

# MISSION RIDGE COMMUNITY ASSOCIATION



## RULES AND REGULATIONS

The Board of Directors of the Association has established the following Rules and Regulations. They are intended to help insure the Health, Safety, Comfort and Enjoyment of all who live here and utilize the recreation and other facilities located within the Mission Ridge Complex. Common areas within Mission Ridge include lawns, sidewalks, a pool, a spa, a bathhouse building, driveway and parking lots.

### GENERAL

1. The living Units are to be used for residential purposes only.
2. All residents, whether owner or tenant, must be registered with the Association. Registration forms may be obtained from the Manager.
3. No sign of any kind shall be displayed except for one (1) sign no more than eighteen (18) by twenty-four (24) inches placed within the Living Unit, advertising the property for sale or rent. **There will be NO signs in the common area.**
4. Any proposed change to the unit must be submitted in writing to the Property Manager, who will forward it to a member of the Board of Directors for approval.
5. Construction **must not start without written approval from the Board of Directors.**
6. Trash shall be placed in covered containers. Open containers shall not be used. Trash container must be removed from the street by 8:00 p.m. on trash day and trash containers must be kept out of sight.
7. There shall be no clotheslines, refuse containers, woodpiles, storage areas, machinery or equipment outside the walls of a Living Unit.
8. There will be no garage sales, unless approved by the Board of Directors.
9. There are to be no vines or plants attached to any stucco wall or fence. The plants can cause damage to the stucco surface.
10. **Residents are responsible for the actions of their guests who use the Common Area, including the recreation facilities.**
11. No bicycles, skateboards, motorbikes, cars, trucks, vans or other vehicles are allowed on sidewalks or lawns at any time.

12. Clothes, towels, rugs, draperies, etc., shall not be hung on railings, fences, or other contrivances.
13. Radios, stereos, musical instruments, party activities, and other noise sources must be at a level that is not disturbing to residents.

## VEHICLES

1. Trailer, camper, boat, recreation vehicle or similar equipment shall be permitted to remain only in the RV Lot.
2. Inoperative vehicles shall not be allowed in Mission Ridge.
3. No vehicle overhaul, maintenance work, or oil change is permitted.
4. No parking is allowed on the streets or alleyway at any time.
5. The garages are for the parking of vehicles - **not for storage**. The only vehicle permitted to park in the driveway is a third vehicle. All others must be kept in the garage.
6. The speed limit in Mission Ridge is 15 MPH.
7. Oversized commercial vehicles including, but not limited to, dump trucks, trailer trucks, construction equipment, are not allowed to park in Mission Ridge, with the exception of service vehicles.
8. Dirt bikes are not allowed anywhere in Mission Ridge.
9. Guest Parking is for **guests** not residents.



## SWIMMING POOL AND SPA

1. The swimming pool, spa and recreational area are for the use and enjoyment of the residents and guests only.
2. Guests must be accompanied by a resident at all times.
3. The Association does not provide lifeguards. All persons using the pool or spa do so at their own risk.
4. No glass of any shape will be permitted within the pool or spa area.
5. Any and all trash or waste is to be deposited in containers provided.
6. Because of the danger it presents to the equipment, no Styrofoam object may be used in or around the pool or spa.
7. Radios or televisions taken to the pool or spa area will be kept at low volume.
8. Persons using suntan lotion may not enter the pool or spa before wiping off excess lotion.
9. Persons having a skin disease, sore or inflamed eyes, nasal or ear discharges, or any communicable disease may not enter the pool or spa area.
10. No running, pushing, cannon balling, or splashing is allowed in the pool or spa area.



11. Entrance to the pool or spa area is via the gate ONLY. Scaling the fence is PROHIBITED.
12. The gate must NOT be blocked or tied in the open position, except as required by maintenance personnel.
13. Children under age 16 are NOT allowed in the pool or spa unless accompanied by a person over 21 years of age.
14. No animal is allowed inside the pool or spa area at any time.
15. Towels, clothing and other items must be removed from the pool or spa area when the Resident departs.
16. Individuals or groups must NOT occupy the pool or spa or adjoining area to the effective exclusion of others.
17. Life saving equipment is for EMERGENCY USE ONLY.
18. All persons using the pool and spa must wear swimsuits. Street clothing will not be permitted in the water.
19. The furniture in the pool and spa area is used for lounging purposes.
20. Upon arrival of the pool maintenance crew, pool and spa users are asked to temporarily vacate the pool and spa area until cleaning is completed.
21. The management or Board of Directors may ask anyone not abiding by the above rules to leave the pool or spa area.

## **PETS**



1. NO animals, pets, or poultry may be raised, bred or kept on any part of individually owned or Association owned property with the exception that dogs, cats or other household pets may be kept, provided that they (a) are not more than two in number, (b) weigh no more than thirty-five (35) pounds each, and (c) do not constitute a nuisance or annoyance to residents of the Association.
2. Wild animals, livestock, or poultry may not be kept on any property at any time.
3. Dogs and other pets, including cats, shall not be allowed to run loose on any Common Area property.
4. Dog owners shall pick up all waste droppings left by their animal(s) on the Common Area and deposit same to their own trash containers.
5. No dogs are to be tied to trees, stakes, or any exterior building structure in Mission Ridge.

## **REPORTING A VIOLATION**

We are all responsible to the atmosphere in Mission Ridge and it is up to each of us to report a violation if we see one.

Note the date and time of the infraction, write to the Board of Directors through the Management Company. Give as much information as possible, and sign the letter. Nothing

can be done with a phone call or an unsigned letter. The Management Company will send out a nice letter of Non-Compliance, giving the resident time and instructions to correct the problem.

### **FINES**

1. Nice letter of non-compliance - No fine
2. Second letter - \$25.00 fine
3. Third Letter - \$50.00 fine
4. Fourth and all subsequent letters -\$100.00 fine

NOTE: Any violation that causes damage to persons or property will be an automatic \$100.00 fine. This will be at the direction of the Board of Directors

### **INTERIOR DAMAGE**

Repair of interior damage is the responsibility of the homeowner and is a matter between the homeowner and his/her insurance carrier.

### **PROPERTY MANAGEMENT**

Anchor Community Management  
P.O. Box 2310  
Camarillo, CA 93011-2310  
(805) 388-3848 • Fax: (805) 388-0856  
e-mail: [info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com)