

Park Mediterrania HOA Policies  
On  
Various Home Owner related items

It is the responsibility of every home owner to insure that the CC&R's and By Laws, Rules and Regulations and Policies of Park Mediterrania are followed. Each and every one of us agreed to them before we purchased our home here and each renter agreed to them when they signed their rental or lease agreement. We are living in a close community. If all of us respect each other and the rules that help us all to be good neighbors we will all be happier. If we do not, we will find ourselves in a place where neighbor turns on neighbor and no one wants that to happen. The board asks that you all voluntarily comply and ask your neighbors to do the same.

**Architectural Requirements**

1. Our CC&R's require ANY repair or change that is visible on the outside of each Home Owner unit to be approved by the Architectural Committee BEFORE the repair or change is done.
2. Architectural approval is required even when using an approved vendor for such things as Security Screen Doors, new roll up garage doors or new replacement windows.
3. A Home Owner may be required to remove or bring back into compliance any change that has not been approved PRIOR the work being done.
4. Requests for Architectural Committee approval may be secured from any board member, any Neighbor's Council person or from Euclid Management Co.
5. Window coverings may NOT be foil, cardboard, bed sheets or paint. Draperies, blind or shutters must be kept in good repair.

**Replacement Windows**

1. Replacing existing windows in our homes MUST be approved by the Architectural Committee. DO NOT PURCHASE THE REPLACEMENT WINDOWS UNTIL YOU HAVE THE PROPER AUTHORIZATION!
2. The board has approved the use of Vinyl Replacement Windows but all replacements MUST meet the following guidelines;
  - a. All replacement windows and sliding glass doors must be Milgard Classic Series vinyl windows and doors.
  - b. Style of window must be "Snap In".
  - c. Color of the vinyl must be Desert Tan.
  - d. "Grids" will not be allowed on the windows.
3. The preferred Vendor is Classic Building Supply, 12018 La Cross Ave., Grand Terrace, CA 92313. Telephone 909-825-9700. The owner is Doug Wick. They have offered Park Mediterrania home owners a discount.
4. Milgard windows are also available from Lowe's and many other vendors which you can find on [www.milgard.com](http://www.milgard.com).
5. The Snap In style must be used because of the trim on our homes. Because of this trim there is the possibility of water leaks with a different design.

BILL AT #70 IN 6/05 GOT HIS  
FOR \$3800 SOMETHING

**Domestic Animals**

1. 1. Domestic Animals. Our CC&R's and By Laws explicitly state that no home owner shall have any more than two domesticated animals, e.g. Dogs or cats. Whereas the previous boards consciously decided to fail to address that CC&R ruling it would be difficult or impossible for the current board to demand that a home owner that has disregarded that CC&R requirement be punished by fines or demands to reduce the number of animals in their home. However, when the number of animals in those few homes that have three animals drops to two, the board will NOT accept the replacing of that animal since the home owner will, at that time, be in compliance with the CC&R's and By Laws.
2. Leash Law. All dogs must be on leash AND under the owners control at all times that the animal is outside of the owner's private property. The common area is NOT the private property of the individual home

owner but is "Common Property" belonging to all home owners. The County or City leash law DOES apply to the common area of Park Mediterrania.

3. **Domestic Animal Droppings.** Any home owner that fails to immediately pick up its animals droppings will be fined at the maximum amount that our CC&R's and By Laws provides. These fines will be applied to each occurrence. Animal droppings can be dangerous to our health, especially to our children. Animals not on leash are not under the control of the owner, and that owner will have no idea if his/her animal is leaving droppings.

### Heat and Air Conditioners

1. **Heat and A/C.** Our CC&R's and By Laws specify that the association will repair or replace the Heat and A/C units as necessary. This DOES NOT cover Ducts, Thermostats, Electrical or fuses.
2. When a service call is requested and there is found to be no problem with the AC or Heating unit, the Home Owner shall be responsible for the service call and any repairs that are needed.

### Mail Boxes

1. **Mailboxes.** The Association is responsible for the mail kiosks and mail box doors. The home owner is responsible for the keys and locks.

### Trash

1. **Trash.** The Association is responsible for the pick up of the trash bins. The association IS NOT responsible for the disposal of furniture, appliances, construction waste or old carpet and pad, basically, if it won't fit into a garbage sack the Association is NOT responsible for the disposal of it.
2. **What to do if you have "Big" items to dispose of.** Our trash hauler has made arrangements with Park Mediterrania to take away large items at a cost of only \$15.00 per item. In other words a 3 piece sofa would be 3 items or \$45. A table and 4 chairs would be \$75. This is less than you would pay to take it to the dump. Notify any board member or any Neighborhood Council person that you want to dispose of a large item and the board member will make arrangements for the trash company to take it away. You will be billed the disposal charge on your association bill. Any home owner who simply dumps will be fined at the maximum rate our CC&R's and By Laws allow.
4. Some of your neighbors are just placing trash beside the dumpster. All trash MUST go into the dumpster. If the dumpster is full, hold your trash until it is again empty. It costs hundreds of dollars per month for someone to clean up after those that do not respect your home.
5. Any one found to be dumping large items or leaving trash outside the container will be fined to the maximum amount.

*This trash policy has been initiated because the association has been charged as much as \$2000 in a single month for hauling away large items. You pay that bill every month someone dumps and does not pay their own bill.*

### Termites

1. In August of 2004, BEFORE the recall, the Council for Park Mediterrania wrote a letter to the board and stated the following: "In our review of the documents, we do not see that it is the responsibility of the Association to "replace" any portion of the separate interest of the individual owners, nor is there any obligation for the Association to pay for the eradication of termites or pay for the damage caused by wood destroying pests. Calif. Civil Code 1364 places the responsibility for eradicating termites upon the owners of the separate interests, as follows:  
--(b)--(2) In a planned development as defined in section 1351, unless a different maintenance scheme is provided in the declaration, each owner of a separate interest is responsible for the repair and maintenance of that separate interest as may be occasioned by the presence of wood-destroying pests or organisms."  
2. Our CC&R's require any visible damage to be repaired by the Home Owner. If the home owner does not repair said damage, the association may, upon proper notice, complete the repairs and bill the Home Owner for the cost of those repairs.

3. Since the time that letter was sent you have paid almost \$20,000 for termite extermination and repair. Most of this has been at the time of sale of a home. The association (YOU) will no longer pay any of these fees.

### **Satellite Dishes**

1. Satellite Dishes are approved for use in Park Mediterrania.
2. Location of the Dish is specifically restricted to the fascia board along the tile roofline above the flat roof on each set of units. Attaching the dish to the side of the home, directly on the flat roof, on the chimney or anywhere on the tile itself is not allowed.
3. Prior approval from the Architectural Committee is not required, however if a Dish is placed in any but the approved location, it will be the home owner's responsibility to move it at their own expense immediately upon notification that it is placed in the wrong location. Failure to comply will result in fines at the maximum amount allowed by our By Laws.
4. Any dish installed prior to 11/15/04 and is in an area that is other than designated will be allowed to remain but MUST be removed or relocated upon sale of the home or the vacating of the tenant. The exception to this policy is if the dish is installed where it would cause damage, on the side of a home or if it is not attached to the home. In those instances the home owner must immediately relocate the dish to meet the current guidelines. Failure to do so will result in the maximum fine allowed by our CC&R's and By Laws.
5. The home owner, NOT the Association shall be responsible for the repair of any damage to the structure, including but not limited to, roof leaks that may occur due to the installation of a satellite dish.

### **Balconies and Rain Gutters**

1. Maintenance of balconies and rain gutters is the responsibility of the individual home owner.
2. Our CC&R's and By Laws do not stipulate that the Association is responsible for the maintenance of these items and the board will not approve any association expense related to these items.

### **Parking**

1. All parking on the common property shall be limited to the designated areas.
2. Any vehicle parked in a zone marked with red shall be subject to immediate towing.
3. Our CC&R's and By Laws state that trucks "May enter the property for the specific purpose of making deliveries and pick ups". Parking of work trucks is not allowed on the property. Such vehicles will be subject to immediate towing.
4. Work Trucks that are on the job, doing work for a home owner, during normal business hours are allowed to park on property

### **Swimming Pool**

1. We ask every home owner to make themselves familiar with the swim pool rules and regulations. A complete copy can be seen and printed from the Park Mediterrania web site, [www.parkmed.com](http://www.parkmed.com)
2. Before the summer swim season we all will be receiving new keys and key tags for the pool. The key and key tag will be required identification for entry into the pool and spa. Any person not having the proper key and tag will be subject to prosecution for trespassing.

### **Security Screen Doors**

1. Security Screen Doors are allowed. We have only one approved vendor for the doors. That is Adam Verska & Sons, 909-689-6980.
2. Purchase of the Security Doors may be done at other vendors but they must meet the following specifications;
  - a. Building standard, Class III
  - b. Color must be matching to the "Weathered Brown" used throughout the complex.
  - c. A photo of the door must be submitted with the Architectural request

## Roll Up Garage Doors

1. Roll up garage doors are allowed but must meet color and design requirements.
2. The authorized vendor is Duker Garage Doors, 909-877-1189
3. The color **MUST** be Dunn Edwards Weathered Brown or exact match.

## Other Items of Interest

1. In addition to the items stated above, the association **WILL NOT** be responsible for the repair or replacement of any window, door, door frame or garage door or frame or any screens.
2. The association **WILL** be responsible for the repair of any roof leak, as long as the leak was not caused by an action of a Home Owner.
3. The Association **WILL** accumulate reserves to paint the outside of all of the structures within Park Mediterrania. The board reserves the right to ask for an assessment to pay for the painting if it becomes necessary before the full amount of funds have been accumulated.
4. The Association **WILL** accumulate reserves to replace the roofs all of the structures within Park Mediterrania. The board reserves the right to ask for an assessment to pay for the new roofing if it becomes necessary before the full amount of funds have been accumulated.
5. Previous boards have taken it upon themselves to replace the wooden fences on the perimeter of the units with block and stucco but retaining wooden gates. This board will continue that policy, **AS FUNDS ARE AVAILABLE**. This policy specifically excludes the fences between units. It is the responsibility of the individual Home Owners who share that fence to repair and pay for its replacement.

Relevant sections of the CC&R's which all of the above have been taken from define the rights and obligations of the Association and the Home Owner;

Article II Define Park Mediterrania as a PUD; Article III Section 3.04 gives the association the right of inspection and correction; Article VI Architectural Control; Article VII Section 7.01 Insurance; Article VII Section 7.04 Association Rules; Article VII Section 8.04 Parking; Article VII Section 8.06 Animals; Article VII Section 8.12 Window Coverings; Article VII Section 8.16 Owner must keep unit in good appearance.

Please do visit the web site and make yourself familiar with the Rules and Regulations of Park Mediterrania. This brief listing has not covered all of them but has covered those that we have been getting the most questions about.

If you need to talk to the board about anything, there is a method you can use to do so.

1. Notify your Neighborhood Council Person or a board member.
2. If they cannot satisfactorily answer your concern, request time for a hearing by the board.
3. Please make your request in writing and state clearly your concern.
4. Your hearing can be either in the open meeting or in closed executive session, your choice.

To contact your Neighborhood Council Person, \_\_\_\_\_

Call \_\_\_\_\_ or e-mail \_\_\_\_\_.

Thank you from your board, Chet, Lisa, Kathy, Tana and Soji.