party fails to correct the violation within a reasonable time, the Board of Directors may correct the violation on behalf of the violating party. If the Board corrects the violation, it may charge reasonable costs incurred, plus the fine imposed up to the date of the correction.

ENCLOSED CARPORTS

The only items permitted in the carports are licensed and operating automobiles, BBQ's, motorcycles and bicycles. Every other item should be properly stored in the overhead storage area or the storage closets of each individual unit. The following items are not allowed, including but not limited to; boats, trailers, tires or wheels, furniture, windows, screens, or construction equipment of any kind.

OIL SPOT VIOLATIONS

All oil spot violations will be strictly enforced in the carports and driveways. It is the responsibility of the homeowner or tenant to clean any oil spot immediately. If you have a vehicle that continually leaks oil, we suggest you fix the vehicle. The second option is to buy an oil drip pan. If you choose this option, the oil pans must be cleaned often.

Oil spots may be cleaned by using a concrete degreaser and a stiff wire brush. Once the oil is removed, please use an auto drip pan that is specifically made to be used underneath vehicles.

If you are unable to clean the oil spots, please contact the Casitas Village office. For a fee of \$35.00, payable at time of service, the maintenance department will clean the oil spots for you.

DECKS AND/OR BALCONIES

The only items permitted on the balconies are plants, deck chairs and BBQ's. Plants must have containers underneath to catch water. Deck chairs must be chairs designed for patio settings only. BBQ's must be in good repair and safe condition.

CARPINTERIA FIRE DEPARTMENT

Casitas Village has recently been advised by the Carpinteria Fire Department that to meet the fire code requirements, all BBQ's must be solid containers with no opportunity for hot embers to land on the balcony. They must be in good repair and wood fires are not permitted.

The Fire Department has also advised Casitas Village that it is in violation of fire codes whenever the stairways or balconies are less than 44" in width. The stairs leading to the balconies are 44". No plants are permitted on stairs leading to balconies nor on the balconies if the passageway for an emergency exit is less than 44" (area from door to stairs). These fire code regulations will be strictly enforced.

HOSES

Hoses must be kept in the storage areas in the enclosed carports.