



Homeowner's Association

Rules & Regulations

November 2021

General Appearance

1. Garage doors should be kept closed at all times when they are not in use or when no one is present in the garage.
2. Garages are to be kept in a neat and orderly condition.
3. Window coverings must be draperies, blinds, shutters, or shades. No other materials will be allowed.
4. Balconies may contain patio furniture, barbeques, and potted plants with water trays. No vegetation or other object shall be planted or maintained on any balcony that obstructs the view from any other resident(s) in the vicinity. No squirrel or bird feeders are permitted. Due to potential fire hazards, only sturdy propane or natural gas barbeques are permitted on balconies.
5. Towels, swimsuits, clothing, or other such items shall not be placed on the balcony railings.
6. Tree trimming, and landscaping are to be performed by HOA Board approved contracted services.

General Guidelines

1. No skateboards, skates, or roller blades are allowed on the streets or common area.
2. Homeowners are responsible for damages to the common area caused by themselves, their children, guests, tenants, or their pets. The lobby area is not a play area.
3. Common courtesy shall always be observed. No disruptive behavior is permitted.
4. Machinery operated for hobby-home use is not permitted between the hours of 9:00 pm and 7:00 am.
5. Residents may not cause unreasonable noise that disrupts others.
6. **Modification or additions** to your unit require **plans** be submitted to the Architectural Committee with a completed **Application for Architectural Approved Form**, and a **permit from the County** of San Bernardino to the Board in care of DRM. Architectural Application Form and Guidelines may be found in TownSq. To ensure compliance of all regulations, including but, not limited to: construction hours, parking, construction material, etc. please submit an application for both **interior and exterior work**.
7. **Construction Hours** – Monday – Friday from 8 am to 5 pm. No construction on weekends or holidays.
8. If you observe suspicious activity in the common areas or near condo entrances, from those who do not belong there, call the Sheriff at (909)336-0600.
9. For homeowners' security, common area keys should not be given to others.
10. Lobby doors and security are to remain closed unless they are in immediate use. Do not let the lobby door slam shut because it disturbs the neighbors and damages the lock.
11. All garbage is to be disposed in the garbage bin located on Villa Way. It is open with the trash key.
12. Snow Removal – The HOA contracts for snow removal of the common area. If you would like your driveway cleared, please contact Strujillo@drminternet.com and allow 48 hours for the snow clearing to be completed.
13. NO short term or vacation rentals are allowed. The rental of any unit shall be for a minimum of 30 consecutive days. Homeowners' are to provide a copy of a lease/rental agreement to the Board of Directors within a week of signing.
14. Owners are responsible for providing these rules to their tenants.

15. No Owner, tenant, or guest shall smoke cigarettes, cigars, pipes, e-cigarettes, any other tobacco product, marijuana, or any other substance on any common area including exclusive use common areas such as balconies, decks and patios. Additionally, no such smoke may emanate from inside an individual unit and enter into a neighboring unit which may constitute a nuisance or health concern."

Pets

1. Unleashed dogs are not allowed anywhere in the common area, including the dock area.
2. All dogs must be licensed, and the license tag must be worn at all times. Dogs are not allowed on the beach or other areas where "No Dogs Allowed" signs are posted.
3. Pet owners shall carry suitable materials to clean up after their pet when walking their animals in the common area and shall clean up after their pets immediately.
4. Homeowners shall not permit pets to urinate on the grass area immediately in front of the lobby doors. Additionally, pets should not be walking through planter areas where drip systems are in place. Homeowners will be held responsible for any damage resulting from non-compliance to this policy.
5. No structures are to be erected for pets.
6. Any animals that disturb the peace and comfort of any resident within the community and/or interferes with the reasonable and comfortable enjoyment of the property by an owner shall be considered a nuisance. The Board of Directors is authorized to request that any pet found to be a nuisance be removed from the complex.
7. Homeowners are liable for any damage or injuries resulting from the actions of their pets.
8. Guard dogs or potentially dangerous dogs are to be muzzled.
9. Any domestic dogs, cats, birds inside bird cages, and fish may be kept within any residence.
10. Board of Directors approval is required to permit more than two domestic animals or pet(s) with a total weight limit of 100 pounds per unit.

Vehicles and Parking

1. Authorized Vehicles: Motorized land vehicles designed and used primarily for non-commercial passenger transport, two-wheeled motorcycles, and pick-up trucks.
2. Prohibited Vehicles: Recreational vehicles such as motor homes, travel trailers, camper vans, boat trailers, commercial vehicles, which would include work trucks, buses, and vans. These vehicles are not permitted in carports, driveways, or common areas.
3. General Restrictions: No repair, maintenance or restoration of any vehicle shall be conducted on the property.
4. Speed limit within the complex is 5MPH maximum.
5. Residents, tenants, and guests shall park in their garage, assigned carport space, or driveway only. Parking in the driveway is not permitted if the vehicle extends into street and causes an obstruction of the traffic.
6. Unauthorized vehicles or vehicles parked in another space or in the red marked fire lanes are subject to tow-away at the owners' expense.
- 7. There is no on-street parking permitted.**

Dock Rules

1. Boat cover and other items shall be stored in storage lockers when the boat is in use.
2. Be sure the gate remains locked after entering and exiting.
3. NO barbeques are to be used on the dock. Barbeques on boats with proper equipment are acceptable. Homeowner assumes all risk responsibilities.
4. NO water skiing in or out from dock area.
5. Slip rental or dock use permitted only to other Lakeside at the Resort homeowners.
6. Use of the dock area, including kayaks, should not block the main walkway.
7. NO structures, tent covers, or other permanent items are permitted on the docks.
9. To preserve the integrity and privacy of our docks, all homeowners are requested to inform unauthorized swimmers, fishermen, and docking boats that docks are private property and to vacate. Homeowners can contact Arrowhead Lake Patrol at (909) 337-2595.

Responsibility for Tenants

1. Homeowners who rent or lease their property are responsible for informing their tenants of all of Lakeside at the Resort HOA guidelines.
2. Homeowners are responsible for seeing that their tenants comply with these guidelines including the nuisance/quiet enjoyment violations.
3. Homeowners are liable for their tenants' non-compliance with the guidelines. Any expense for damage to common areas by tenants or guest of tenants will be charged to the responsible homeowner(s.)

Violations/Fines

1. Violations of the Rules & Regulations and/or the CC&R's will be at the discretion of the Board of Directors and will result in a courtesy warning letter being sent or a fine levied against the homeowner of the violating unit.
2. If the violation is not corrected, or it continues, a second letter will be sent requesting the unit homeowner(s) to appear at a hearing before the Board of Directors to determine the basis for non-compliance and a possible fine.

Responsibility Guidelines

Homeowners Association Responsibility

Exterior maintenance
Roofing maintenance
Lobby and lobby door maintenance
Road maintenance
Dock maintenance
Garage door
Telephone Entry System
Fire Alarm maintenance
Fire sprinkler main line
Exterior pest/termite control
Street lights
Carport
Master Insurance Policy
Snow removal in common areas
Trash dumpster
Common area perimeter fence

Homeowner Responsibility

Interior maintenance
Garage space maintained with clean appearance
Balcony maintenance
Windows/screens
Water heaters
Garage door opener and hardware
Interior fire sprinkler heads
Interior ant and pest control
Personal property/liability insurance