

# RANCHO DOMINGUEZ COMMUNITY ASSOCIATION

## Rules and Regulations

Following are some of the relevant Rules and Regulations for the Rancho Dominguez Community Association. The Board of Directors periodically publishes these so as to ensure that all members, old and new, are reminded of their responsibilities.

1. No alteration, construction, modification, decoration of the external appearance of any property, including but not limited to the structure and landscaping improvements, is permitted without prior approval of the Architectural Committee.
2. Temporary storage cabinets are permitted to be on the homeowner's property within the Project, provided they are unobtrusive, are kept in good repair and are not seen from the street.
3. The Architectural Committee must approve all exterior building or landscape improvements, additions, modifications or changes in advance. Please call Optimum Property Management Company for a "Request for Architectural Approval" form. You may send via a facsimile to Optimum Property Management a completed "Request for Architectural Approval" form. However, if you are submitting paint chips, roof colors, please mail your request to Optimum.

Your request will be considered within thirty- (30)-days, often sooner. Optimum Property Management Company will notify you, with the Architectural Committee recommendations. There are pre-approved paint colors, roofing materials and colors that can be obtained by calling Optimum Property Management. However, please complete a "Request for Architectural Approval" form even if you are requesting a pre-approved material and and/or color. Pre-approved means immediate approval of your written request.

4. The installation of solar roof panels and roof electronic devices are allowed provided they are reasonable and do not detract from the overall exposure of the property. The Architectural Committee must approve them. The installation of television or radio antennas is prohibited.
5. No structure, planting or other material will be placed on any slope area without the prior approval of the Architectural Committee.

Homeowners are liable for any damage to the slope, plant material or irrigation system caused by themselves, their children, or their guest.

6. Water run off from any lot will not be allowed to drain or flow on to any adjoining lot, or slope.

# RANCHO DOMINGUEZ COMMUNITY ASSOCIATION

## Rules and Regulations

7. All property within the community is to be maintained to a professional level at all times:
  - a. All oil and rust stains must be removed from driveways.
  - b. Landscape maintenance must be conducted on a routine basis to preserve the appearance originally envisioned and approved by the Architectural Committee.
  - c. All trees located on homeowner property must be trimmed no less than annually.
  - d. Dead //dying plants, trees and grass areas must be replaced in a reasonable period to conform to the original plans approved by the Architectural Committee.
  - e. Weed infestations must be eliminated from glass and planter areas.
  - f. All structures are to be well-maintained and well-painted at all times. All damage from accidents, storms, fires and act of God must be repaired within a reasonable period of time.
8. When garages are not in use, garage doors will be closed. Garages will be used only for the purpose of parking automobiles, personal vehicles, and for storing household goods, provided, however, that all such will be accomplished so that garage doors can be closed completely.
9. Rubbish and debris are not to be kept on any property within the Project:
  - a. Trash containers must not be stored on the exterior of the property unless camouflaged as to not be visible from the street or neighboring properties.
  - b. Trash containers must not be left out for pick-up for more than twenty-four (24) hours.
  - c. Trash containers must not be returned to storage within twenty-four (24) hours of pick-up.
10. All Holiday decorations must be removed from sight no later than 15 days after the Holiday, including but not limited to lights, banners, posters, pictures, wreaths, etc.
11. The use of one's property for any nonresidential purpose, or storage of industrial equipment, vehicles, chemicals and supplies is expressly prohibited.
12. All portable basketball standards must be stored out of sight after 10:00 pm, Sunday through Thursday.

# **RANCHO DOMINGUEZ COMMUNITY ASSOCIATION**

## **Rules and Regulations**

### **PET CONTROL**

1. No animal, fowl, reptiles, insects, or poultry are permitted within the project, except cats and dogs, and other small-domesticated animals that can be demonstrated to be safe and properly caged.
2. ALL DOGS MUST BE LEASHED AND ARE NOT TO ROAM UNATTENDED.
3. Dogs will not be allowed to bark as to cause an unreasonable disturbance to the surrounding properties.
4. All residents must clean up after their dogs when they are walking them out in the community. Leaving pet waste is a violation of a local Orange County Animal Ordinance and also represents a potential health hazard. This includes all slope areas.

### **NUISANCE AND NOISE CONTROL**

1. No noisy or offensive activity is permitted within the community. This rule includes, but is not limited to the following restrictions:
  - a. Dogs should not be allowed to bark as to cause an unreasonable disturbance to the surrounding properties.
  - b. Music or sound must be kept at a reasonable level so as not to disturb neighbors.
  - c. Driving speed within the association must not exceed the Municipal Ordinances of 25 miles per hour and when deemed necessary for safety reasons, should reduce accordingly.

### **AUTOMOBILES AND OTHER VEHICLES**

The keeping, parking (other than temporarily) or storage of mobile homes, boats, trucks, motorcycles, trailers, recreational vehicles or commercial vehicles of any kind is prohibited on any property or public street within the boundaries of the Association property, in such a manner as to be visible from any neighbor property within the project.

**TEMORARY PARKING WILL NOT EXCEED 24 HOURS**

# **RANCHO DOMINGUEZ COMMUNITY ASSOCIATION**

## **Rules and Regulations**

### **BOARD MEETINGS**

The Rancho Dominguez Community Association holds regularly scheduled meetings on the second Tuesday of each month at 6:30 pm. Meetings are held at the Travis Ranch Activity center next to Travis Ranch School. Please telephone Optimum Property Management prior to the meeting for meeting confirmation.

If you wish to address the Board, please telephone Optimum Property Management Company to confirm that a meeting will convene on a specific date and to be included on the agenda.

### **LANDSCAPE AND ARCHITECTURAL COMMITTEES**

If a homeowner is interested in serving on the Landscape and/or Architectural Committees, please submit a letter of intent to Optimum Property Management Company for Board approval.

### **ENFORCEMENT/FINING POLICY**

Revised August 2001

Rancho Dominguez is a development of single-family homes, which is subject to a constitution of sorts namely, the Declaration of Covenants, Conditions and Restrictions (CC&R's). This document establishes a system for preserving the community and making it a pleasant place to live. For the purposes of enforcing the Rules and Regulations and Architectural Guidelines, the Board of Directors has established the following procedures.

#### **COMPLAINT PROCEDURES:**

1. All complaints must be submitted in writing to Optimum Property Management Company.
2. After review by the Board of Directors, if appropriate, the management company will send a violation letter to the resident.

#### **FINING POLICY**

1. **FIRST VIOLATION:** Upon violation of any of the Rules and Regulations, Architectural Guidelines or CC&R's, a written notice will be mailed by first class U.S. Mail, postage prepaid, to the Owner giving him or her notice of the violation and a reasonable period (15days) in which to make corrections. Should the Board determine the infraction serious enough, the 15-day period will not apply.

# **RANCHO DOMINGUEZ COMMUNITY ASSOCIATION**

## **Rules and Regulations**

2. **SECOND VIOLATION:** At the Board of Directors option, if correction is not made within the time specified by the first notice or if a second violation occurs, a second notice may be sent requiring immediate correction or the Board may opt to go directly to a hearing.
3. **HEARING:** If the violation is not corrected in the time specified by previous correspondence, a Notice of Hearing will be sent. The Notice of Hearing will establish a hearing date and state the amount of the fine that may be imposed if the Owner fails to correct the violation, or if the Board finds that the owner has violated the rule (s) in question and that the fine should be levied. A fine may be levied if the Owner fails to appear at the hearing. If a fine is levied, it will be for \$25.00 for a first offense. The fine will be doubled for each subsequent failure to appear at Hearing for that particular violation (Example: \$50.00, \$100.00, \$200.00, etc.).

**FURTHER VIOLATIONS:** Failure to abide by the Rules & Regulations, architectural guidelines or CC&R's may result in further legal action.

### **HEARING PROCEDURES**

The Hearing referred to above will be noticed and conducted as follows:

- a) If an owner fails to correct a violation within the specified time, a written Notice of Hearing will be sent to the Owner.
- b) The Notice of Hearing will state the date and time at which the hearing will be held, location of hearing, and the nature of the violation. The hearing will be held no sooner than thirty (30) days after the complaint is mailed or delivered to the Owner.
- c) The Owner, after receipt of the Notice of Hearing, has fifteen (15) days to respond to the hearing notice. If a response is not received, the Board may proceed against the Owner without a hearing and the Owner will have thus waived his right to a hearing.
- d) The Hearing will be held before the Board of Directors in the open meeting unless the Owner requests the hearing to be held in Executive Session (closed session).
- e) At the hearing, the Owner charged will have the right to present any relevant evidence, and will be given full opportunity to cross-examine witnesses. The Owner may, but need not, be represented by counsel at all phases of the hearing at his own expense.

# RANCHO DOMINGUEZ COMMUNITY ASSOCIATION

## Rules and Regulations

- f) No action against the Owner arising from the alleged violation will take effect prior to the expiration of fifteen (15) days after mailing the Owner's Notice of Hearing, and five (5) days after the hearing.

### IMPORTANT TELEPHONE NUMBERS

OPTIMUM PROPERTY MANAGEMENT:

TELEPHONE NUMBER: \_\_\_\_\_

OPTIMUM FAX NUMBER: \_\_\_\_\_

ACCOUNT MANAGER: \_\_\_\_\_