

**VARSITY PARK SOUTH
TOWNHOMES**

RULES AND REGULATIONS

Revised July 2024

VARSIY PARK SOUTH TOWNHOMES

HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

FORWARD

These rules have been approved by your Board of Directors as provided in the By-Laws or Covenants, Conditions and Restrictions (CC&R's) of the Association. These rules set forth certain rights and obligations that each homeowner has as a member of the homeowners association. Homeowner refers to person(s) and/or legal entities that have title to the property. Residents include: Homeowners, renters and lessees.

The rules do not in any way supercede the CC&R's, the By-Laws or any other legal obligations of the members of the Varsity Park Homeowners Association. They do have the same status of law and enforceability.

These rules are not necessarily restrictive. In fact, they are no more so than legally required by public authority or than each homeowner may impose from another as good neighbors.

Each homeowner will make these rules available to all members of their family and see that their guests and/or lessees are furnished with copies for their information.

In order to expedite rule enforcement, and as one of the few tools available for rule enforcement, your Association has established a schedule of monetary penalties. Every attempt will be made to solve problems before fines are levied including notice and a call to a hearing. If a fine is not paid, it becomes delinquent and could result in judicial proceedings.

All violations apply to homeowners, tenants and guests. After a homeowner has been warned, and before a fine is imposed, the homeowner will be called to a hearing with the Board of Directors. This affords the homeowner due process.

HOMEOWNERS SHALL BE HELD RESPONSIBLE FOR THE ACTIONS OF THEIR CHILDREN AND/OR TENANTS AND THEIR CHILDREN AND GUESTS AT ALL TIMES.

A parking violation notice will be put on any vehicle violating the parking rules. The first violation will be a warning. The second violation the homeowner will be provided notice and called to a hearing and the fine can be \$50. The third violation will result in the vehicle being towed away pursuant to the vehicle code, and the posted signage, at the expense of the vehicle owner.

Violation of any other Association rule will be handled as follows:

1. The first violation of a rule will be a written warning.
2. The second violation of the same rule, the homeowner will be provided notice and called to a hearing where the fine imposed can be \$50 or more.
3. The third violation of the same rule, the homeowner will be provided notice and called to a hearing where the fine imposed can be \$75 or more.
4. Each subsequent violation of the same rule, the homeowner will be provided notice and called to a hearing where the fine imposed can be \$100 or more.

For a continuing fine (such as failure to do something), the Board can impose a daily fine, after notice and hearing, up to \$50 per day.

All homeowners who rent their units must abide by the following rules:

1. Provide tenants with copies of the Rules and Regulations PRIOR TO MOVE IN.
2. Any lease or rental agreement shall include the following language:

"The terms of this agreement are subject in all aspects to the provisions of the Declaration of Covenants, Conditions and Restrictions (CC&R's), By-Laws and Association rules. Any failure by lessee to comply with the terms of such documents may result in a default under the lease. THE UNDERSIGNED, AS LESSEE OR TENANT ACKNOWLEDGES THAT HE/SHE IS FAMILIAR WITH ALL SAID RESTRICTIONS AND RULES OF THE ASSOCIATION AND AGREES TO ABIDE BY THEM".
3. Forward a copy of the lease/rental agreement signed by both the homeowner and tenants to:

Varsity Park HOA % GM Management
40 W. Easy Street, Unit 1
Simi Valley, CA 93065
4. Home and/or Renters Insurance: All homeowners should have an HO6 home policy to cover both belongings and rebuilding of the inside of your unit. For more information please contact John Snee at GM Management Company at:
 - Email: johnsnee@gmmanagement.com or
 - Phone: 805-526 0303 ext. 3.
5. All renters should consider renters insurance to cover their belongings.

GENERAL COMMUNITY RULES

1. All the rules and regulations herein may be changed, deleted, or added to at any time by the Board of Directors with due notice. Any consents granted hereunder may be revoked for due reason.
2. Whenever the word homeowner is used in this document, the word tenant shall apply equally.
3. The City and County Ordinances pertaining to pets apply to this complex, which provide, in part, that **DOGS MUST BE KEPT ON A LEASH OR CONFINED WITHIN THE HOMEOWNER'S UNITS**. The homeowner is responsible for cleanup of animal waste **IMMEDIATELY**. Damage to shrubbery, etc. by animals will be repaired or replaced at the homeowner's expense. Dogs must be kept quiet. (Moorpark City Rules, Leash law § 6.08.050):
 - a. It is unlawful for any person that owns, harbors, or keeps any dog to tolerate, permit, or allow the dog to be unleashed, unless the dog is secured in a vehicle, or physically restrained in another humane manner of control.
 - b. Dogs must be leashed at all times on any public property in Moorpark, including sidewalks, parks, and trails. The City of Moorpark now enforces the Moorpark Animal Control Ordinance, which includes nuisance barking, stray or loose dogs, and leash law enforcement.
 - c. Exceptions to the leash requirements of this section are when the dog is on the property of the person who has the charge or control of a dog, or when the dog is on the dog owner's property.
 - d. Homes in most neighborhoods may have no more than four domestic animals per parcel.
4. Signs of any type are generally prohibited in the common area. The only signs allowed will be:
 - a. **FOR SALE** or **FOR RENT** signs and these signs must be placed in the window of the unit (one sign per unit).
 - b. Graduation Signs for Students of Local Schools and political signs: such signs may be posted four weeks before the graduation or election date and need to be removed within two weeks after. Signs should be placed

in the flower bed area in front of a unit and not in the lawn area which would impede the landscaping crew's work.

- c. Maximum size — 18 inches by 24 inches.
5. Garbage Cans should be placed out the night before collection and stored promptly within 24 hours after collection. Cans need to be inside the residents' backyard or up near the building in the driveway. Trash and recycling collection usually takes place on Mondays except for when it is a major holiday.
6. Exterior alterations or additions of any type are not permitted without the written consent of the Board of Directors. Written request to the Board of Directors for their review and approval is required prior to the beginning of work. Architectural Request forms are available from the management company. This includes garage doors, security doors, screen doors, windows, cameras outside the unit (no stucco mount) and electric car chargers.
7. All window replacements must have a city permit for the work to be done. A copy of this along with an Architectural Request Form must be sent to the board for approval.
8. Any architectural improvements must be made following the Association's architectural guidelines. An Architectural Request Form must be submitted to the Board of Directors before any work is to begin.
9. Homeowners who are improving their backyards will be responsible for any debris left in the common areas and driveway areas. Particular attention should be given to concrete waste, droppings and stains. The homeowner must clean up this type of debris.
10. Homeowners are NOT allowed to plant anything in the common areas. Homeowners also may only install paving (i.e. concrete) or rocks within 5' distance from the building in backyards.
11. Water softeners are allowed only in the area provided next to the water heater. They are not allowed in any other location.
12. Any damage to buildings, recreational facilities, equipment or any other common area property caused by a homeowner, their family, guests or employee/contractors, etc. will be repaired at the expense of the applicable homeowner(s).
13. Exterior painting of the units, fences or parking area(s) by individual homeowners is not permitted, without Board approval.

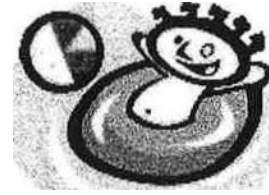
14. No article shall be hung, shaken or thrown from the doors, balcony or windows except for flags. Exterior bamboo blinds are permitted. No articles shall be stored outside in the common area, i.e.: bicycles, toys, mops, brooms, etc.
15. No homeowner or guest is permitted upon any roof, wall or fence.
16. Nothing shall be attached to the exterior of the buildings or roofs, i.e.: antennas, signs, etc. Satellite dishes are allowed. Webcams may be installed with prior board approval but cannot be attached to stucco or HOA owned wood trim. Outdoor garage light may be installed that includes a webcam with the light.
17. State and local ordinances must be observed. Explosives or highly flammable fluids shall not be stored on the premises or in the common areas.
18. Any plantings visible from above the fence line must be kept in good condition by the homeowner. Homeowners must have prior written approval from the board to plant new trees. All trees must be a minimum of 10 feet from the roofs and/or buildings. Fruit trees must be kept trimmed and residents are responsible for cleaning up falling fruit.
19. Homeowner installed items in patio areas (other than plantings) which are visible above the fence line will not be allowed without prior permission from the Board.
20. Homeowners or tenants are not permitted to borrow or remove equipment or property from the common area.
21. To suggest ideas for the common areas, to report repairs needed to any HOA building, including clubhouses, and landscape trimming or removal requests, please submit a Home Improvement Form (HIP). Please contact the management company for this form.
22. **Vehicle Parking:** No vehicle belonging to a homeowner or guest shall be parked in such a manner as to impede or prevent ready access to another homeowner's garage or parking area. Parking signs, when posted, must be obeyed.
 - a. All vehicles parked on any HOA owned streets (this includes the 118 Alleyway, Marquette St, Varsity St, Penn St and all alleyways), marked parking spots and guest parking must have up-to-date and current registration with the DMV. All vehicles with expired registration may be towed at the homeowner's expense.

- b. Vehicles which are abandoned and/or non-operational may be towed at the homeowner's expense.
23. Parallel parking in the alleyways red zones behind the units is strictly prohibited. **THESE ALLEYWAYS MUST BE KEPT CLEAR FOR EMERGENCY VEHICLES. NO EXCEPTIONS. VEHICLES WILL BE TOWED PER CITY CODE.**
24. No trucks or commercial vehicles shall be parked within the complex at any time. This does not apply to "light-" or "medium-duty" pickup trucks.
25. Campers, house trailers, boat trailers, moving pods and any other trailers are allowed temporarily for up to 72 hours. No camper bodies will be allowed unless they are mounted on a motor vehicle approved for camper installation. Trailers are NOT allowed to be parked unless hitched to a vehicle per Moorpark City Code.
26. No parking will be allowed, either parallel or perpendicular, adjacent to the detached garages.
27. Work done on cars, motorcycles, etc. MUST be done in such a manner as not to restrict or bother nearby areas. No mess is allowed. All work MUST be cleaned-up immediately upon completion. No noise is permitted which would unreasonably bother others.
28. Car Washing is not allowed due to the high cost of water which is paid by the HOA.
29. Water Usage: Residents are permitted to use water exclusively for normal and ordinary residential purposes. The use of water for any business or commercial activities is strictly prohibited. Violations will result in notice and a call to a hearing and the possibility of a fine of up to \$500.
30. No vehicle under repair will be allowed out overnight. Homeowners are responsible for any damage caused to their driveways or private streets. No repairs may be done in the common areas. No repairs may be done past 6 PM.
31. No power tools, including electric, after 6 PM to allow neighbors quiet time. This includes saws, blowers and sanders. No construction work is to be performed on Sundays and all Federal holidays. This includes homeowner work and outside contractor work.
32. No fireworks or firearms shall be discharged in the complex.

33. No projectiles (i.e. — ball, dirt clods, Frisbees, etc.) shall be thrown against buildings or around shrubs.
34. Parents shall be responsible for the actions of their children at all times. Bicycle riding, and/or skateboarding or wheeled toys are not allowed on the grassy and/or planted areas. Basketball hoops are not allowed.
35. Noise from the unit (loud TV, music, parties, dogs, etc.) should be kept to or at a reasonable level at all times, especially at night.
36. Because of the lack of proper support in the construction of the units, waterbeds are NOT RECOMMENDED in the units. Any resident with a waterbed will be held personally and solely responsible for any damage.
37. Garage sales or yard sales are allowed within the complex but limited to weekends and no later than 5 PM. No customer parking in alleyways. No sales to take place in common areas. Each homeowner is allowed one sale per year.
38. Window coverings are to be kept in good condition. Window coverings, which are visible from the exterior of the unit, must be either lined with a neutral color, which would be aesthetically pleasing with the stucco of the exterior. Blackout curtains are allowed. Any window covering that is in disrepair must be replaced or fixed within 30 days. New homeowners have 30 days from move in to install window coverings. Upon replacing existing window coverings, homeowners have 30 days from the time of removal to replace them.
39. Homeowners are responsible to repair torn window and door screens and sliding screen doors must be on track, not leaning against the building, balcony railing etc.
40. Garage doors may not be left open and unattended. Garage doors are to be kept closed except for entering and exiting. The second warning within one month will result in a notice of hearing and the potential of a \$50 fine
41. Detached garages cannot be rented out. Detached garages are the property of Varsity Park HOA therefore no electric car chargers may be installed.
42. Due to the fact that renters move more frequently than homeowners, damage to fences, structures and vegetation are more commonly caused by renters. Effective March 1, 2024 off-site homeowners are to pay \$50 to the Association, each time there is a change in tenants, to defray the cost of administrative fees associated with changing information in the association database and to offset any potential damage to the common areas.

43. Off site homeowners are subject to being called to a hearing after notice and the possible imposition of a \$50 fine if the Association is not advised within 30 days of new tenants via the Resident Information form, acknowledging that tenants have received a copy of the Rules and Regulations.
44. No pigs, hogs, goats, rabbits or exotic pets such as poisonous snakes or reptiles may be kept on the premises of this Association. Owner must follow local ordinances for all animals above and any other pets.
45. No aviary shall be kept upon any portion of the property of this Association. Birds shall be contained within the unit.
46. Holiday decorations may be displayed up to 30 days prior to the holiday, and must be removed within 30 days following the holiday. No holiday decorations are to be placed on the flat roofs of any building including garages. Any damage that causes leaks in the flat roof will be repaired and charged to the owner. If Items are installed on a flat roof the homeowner will be provided notice and called to a hearing and subject to a \$50 fine for the first violation and \$100 for the second violation.

SWIMMING POOL RULES



1. Swimming pool hours are from 8:00 AM to 10:00 PM, Monday through Sunday.
2. The swimming pool and surrounding areas are for the use of residents and their invited guests. Each person is responsible for closing and locking the pool gate upon entering and exiting.
3. Homeowners are reminded that they are responsible for the conduct of their tenants and/or guests. A resident adult must accompany all guests at all times.
4. The number of guests in any one group in the pool at any one time shall not exceed ten (10) for any one family.
5. No boisterous or rough play is permitted in the pool or pool area.
6. Intoxication in the pool area is prohibited.
7. All trash must be put into trash and recycling receptacles.
8. The use of GLASSWARE or any breakable product in the pool area is strictly prohibited.
9. Smoking and/or vaping is prohibited in the pool area.
10. Swim trunks or swimming suits must be worn for swimming. No cutoff Levi's or jeans. Children wearing diapers will not be allowed in the pool. Swim diapers are acceptable.
10. Pets are not allowed in the swimming pool or the pool area. Bicycles, scooters and skateboards are not allowed in the pool area.
11. The furniture in the pool area must not be abused. Please use it only for the purpose for which it was intended. Any damage caused will be at the expense of the applicable homeowner.
12. All children 14 years of age or younger MUST be supervised by a RESIDENT ADULT in the pool area.
13. Throwing of any metal objects in the water is strictly prohibited.
14. The Board reserves the right to change rules as necessary.

CLUBHOUSE INFORMATION



1. Residents who wish to use the clubhouses must reserve them with the management company. They must pay whatever is the current rental fee and deposits.
2. The Association is not responsible for loss or damage to personal property of members or guests.
3. No furnishings, glasses or Association equipment or belongings shall be removed from the Clubhouse or premises for any reason.
4. All notices or announcements shall be placed on the bulletin board only. This duty is the responsibility of the Association Secretary.
5. No gambling for money is allowed on Clubhouse premises.
6. When alcoholic beverages are being served at the Clubhouse, it is prohibited for anyone under the legal drinking age in the State of California to loiter near the Clubhouse bar or to consume alcoholic beverages on the premises. The host of the event is responsible for ensuring that all minors are properly supervised and that no one underage consumes alcohol. Additionally, the host is also responsible for the actions of any intoxicated guests..
7. No liquor will be served to an intoxicated person. The guest host will politely ask an intoxicated person to leave the premises. The Association is not responsible for any act of an intoxicated person.
8. Use of the Clubhouse kitchen is for the benefit of members. Members or guests shall not leave food supplies, waste, and trash unattended.
9. The guest host shall oversee the use of the Clubhouse kitchen to insure that fire safety procedures are maintained. The resident host is responsible to make sure all appliances are turned off and that there is no fire danger.

10. Clean up shall be done immediately after use. In no event shall food be left in the Clubhouse. Building security, cleanliness and safety are the responsibility of the host.
11. The payment of a \$200 deposit on the use of the Clubhouse shall not relieve the host member of responsibility of clean-up, repairs, replacements, damage or liabilities. If clean up is made satisfactorily, and no expenses were charged, the full deposit will be refunded. If clean up, repair or costs exceed the deposit, the host member shall be billed for the total balance.
12. If a caterer or any other outside help is employed for food or beverages, they shall be employed as an independent contractor and **SHALL SIGN A WAIVER OF LIABILITY** to the Association. Owners/residents who are renting the pool clubhouse and would like to hire any vendors (food/entertainment, etc.) must obtain proof of current insurance and sign a waiver holding the HOA harmless. Copy must be sent to GM Management.
13. The use of Varsity Park recreation rooms are exclusively for Varsity Park residents approved by the Board of Directors. The use of social affairs is on a first come, first serve basis by reservation only
14. Residents wishing to hold gatherings where there is an exchange of money and of a type normally conducted in a residence must first secure approval of the Board of Directors. Such gatherings will be limited to two (2) per calendar year per household. The reservation to be made two weeks in advance and the keys and deposit are to be received within 72 hours before and after the event.

GARAGE DOOR POLICY



This garage door policy provides a larger choice of enhancement options (insulation, roll-up or swing up) and is available at most garage door companies.

Any owner who desires to replace the attached garage door must submit an Architectural Request Form. The form must be approved prior to any work performed. All completed requests will be processed as soon as possible and no longer than thirty days. Incomplete forms will be returned to the homeowner requesting additional information. Time for incomplete forms, and/or additional information requested will add time and not be considered part of the thirty-day time frame.

The garage door shall meet the following guidelines:

1. Windows are not allowed.
2. Replacement doors shall have a "wood grain" finish and be white in color.
3. Per city code, doors must have vents as per existing garage doors (same number of vents as existing vents).

The Architectural form is available from the management company.

SCREEN DOOR POLICY

(Reconfirmed by Board of Directors June 2024)

The Board of Directors of the Varsity Park Homeowners Association adopted the following specifications for the use of homeowners who wish to install screen doors on their units.

1. Screen doors may only be white and dark bronze/black.
2. The screen door must be uniform in color: for example, the top may not be one color and the bottom another color. Decorative metal over the screening must be the same color as the rest of the door.
3. The screen door must be of sturdy construction.
4. The screening must be either fiberglass or aluminum.
5. It is the responsibility of the unit homeowner to ensure the screen door is always in good repair.

Homeowners must complete an Architectural Request Form and submit it to the Board of Directors for approval prior to purchasing and installing a screen door. This form is available by calling the management company.

FRONT DOOR LIGHT FIXTURE POLICY



The Board of Directors of the Varsity Park Homeowners Association adopted the following specifications for use by homeowners who wish to replace the original front door light fixture on their units.

1. Homeowners can elect to keep the original front door light fixture or replace it with the Board approved front door light fixture described below in number three.
2. It is the responsibility of the unit homeowner to ensure the front door light fixture is always kept in good repair.
3. Homeowners who choose to change the original front door light fixture must meet the following guidelines:

Manufacturer: Heath Zenith Model SL-4192 BK Black
Aluminum Lantern with motion sensor

These fixtures are readily available at Amazon and from similar vendors.

Homeowners must complete an Architectural Request Form and submit it to the Board of Directors for approval prior to purchasing and installing an exterior light. This form is available by calling the management company.

SATELLITE POLICY



(Reaffirmed November 2, 2000)

1. Satellite dishes of one meter or less in diameter may be installed. Satellite dishes larger than one meter are prohibited.
2. Satellite Dishes (antennas) shall not encroach upon the common area or any other homeowner's property.
3. Dishes cannot be installed on the stucco or the roof of a building, no exceptions.
4. Satellite Dishes (antennas) shall be located in a place shielded from view from the common area and shielded from other lots to maximum extent possible.
5. Installations of Satellite Dishes (antennas) shall be completed so that they do not damage the common areas of the Association or the lot of any other resident or in any way impair the integrity of buildings on common areas or lots.
6. Homeowners are responsible for removing satellite dishes when no longer being used i.e. cancellation of satellite TV and/or internet service.
7. Homeowners are responsible for all costs associated with placement (or replacement), repair, maintenance, moving and/or removing of Satellite Dishes (antennas).
8. Homeowners shall not permit their Satellite Dishes (antennas) to fall into disrepair or to become safety hazards.
9. Satellite Dishes (antennas) shall be installed and secured in a manner that complies with all applicable city and state laws and regulations, and manufacturer's instructions. Homeowners shall provide the Association with a copy of any applicable government permit.
10. Satellite Dishes (antennas) shall not be placed within 12 feet of power lines and are required to withstand wind of 50 miles per hour. Homeowners must consult the electric utility to determine the proper distance required.

FENCE POLICY



This policy is for new fences and/or replacement of entire fences only. If the fence requires replacement of only a few boards or only a few posts, replace with the same size of the existing structure.

Homeowners must complete an Architectural Request Form and submit it to the Board of Directors for approval prior to purchasing and installing fencing. This form is available from the Management Company.

1. Board approval is required for any and all replacement of fences.
2. All fences will be constructed of dog-eared cedar or redwood or vinyl which is light tan in color.
3. Exceptions may be made to be consistent with the color of neighbors' fences. Prior approval of the HOA Board is required.
4. Height of the fences must be six feet.
5. Width of the fence boards must be six inches.

PLEASE NOTE: The intent of this policy is to create a more desirable and pleasing curb appeal. Eventually old fences are replaced, and the fence line will become more uniform. Giving pleasing visual flow and height, instead of the chopped up version we currently have. The lumber yards have informed the Board that the smaller boards are becoming more difficult to find and cost is approximately the same.

ACCESSORY STRUCTURE POLICY

Homeowners must complete an Architectural Request form and submit it to the Board of Directors for approval prior to purchasing and installing any accessory structures, including patio covers. This form is available from the management company.

Note the following important parameters:

1. Noncombustible items must be used - wood and cloth are not acceptable.
2. Aluminum is allowed if the color matches the exterior of the home.

ARCHITECTURAL REQUEST FORM

A link to this document is available on the VPS HOA:

- [Forms & Documents - Varsity Park South](#)