

## **Westwood #2 Townhouses**

# **Selected Rules and Regulations**

- 1. Each living unit is occupied as a private single-family dwelling only.**
- 2. Each garage is for the storage of one automotive passenger vehicle only. No owner/resident may sell or lease the garage.**
- 3. Only two household pets may be kept in a living unit. Pets must be on a leash at all times when in the common area and all poop must be cleaned up.**
- 4. No living unit may be used in such a manner as to interfere with the enjoyment of occupants of other living units – no loud, nuisance, immoral or illegal activity.**
- 5. No signs may be erected in the common areas. Only one sign of customary dimensions (for sale, for rent) may be displayed on a living unit.**
- 6. One small satellite dish may be mounted on the colored fascia above the doors (not on or near the roof) or left free standing on a patio(not to exceed 30 inches in diameter).**
- 7. No living unit may be used for any purpose that makes it uninsurable.**
- 8. Owners/residents may place furniture on their patios, but may not remodel, paint or landscape the patio or common area without the written consent of the Board of Directors (Architectural Committee).**
- 9. All equipment, garbage cans, wood piles, or storage piles must be concealed from view of neighboring units. Wood may not be stored against any building or fence.**
- 10. Trash must be regularly removed from each unit and not be allowed to accumulate in either a common or exclusive use area. Trash cans may be placed in front of each unit the evening before regular pickup and must be removed the same day as the pickup.**
- 11. No exterior clotheslines or washing or drying of clothes.**
- 12. No power equipment, hobby shops or carpenter shops without Board approval.**
- 13. No automobile overhaul or maintenance work except EMERGENCY work.**
- 14. No part of the common area may be obstructed so as to interfere with its use.**
- 15. No trailers, boats, or commercial vehicles or multi-purpose engine powered vehicles shall be parked in the common area except for loading and unloading.**
- 16. No parking of any vehicle is allowed on common area streets where**

- “red Lines” are painted; they will be towed at owners’ expense. Designated parking spaces are not reserved; they are first come, first served. Vehicles may not be stored more than 72 hours in designated parking spaces. Furthermore, it is against the law for any vehicle to protrude beyond the end of the driveway into the sidewalk or street.**
- 17. Skateboards are not allowed on the private streets: Caminito Baya, Caminito Masada and the Matinal Circle extension.**
  - 18. Vegetation must be kept trimmed away from the tops of roofs and fences and may not be attached or climb the fences or siding of any unit.**
  - 19. Owners are responsible for the maintenance and repair of: the glass doors and windows of the unit and garage, the plumbing, heating and electrical systems within the walls and floors, including cable TV connections and all appliances.**
  - 20. Homeowners are responsible for the behavior of residents and all guests of their units and should provide a copy of the CC&Rs or the “Rules and Regulations” to the occupants of their units and make sure that they read, understand and abide by them.**

**If any of these restrictions are violated, the homeowner and renter (if relevant) will receive a letter from Elite Management Company. If the violation continues, the homeowner will be invited to a hearing before the Board and a fine of \$50.00 may be assessed.**

**This is not meant to be a complete list of the Rules and Regulations of Westwood #2. Please consult the copy of the CC&Rs you received at the close of escrow. If you no longer have your CC&Rs, an additional copy may be secured from Elite Management by paying the fee to photocopy it.**