

RULES & REGULATIONS

AMERICANA GARDENS HOMEOWNER ASSOCIATION

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

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Rev 2007

GENERAL RULES

1. Common courtesy shall be observed at all times, no offensive activity shall be permitted at any time. Offensive activity is best understood as any activity or act that will interfere in any way with the quiet enjoyment of other residents and guests.
2. Owners shall be liable to the Association for all damages to the Common Areas caused by such Owner or his family or tenants or invitees of any such persons.
3. Skateboarding, bicycle riding and large wheeled toys shall not be used in the common area walkways.
4. Loud playing of radios, tape decks, stereos and the like will not be permitted in any area.
5. Storage of combustibles (gasoline, kerosene, etc.) is not permitted.
6. Garbage, trash and any refuse shall not be allowed to accumulate upon any part of the project.
7. Personal property shall not be left in common area when not in use. (BBQ's, swim toys, towels or children's toys.)
8. All visible window openings in the Common Area shall have shades, draperies, drapery linings or casements of a neutral color such as beige, tan, cream or white.

TENANT RULES

1. Owners are required to furnish their tenants with a copy of these Rules & Regulations by posting these rules within a unit when it is rented or leased. The Management Company should be provided a list of tenant names and phone numbers.

EXTERIOR & PARKING AREA RULES

1. No trailers, camper, mobile or motor home, commercial vehicle, truck, inoperable vehicle or similar equipment shall be permitted to remain upon any area within the project other than temporarily. (For the purposes of loading or unloading) any inoperable vehicle may be towed at the owner's expense.
2. Motorcycles are not permitted to be stored or parked in or around the patio areas. They are to be parked in spaces provided.
3. Vehicle repairs are not permitted anywhere on the premises

PET RULES:

1. Pets in the common area shall be restricted from the pool area. Pets are to be kept on a leash at all times in the common area. Pet owners are required to “clean up” after their animals.
2. No pets may be kept on the project, which, in the determination of the Board in its sole discretion, result in an unreasonable annoyance to other owners. Owners must control any disturbances created by their pets/animals, including but not limited to barking, vocalizing cats, and/or vicious animals etc.

POOL & JACUZZI RULES

1. No lifeguard is on duty. Any owner, tenant or guest assumes full responsibility for himself.
2. Posted rules are to be observed at all times.
3. An adult must accompany all children at all times while in the pool area.
4. Cardiac and high blood pressure patients use the hot pool (Jacuzzi) at their own risk.
5. Diapers are not allowed in the pool.
6. The uses of glassware or glass bottles in the pool areas are prohibited.
7. No diving, jumping, running or boisterous conduct is permitted in the pool areas.
8. Appropriate swimwear must be worn for swimming. No nude sunbathing or swimming is permitted. Undergarments are not permitted as suitable swimwear.
9. Each unit owners, guest or tenant is responsible for cleaning up his own cigarette butts and other debris from the pool area.
10. Pool and Jacuzzi hours are from 8:00 am to 10:00 pm.

Your cooperation in abiding by these rules will help maintain desirable living conditions for everyone and keep Catalina Grove a pleasant place in which to live. Violations of these rules will result in monetary penalties.