

**VISTA LOMA HOMEOWNERS' ASSOCIATION INC.**

**2061 W. REDLANDSBLVD. #23  
REDLANDS, CA 92373**

**PHONE: (909) 793-0650  
VLHOAMGR@GMAIL.COM**

**RULES AND REGULATIONS  
APPROVED BY THE BOARD OF DIRECTORS  
FEBRUARY 9, 2021**

**Effective Date & Provisions**

The rules and regulations contained herein are effective beginning April 15, 2021, to give homeowners and occupants sixty days to make any necessary changes needed, and to make special arrangements with the Manager as may be required in order to be in compliance with these rules. All previous rules and regulations are superseded. These rules and regulations may be amended or replaced by further action of the Board of Directors.

**General  
CC&R's Article III, Section 9**

- All owners shall be financially responsible to the Association for any damage caused by themselves, their children, their guests, their pets, their tenants, their invitees, or their agents.
- Each owner is responsible for reporting information about their tenants. Required reporting forms are available from the Office Manager.
- Each owner is responsible for furnishing a copy of the rules and regulations to each of their tenants.
- All forms enclosed within the welcome packet must be turned in to the management office prior to move-in.
- All residents and frequent guests are required to be registered at the office. Forms are available in the Manager's Office.
- All residents are responsible for their guests following all Vista Loma Village rules.
- Excessive noise, meaning noise of such loudness and/or duration as to be disturbing to a resident, is not permitted.
- Parents shall maintain sufficient control over their children to ensure that they will not jeopardize the safety of themselves and/or others.
- No repairs or maintenance of personal property shall take place within the common area, meaning no repair or maintenance shall take place outside of any unit.

**Motor Vehicles, Trailers, and Parking  
CC&R's Article III, Section 13**

- The maximum speed limit in the development is ten miles per hour.
- No vehicle shall remain parked for more than seven consecutive days and nights.

- No vehicle shall be parked in any driveway within the development, except that temporary parking will be permitted for loading, unloading and car washing, provided that the vehicle does not interfere with traffic.
- Each vehicle shall be parked in such manner as to occupy only one parking space.
- No vehicle shall be parked backwards.
- All vehicles, including frequent guest vehicles, must be registered with office. Forms are available in the Office of the Manager.
- Each unit where occupant(s) possess at least one or two vehicles, those vehicles are intended to be parked in the unit's garage and not in the common area of the development. Storing any item(s) in the unit's garage, other than regularly used vehicles, does not constitute a basis for relief of this rule; however, the following exceptions to this rule will be allowed in the following circumstances:
  - a. If occupant owns two regularly used cars, one may be parked outside the garage for that unit in a regular designated parking space in the complex without penalty.
  - b. If occupant owns three regularly used cars, one may be parked outside the garage for that unit in a regular designated parking space in the complex without penalty.
  - c. If occupant wishes to park more than one regularly used car outside the garage for their unit, occupant must pay a monthly parking fee of \$25. The parking fee will be due on the first day of the month. Parking spaces will not be designated. Any open space designated for parking in the complex will be allowed subject to limitations as specified in other sections of these regulations.
  - d. Vehicles that are routinely left parked in spaces designated for parking in the complex and unused for periods of up to seven consecutive days and nights must be moved to another designated parking space in another parking area in the complex each following consecutive seven-day period. Seven-day parking privileges will be allowed in perimeter parking areas of the complex only. A minimum of four parking area locations around the perimeter of the complex must be used in rotation to avoid overuse of one parking area. Special arrangements for this privilege must be made with the Manager. Owner of vehicle will pay a monthly fee of \$25 due on the first day of the month.
  - e. Any vehicle left unused in any parking space in the complex for more than a seven-day and night period is in violation of the parking policy, and the owner will be fined or the vehicle will be towed off the premises in accordance with the currently adopted fine policy and schedule.
- No motor home, travel trailer, boat trailer, or any other similar vehicle may be parked on the property for more than seventy-two hours in any thirty-day period. Such vehicles must be parked in spaces designated for parking around the perimeter of the complex and in accordance with all other specified parking rules. No self-contained generator on these vehicles is to be operated between nine o'clock pm and eight o'clock am.
- Trucks over one ton capacity are prohibited from the property except to load, unload or to perform services on the premises.

### Parking Permits

- A permit for each vehicle owned by an occupant of this complex is required, and is available from the Manager.

- Owner will be issued a permit and sticker that is to be placed on the windshield of the vehicle. Applications for permits may be obtained from the Office Manager. Also see Exhibit A attached hereto.
- All vehicle parking will be monitored regularly and citations issued by the Manager for all violations.

### Guest Parking

- Guest parking spaces will be designated in various locations in the complex.
- Guest parking spaces are not to be used by residents for any of their vehicles.
- Regular guests using guest parking spaces more than twice a week must register their vehicle with the Manager.
- Violations will be subject to the fine policy.

### Rules for Recreation Area

(Includes clubhouse, pool area, bathrooms, and mailboxes)

#### General:

- No pets, except eye-seeing dogs, are allowed in the recreation area.
- No bicycles, skateboards, roller skates or wheeled vehicles are allowed in recreation area.

#### Pool Area:

- No one except the manager or his/her agent is to touch the pool equipment.
- The pool key must be used for entering the pool area and must be presented if requested for identification.
- Residents must accompany guest.
- No glass, except eye glasses, may be taken into the pool area.
- The therapy pool may not be used by children under the age of sixteen years.
- Children must be under constant supervision of an adult.
- Do not use soaps, oils, chemicals or any other foreign matter in either pool.
- Floatation aids allowed in the pool are water wings and life vests for small children.
- All pool users must shower before entering either pool.
- The gate must be kept locked at all times.
- No diving in either pool.
- No swimming or playing in therapy pool.
- No running, rough play, cannon balling, diving or ball/frisbee playing in either pool or pool area.
- Pool hours are from 8:00am to 9:00 pm.
- Adults only on Saturday and Sunday until 12:00 pm and after 8:30 pm each evening.
- Therapy pool rules recommended by San Bernardino County must be signed and obeyed along with the general pool rules listed above. Therapy Rules forms are available in the Office of the Manager for signature. Also see Exhibit B attached hereto.

- Abuse of pool rules will result in the loss of pool area privileges and the pool key will be impounded together with such other sanctions as are appropriate.

### Bathroom

- The pool key must be used to enter the bathroom area.
- Users must wash their hands prior to leaving the bathroom.
- Prior to leaving the bathroom area all water and lights must be off.
- When leaving be sure to shut the entrance door that proceeds into the bathroom area.
- No smoking inside the bathrooms/bathroom area.

### Clubhouse

- Prior to renting the clubhouse reservations must be made one month in advance of the scheduled event. A refundable deposit of two-hundred and fifty dollars will be required.
- There is to be no smoking inside the clubhouse.
- There is to be no rough play.
- Wet bathing suits are not permitted inside the clubhouse.
- Everything must be replaced to its normal condition prior to vacating the clubhouse.
- Air-conditioning/heating and lights must be off prior to vacating the clubhouse.
- All doors and windows are to be locked prior to vacating the clubhouse.

### Dumpsters

#### CC&R's Article III, Section 11

- All trash is to be disposed of inside the dumpster and all boxes flattened.
- All dumpster lids are to remain closed.
- No one is to play or climb in, near, or on the dumpsters.
- Hazardous waste, appliances, and tires are not permitted in the dumpsters.
- Cardboard boxes and recycle items must be placed in designated containers located around the complex.
- Unauthorized dumping or scavenging in the dumpster is illegal.

### Pets

#### CC&R's Article III, Section 7

- Only two pets of the ordinary variety are allowed in each unit.
- Pets are not permitted to roam unattended away from their owner's unit.
- Dogs must be restrained on a leash by a person strong enough to control the dog. Dogs that are not restrained may be turned over to San Bernardino County Animal Control.
- Pet owners must carry a scooper or some adequate method for immediately cleaning up their pet's feces.
- Pets are not permitted in the recreation area which includes the bathrooms, clubhouse, pool area, and mailboxes, although eye-seeing dogs may be permitted.

Satellite Dish/Cable

- No satellite dish is permitted on any unit roof or garage roof.
- Satellite dishes must be in the enclosed patio area of the unit on a stand or on a fascia board provided it is not seen from any walkway, driveway, and/or street.
- No satellite dish is to be more than two feet in diameter.
- Besides the enclosed patio area, there shall be no wires running along the exterior of the buildings.
- The association is not responsible for any units satellite dish or cable.
- Please note: Vista Loma HOA reserves the right to remove any and all equipment if in violation of these rules.

Penalty Policy And Fine Schedule

- The policy and practice of VLHOA is and will continue to be for the Manager to give a verbal courtesy warning of a violation, and the homeowner or occupant will be given 24-hours to comply before a written warning and fine is imposed.
- Complaints and reports of alleged violations may be filed by Vista Loma occupants and submitted to the Manager for evaluation. Identity of person(s) filing complaint will be kept confidential. Forms are available from the Manager’s Office. Also see Exhibit C attached hereto.

1<sup>st</sup> Violation Warning and Fine..... \$50  
 2<sup>nd</sup> & 3<sup>rd</sup> Violations for the same offense..... \$100  
 4<sup>th</sup> & 5<sup>th</sup> Violations for the same offense..... \$150

Continuing Violations for the same offense..... \$25 per day  
 Suspension - Common area privileges may also be suspended.

Assessments - May be levied to reimburse HOA expenses

Note No. 1: Homeowners will be assessed for violations by their tenants

Note No. 2: The exception to the penalty rule is: Immediate fine and charge for clean-up of motor oil or similar substance at any place in the common area, including dumpsters.

**Vista Loma HOA Board of Directors  
Signatures of Approval**

\_\_\_\_\_ Date \_\_\_\_\_  
 Vickie Rosburg, President

\_\_\_\_\_...Date \_\_\_\_\_  
 Tammy Mathis, Secretary

\_\_\_\_\_ Date \_\_\_\_\_  
 Carolyn Hays, Treasurer

**VISTA LOMA VILLAGE HOA  
PARKING REGISTRATION AND PERMIT**

Please provide complete information for each vehicle you and/or each of your family members drive and will be parking in the complex. This includes vehicles you will be parking in your garage, in spaces designated for parking within the complex, and any vehicles for which you may need special parking arrangements. Stickers will be issued by the Office Manager for each vehicle. Stickers are to be placed on the windshield of each vehicle. Unidentified vehicles and/or vehicles illegally parked are subject to the fine policy or removal. See VLHOA Rules and Regulations for more information on parking rules and restrictions.

Owner/Occupant \_\_\_\_\_ Unit No. \_\_\_\_\_ Phone \_\_\_\_\_

Email Address \_\_\_\_\_ Number of Vehicles in Household \_\_\_\_\_

Names of Drivers in Household \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

<p><b>Vehicle 1:</b> Make _____ Year _____</p> <p>Model _____ Color _____</p> <p>License No. _____ State _____</p> <p>Registered To _____</p> <p>Driven Regularly? Yes _____ No _____</p> <p>Parked in Garage _____ In Complex _____</p> <p>_____</p> <p>Describe special parking, if needed</p>	<p><b>Vehicle 2:</b> Make _____ Year _____</p> <p>Model _____ Color _____</p> <p>License No. _____ State _____</p> <p>Registered To _____</p> <p>Driven Regularly? Yes _____ No _____</p> <p>Parked in Garage _____ In Complex _____</p> <p>_____</p> <p>Describe special parking, if needed</p>
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<p><b>Vehicle 3:</b> Make _____ Year _____</p> <p>Model _____ Color _____</p> <p>License No. _____ State _____</p> <p>Registered To _____</p> <p>Driven Regularly? Yes _____ No _____</p> <p>Parked in Garage _____ In Complex _____</p> <p>_____</p> <p>Describe special parking, if needed</p>	<p><b>Vehicle 4:</b> Make _____ Year _____</p> <p>Model _____ Color _____</p> <p>License No. _____ State _____</p> <p>Registered To _____</p> <p>Driven Regularly? Yes _____ No _____</p> <p>Parked in Garage _____ In Complex _____</p> <p>_____</p> <p>Describe special parking, if needed</p>
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Therapy Pool rules Recommended by  
San Bernardino County

- Elderly persons and those suffering from heart disease, diabetes, high or low blood pressure should not use the therapy pool.
- Do not use while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, stimulants, hypnotics, narcotics, or tranquilizer.
- Do not use alone.
- Observe a reasonable time limit, then shower, cool down and if you wish return for another brief stay. Long exposures may result in nausea, dizziness, or fainting. Recommended time is 20 min.
- Keep limbs and hair away from drain to avoid entrapment.
- Please note: some rules may not be listed due to the fact they are in your general pool area rules provided by Vista Loma Homeowners' Association, Inc.

Please complete the following and return it to the management office---

I, the undersigned, having read the above rules assume full responsibility for anyone using the pool facilities, with my key, to be informed and comply with these rules:

Signature \_\_\_\_\_ Unit \_\_\_\_\_ Date \_\_\_\_\_

**VISTA LOMA VILLAGE HOMEOWNERS'  
ASSOCIATION, INC. (VLHOA)**

**REPORT OF VIOLATION OF RULES & REGULATIONS**

Please be as specific as possible to allow the Board of Directors to expedite the process in a timely manner. All alleged violations will be evaluated to ensure they are considered to be an infraction as defined by the Vista Loma Homeowners Association CC&R's and Rules & Regulations Policies.

**Report filed by:** (Please include two signatures if possible as verification of report.)

Name: _____	Name: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Date of Report: _____	Date of Report: _____
Signature: _____	Signature: _____

**Violation Information:**

(Provide as much information as is known. Provide photo verification of incident if possible.)

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone: \_\_\_\_\_

License Plate No. \_\_\_\_\_ Physical Description \_\_\_\_\_

Date & Time of Alleged Occurrence \_\_\_\_\_

How often does the alleged violation occur? \_\_\_\_\_

Description of alleged violation \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Use other side if additional space is needed)

Note: Complaints regarding animal noise or other issues may be directed to Animal Control at 909/798-7644

Exhibit C to VLHOA Rules & Regulations dated February 9, 2021