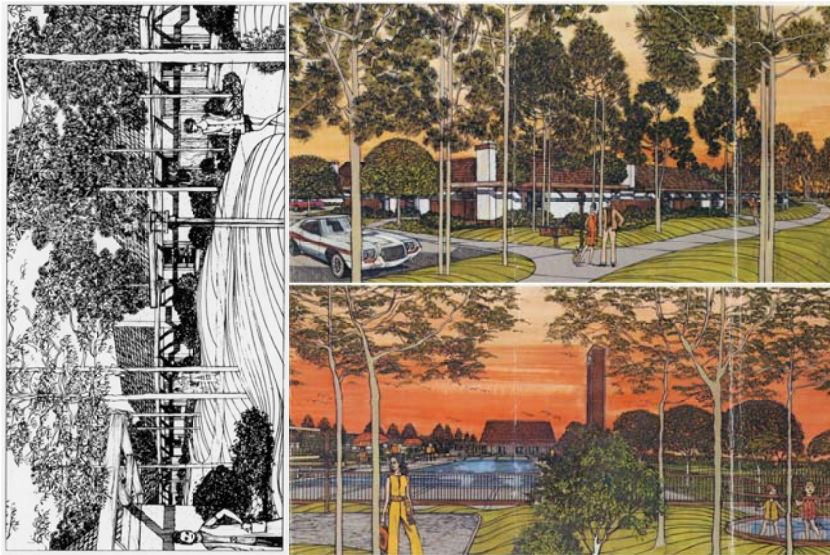
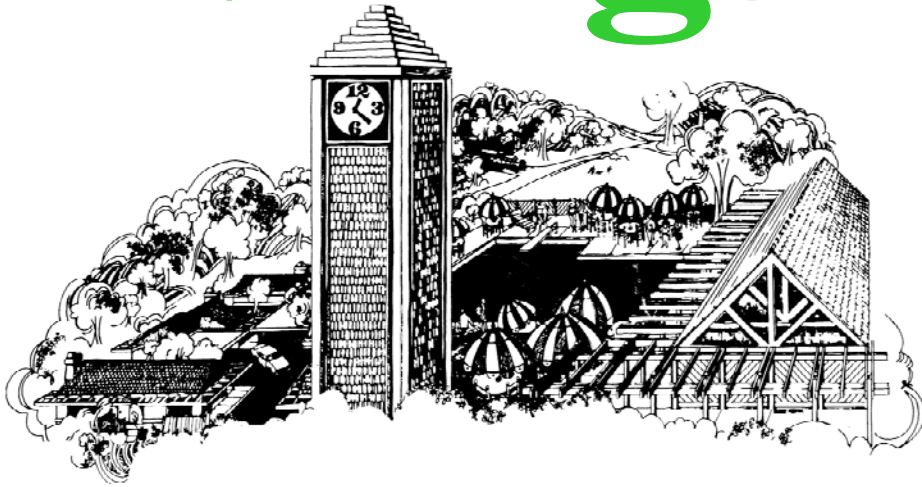


# The Village



## Rules and Regulations

Effective October 2022

# Emergency Information And Service Guide

www.mvhoa.org

<u>Department</u>	<u>Emergency Numbers</u>	<u>Non-Emergency Numbers</u>
Fire Department	911	619-533-4300
Police Department	911	619-531-2000
Ambulance	911	
Paramedics	911	
Highway Patrol	911	
Mesa Village HOA Mon-Friday 8AM-3PM Closed for lunch 12-1PM		P 858-566-0244 F 858-566-0231 mvhoa@mvhoa.org
Mesa Village Maintenance		P 858-566-0244 F 858-566-0231
Mesa Village Monitors	858-442-5431 Mon-Sun 9AM-1AM	858-442-5430 M-Sun 1AM-9AM

### Service Guide

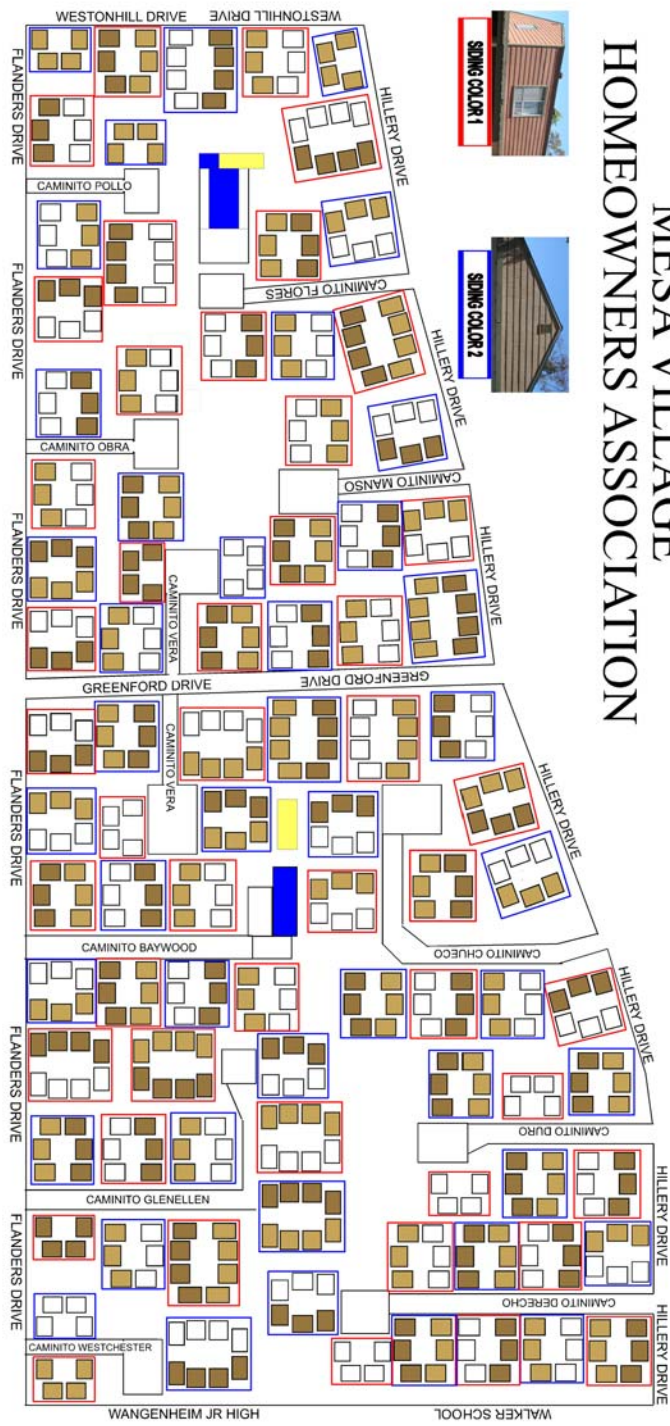
Animal Shelter	619-236-4250	619-236-4250
City Of San Diego Water Department.	619-515-3525	619-515-3500
Department of Motor Vehicles		800-777-0133
Post Office		800-275-8777
Republic Services	619-421-9400	619-421-9400
<ul style="list-style-type: none"> <li>• Garbage Can Repairs/ Replacements</li> <li>• Scheduled Bulk Pickup</li> <li>• Customer Service</li> </ul>		<p style="text-align: center;"><b>When Calling Reference Mesa Village HOA 10540 Caminito Baywood</b></p>
San Diego Gas & Electric	800-411-7343	800-411-7343
AT & T U-verse	855-483-3222	855-483-3222
Time Warner Cable	858-695-3220	858-695-3220

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# MESA VILLAGE HOMEOWNERS ASSOCIATION



\*\*\* MAP IS SUBJECT TO CHANGE \*\*\*

\*\*\* MAP IS SUBJECT TO CHANGE \*\*\*

**Rules & Regulations**  
**Mesa Village Homeowners Association**  
**San Diego, California**  
**(Effective October 2022)**

The purpose of the Rules & Regulations Manual is to provide homeowners, guests and renters with a ready reference of the conduct required when using the common areas and/or individual units. These rules and regulations derive authority from the Covenants, Conditions and Restrictions (CC & Rs) of Mesa Village, and City/County ordinances. If everyone in the village complies with them, the village will continue to be a pleasant place to live. If over time, the rules and regulations conflict with the CC & Rs, or City and County ordinances, the CC & Rs and City/County ordinances will prevail.

All residents are encouraged to help enforce the CC&Rs and Rules & Regulations. However, since residents cannot personally enforce all regulations, accurate reporting of violations is very important. This involves the taking of names, dates, and times of violations and submitting them to the association office located in recreation building #2 (10540 Caminito Baywood). If the resident feels that immediate action is required, the local police should be contacted.

Mesa Village monitor will have the same responsibility as the residents with the additional duties to monitor and to issue resident violation notices.

Revision Dates

9/21/2022  
6/15/2021  
1/16/2018  
3/15/2016  
6/18/2013  
6/19/2006  
8/2/2000

## **I. PROMULGATION OF AUTHORITY AND POLICY CHANGES**

This policy manual is promulgated in accordance with provisions of the Association CC & Rs, recorded on 29 March, 1999, Document Number 1999-0204126 at the County Recorder, San Diego County Recorders Office. All residents, agents and employees of the village have the authority to enforce these rules.

Delivery of this policy manual under Article 15, Section 4, Page 34 of the CC & Rs, to the last known address of each homeowner, constitutes proper notice of provisions contained herein for enforcement purposes. Changes will be given in writing.

## **II. USE AND RESTRICTIONS**

No homeowner or guest shall permit anything that will interfere with the rights, comfort, safety and convenience of other homeowners and/or residents.

## **III. OWNER'S RESPONSIBILITIES**

- A. Any lease entered into for a unit must contain the clause "that the terms of the lease shall be subject in all respects to the provisions of the CC & Rs and the Rules and Regulations".
- B. Lessee must be provided with a copy of the CC & Rs and the Rules and Regulations by Lessor. (Copies are available in the office. There may be a cost to this.)
- C. Unit must be used only for purposes defined by zoning regulations and as specified in the CC & Rs.
- D. Owners are responsible for the behavior of their guests and tenants.
- E. Absentee owner must keep the association informed of their current address and telephone number. If they rent/lease their unit, they must register the names and contact information of all occupants residing in their unit with the association office within 15 days. Non-notification may result in a legal search to locate the owner at their expense.

#### **IV. ARCHITECTURAL CONTROL**

The association is responsible for maintenance and architectural control of all exterior surfaces and common areas, except for the patio area. Any changes to these surfaces or areas must be approved by the Board of Directors prior to construction.

- A. **Rain Gutters:** Must be approved by the Board of Directors prior to installation.
- B. **Air Conditioners or Fans:** The installation of air conditioner units or fans in windows facing the common areas must be approved by Board of Directors prior to construction. Type and method of installation must be presented in writing for approval.
- C. **Screen Doors:** Must be kept in good repair at all times. They may be brass, gold, black, silver, aluminum, white, cream or mesa village approved colors.
- D. **Antennas:** All antennas and satellite dishes are permitted when installed according to current FCC regulations and with Board of Directors' approval.  
Homeowners must submit an installation plan to the board for approval. If the installation is going to be made by an individual installer or company, the installation plan shall include a copy of the installer's license and indemnity insurance coverage.  
Homeowners are further responsible for adhering to the following:
  - 1. Every effort will be made to install the satellite dish in the least conspicuous place visible from the common area.
  - 2. Assume all costs and risks associated with the installation and upkeep of the satellite dish.
  - 3. Assume all costs for damage to the common property.
  - 4. Assume responsibility for takedown and reinstallation of antennas and satellite dishes when maintenance is performed on unit.

- E. **Patios:** Maintenance of the patio area is the responsibility of the resident or homeowner. Structures in the patio area (other than patio covers) must not be visible from the common areas without prior written consent from the board. Planter beds and/or slabs in the patio area must be ½ inch below the weep line. (Weep line is the lip that overhangs the foundations of the house).
- F. **Patio Covers:** Must be approved by the Board of Directors prior to construction and must satisfy the following conditions:
1. Meet city building codes.
  2. The frame must be constructed of wood, wrought iron or aluminum.
  3. The entire patio area may be covered in open work, lathe, etc. Only 50% of the patio area may be covered with a solid cover.
  4. Board approved colors. Names of suppliers are available in the association office.
- G. **Treatment of windows facing common areas:**
1. Items of a temporary nature, such as newspapers, aluminum foil, etc. shall not be visible to the common areas.
  2. Window treatments will be maintained and in good repair.
  3. Window treatments should be of a neutral color and/or pattern.
  4. Window stickers other than those for security, neighborhood watch or notification are not permitted.
- H. **Carport Alterations:** The structure of the carport shall not be altered in any way, e.g. to accommodate any oversized vehicle.
- I. **Holiday Decorations:** Are permitted during holiday periods. In accordance with the Holiday Decorations Guidelines. (See **Page 15** for Holiday Decorations Guidelines)



## **V. LANDSCAPE**

- A. Any changes or additions to the landscaping in the common areas must be approved by the Board of Directors and maintained by the homeowner at his/her expense.
- B. The grade level or drainage characteristics of any lot or any portion thereof shall not be altered without the prior written consent of the Board of Directors.
- C. Standard garden containers or hanging baskets around units are acceptable as long as they are kept in a healthy and attractive manner.
- D. No trees or plants are permitted to infringe on common areas or neighboring property. Owners will be liable for any damage done by invading roots, branches or falling trees.
- E. Submit work order requests to the association office.

## **VI. RECREATION HALLS**

- A. The recreation hall may be reserved for private, non-business, use. A Reservation Agreement must be completed and filed with the management office. Required fees and deposits are defined in the Reservation Agreement. Only Mesa Village residents, 18 or older (the host), may reserve a recreation hall.
- B. The maximum number of guests is 60 according to fire code.
- C. It is the host's responsibility to see that guests abide by the Rules and Regulations in the use of all facilities and fully comply with the rental agreement which is provided to the host.
- D. Noise must be kept to a level that does not disturb other residents. Complaints will result in the immediate termination of the party.
- E. The host shall be present throughout the party or gathering and assume all responsibility for the actions, behavior and safety of their guests.
- F. Smoking is prohibited in the recreation hall.
- G. The host is liable for all alcohol consumption by their guests. No under age drinking is permitted on the premises.

- H. Drugs and all illegal activities are prohibited on the premises at all times.
- I. Parties shall terminate, facilities will be cleaned and vacated no later than midnight (12 a.m.) on Friday, Saturday and holiday eves and no later than 10 p.m. Sunday through Thursday.
- J. The CC & Rs and Rules and Regulations of the Homeowners Association must be followed by anyone using this facility. The on-site manager and/or staff or monitor has the right to disperse a party prior to the designated hour if it becomes a nuisance or violates the Rules and Regulations or policies of the association.
- K. The full deposit will be shredded if:
  - 1. The recreation hall is thoroughly cleaned by conclusion of the party.
  - 2. The on-site manager or other designated representative determines the cleaning to be satisfactory and no damage to the recreation hall or surrounding areas has been incurred as a result of the rental.
  - 3. Otherwise, the balance will be refunded after cleaning and/or repair.

## VII. POOL RULES

Violations can result in suspension of pool privileges and/or fines. For information on how to obtain a valid pool ID or for help to determine if your pool ID is valid, please contact the HOA office and ask for a copy of our "Valid Pool ID Policy".

- A. NO LIFEGUARD ON DUTY. Persons using the pool/spa do so at their own risk.
- B. The pools are for the exclusive use of the residents of Mesa Village and their two (2) guests. Additional guests are allowed only with prior written approval obtained from the office and must be shown if requested. (***Residents under 14 years of age residing in the same unit as their host are not considered guests as long as they are listed on the unit's resident list.***)

- C. All residents 14 and older must have their own valid pool ID. Resident host must have their valid pool ID and key present at all times. Residents 14 and over without their own valid pool ID are considered GUESTS of their host..
- D. Children under 14 years of age are not allowed in the spa unless accompanied in the spa enclosure by a person 18 years of age or older to supervise and control them.
- E. A resident or childcare provider 14 or older must accompany children under 14.
- F. Children unable to swim or stand in the shallow end of the pool must be accompanied in the water by a person 18 years or older. ID required (pool card).
- G. Children in the wading pool must have a person 14 years or older with them at all times in the wading pool area. Small tub/pool toys are permitted in the wading pool only.
- H. All city, county and state health codes must be observed by all swimmers. Babies must wear swim diapers or plastic encased diapers.
- I. The pool will not be open to those under 18 years of age before 9:00 a.m. and after 9:00 p.m. unless accompanied by an adult resident with a valid picture pool card and key.
- J. The following are prohibited:
  - 1. Running, diving, pushing in and around the pool.
  - 2. Destruction of or playing with pool equipment.
  - 3. Chewing gum.
  - 4. BBQ Grills or Breakable containers in the pool/spa area.
  - 5. Animals of any kind, except assistance dogs. (Assistance dogs which must be wearing proper licenses as required by local and Federal Laws.)
  - 6. Pool toys, rafts, boogie boards, chairs and other large objects.
  - 7. Clothing other than proper bathing attire and accompanying t-shirts are prohibited in the pool and spa.
  - 8. Foul, obscene or intimidating language or behavior.
  - 9. Smoking anywhere within the boundaries of the wading pool or spa areas.
  - 10. Littering. Each person is required to clean up after him or herself.

- 11. Any loud disturbances caused by musical instruments, radios, groups of people, etc.
- 12. Admitting anyone to the pool/spa other than household members or guests.
- 13. Nudity.
- 14. Drugs and underage smoking.
- K. Showers are for rinsing only.
- L. Swim masks and snorkels are allowed. Small children that cannot swim may use flotation aids if accompanied in the pool by an adult. Flotation or swimming aids for people with physical disabilities are permitted.
- M. Only persons 21 years of age or older may consume alcoholic beverages. Overindulgence will not be tolerated.
- N. Pool will close at 11:00 P.M., and spa will close at 12:00 A.M.
- O. All children with childcare providers must be residents of Mesa Village.
- P. No horseplay, Frisbee or ball playing in or around the pool/spa areas.
- Q. Bikes, skateboards, skates or other similar items are not allowed in the pool or spa area at any time, nor shall such items be left lying in or around the entry to the pool or spa.
- R. Non-floating items such as keys, coins, dirt, rocks, marbles, fishing weights, etc. are not allowed in the water.
- S. Towels, robes, etc. shall not be draped over walls and fences.

### **VIII. SIDEWALKS, STREETS AND PARKING**

Any vehicle not in compliance with the following sections may be towed in accordance with the provisions of California Vehicle Code Section 22658 and 22658.2.

- A. 15 MPH speed limit shall be observed on all Mesa Village streets. The maximum speed limit in driveways, courtyards and carports is 5 MPH.
- B. No parking, storing or maintaining in common areas of any boats, commercial vehicles, trailers, campers or other vehicles not regularly used as a means of general transportation. Vehicle repairs of four (4) hours or less are permitted in the carport and only on private, non-commercial vehicles. Fluid spills must be

- contained and cleaned up immediately.
- C. All vehicles parked in the village must be operable with a current and valid registration for street use. (*Valid registration must be displayed on vehicle at all times.*)
  - D. Parking in the common area, such as on private side streets, cul de sacs or any other spots designated for parking other than the carport, is limited to 72 consecutive hours, after which the vehicle must be moved to a new location a minimum of 100' away. Upon written request, the association management has authority to provide each household with written permission to park a vehicle beyond 72 consecutive hours to accommodate an occasional vacation or similar reasonable circumstances, not to exceed 28 days total in any 365-day period, with parking restricted to a stall at the end of any cul-de-sac except Baywood and Flores.
  - E. Vehicles that are "for sale" may be parked on the street for two weeks only. This is a one-time accommodation per year, per unit, and the association office must be notified and a permit approved ahead of time.
  - F. Double or triple parking of cars is prohibited. Vehicles so parked will be towed at owner's expense. Majority of vehicle must be within carport boundaries.
  - G. Parking in the large courtyards (8 units) is only permitted in marked areas parallel to fences.
  - H. No parking in or blocking of driveways is permitted.
  - I. No walking, running, sliding, parking, skating, riding of bikes or skateboards upon embankments, bushes and flowerbeds.
  - J. Streets and sidewalks are not to be used as playgrounds for sports, bicycle or skate racing, skateboarding or other such activities.
  - K. Carports should be utilized by residents for parking before parking in the common area.

## **IX. RECREATIONAL VEHICLES**

This is to include all trailers, boats, ATVs, campers and motor homes.

- A. May be parked in the carport as long as it has minimal effect on the surrounding units.

- B. *May not be parked in the common areas or on private streets without a parking permit. Permits may be issued to residents for up to 14 days and may be renewed not to exceed a maximum of 28 days in a running year. All vehicles including recreational vehicles must be moved every 72 hours. Management reserves the right to rescind any parking permit at any time. Permits which are obtained through the association office must be displayed so that security monitors can easily read all information.*
- C. Permits are available from the City of San Diego for overnight parking on city streets only.

## **X. CARPORTS AND COURTYARDS**

Appearance must be maintained and carport fully utilized as intended while keeping the common (driveway) area clear. All additions/variations from original design must be approved by HOA Board of Directors or its representative.

- A. The carport was designed to park two (2) working and licensed vehicles with minimal affect on the common (driveway) area.
- B. The following items may also be stored in the carport;
  1. MVHOA issued trash container
  2. MVHOA issued recyclable container
  3. Neatly coiled garden hose
  4. Bicycles
  5. Plants in containers and/or ½ face cord of neatly stacked fire wood measuring no more than 4 feet width by 4 feet height by 20 inches assuming each log is 16-18 inches long and as long as they do not interfere with the 2 vehicle parking requirements. (See **Page 14** for Fire Wood Guidelines)
- C. No other items may be stored in the carport without prior approval.
  1. **No HAZARDOUS** materials may be stored in carports. i.e. (gas, oil, antifreeze)
- D. Storage cabinets may be mounted on the wall of the carport in accordance with the cabinet guidelines detailed in the Architectural Request Form available in the office.

## **XI. TRASH/RECYCLE**

- A. Trash/Recycle containers can be put out for pick up no earlier than the day before pick up and returned to the unit no later than the following night.
- B. Trash/recycle containers must be spaced three feet apart with the wheels against the curb and the lids closed. Do not place trash/recycle containers within 3 feet of trees, mailboxes or lampposts.
- C. Do not park vehicles such that they block access to the trash/recycle containers positioned for pick up.
- D. No paint, chemicals, motor oil or other household hazardous waste is to be placed in trash/recycle containers.
- E. Report stolen containers to the San Diego Police Department to obtain a case number and call the Refuse Collection company contracted by the Association.
- F. To report defects and/or needed repairs, call the Refuse Collection company contracted by the Association.

(For numbers, visit [www.mvhoa.org](http://www.mvhoa.org) or look at the inside cover of the Rules and Regulations Handbook..)

## **XII. PETS**

All San Diego County ordinances regarding animals are made a part of these Rules and Regulations as if printed in full.

- A. Dogs must be on a leash and under control at all times in the common areas.
- B. Immediate clean up of litter deposited by pets is required.
- C. No pets are permitted in the pool or spa areas at any time.
- D. A maximum of 2 cats or dogs per unit is permitted.
- E. Allowing a pet to make noise, which disturbs other residents, is prohibited and should be reported to the monitor.
- F. There shall be no keeping or breeding of pets in the unit for commercial purposes.
- G. All pets must be licensed and tagged with identification with the owner's name, address and phone number.

- H. Dogs are not permitted to be tied to trees or staked within the common areas.
- I. Litter and leash violations should be reported directly to the monitor immediately.

### **XIII. GENERAL RULES**

- A. Surface of walks, common court areas, fencing and equipment shall not be scratched or decorated in any manner.
- B. Trees and shrubbery branches shall not be cut, broken nor climbed upon.
- C. Skateboarding in the common areas is prohibited.  
(Reference: California Vehicle Code Section 84.12)
- D. No wagon, bicycle, scooter, skateboard, etc. may obstruct and/or interfere in any way with pedestrian traffic on the common grounds area.
- E. Climbing on or kicking fencing is prohibited.
- F. Playing on roofs is forbidden.
- G. Each owner shall keep windows and screens of the unit clean and in good repair.
- H. No laundry or other unsightly items shall be visible from any common area.
- I. Children's toys are not to be left in the common areas.
- J. At no time should a homeowner personally contact a service company and contract on behalf of the association. The association will not be responsible for any service company charges resulting from such a contact.
- K. Each owner shall be legally liable to the association for all damages to the common area including but not limited to the buildings, recreational facilities and landscaping.
- L. No owner shall do anything (i.e., create a hazard) which shall increase the rates of insurance or result in cancellation of insurance relative to the project or any portion thereof.
- M. Association regulatory provisions are applicable to all residents and visitors. Homeowners shall be held responsible for the behavior of their children, guests and tenants at all times. Any homeowner present may and should caution violators concerning the rules.



- N. Only Mesa Village Association residents and their guests will be permitted on the common grounds.
- O. No motor vehicles of any type will be permitted on the walk or green areas of the common grounds.
- P. Playing or other recreational activity in courtyards is prohibited.
- Q. Noise: Living in such close proximity can be a problem particularly in warm weather when the windows are open. Radios, musical instruments, parties and other noise sources including barking dogs must be restricted to a level that is not disturbing to residents. Noise violations should be reported to security.
- R. Garage Sales: A maximum of two (2) garage sales per unit per year are permitted in unit's carport and/or patio area only.
- S. A standard flag holder may be mounted to the wood structure of the unit.

#### **XIV. BOARD MEETING RULES**

No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and fined.

#### **XV. ENFORCEMENT POLICY**

- A. Action Procedure
  - 1. Destruction and Vandalism: Damage will be repaired professionally by the association and will be billed to the responsible homeowner.

2. Carport and Structural Violation: No carport or structural changes are permitted without prior written approval of the Board of Directors. Violations are subject to a fine and/or removal of the offending alteration at the homeowner's expense. If corrective measures are not initiated in a reasonable time, this matter may be turned over to the association's attorney for further action.
3. Compliant Violation procedures: Upon receipt of a written complaint, an investigation will follow. Notice of a violation will be issued upon verification of a valid complaint. If corrective measures are not initiated in a reasonable time, a fine may be issued and/or the matter may be turned over to the associations attorney.

## Firewood Guidelines

**(Note, The Log Rack in the picture or similar, would require architectural approval.)**

A 1/2 face cord is a pile of wood measuring **4 feet Width by 4 feet height** with the depth of the pile being the length of the firewood logs, not 4 feet, i.e., 4 feet by 4 feet by 20 inches assuming each log is 16-18 inches long.

### What Cannot Be Burned

Don't Burn Anything but Clean, Seasoned Wood, Fireplace Logs, and Non-glossy White Paper - No Garbage - No Plastics - No Rubber - No Waste - No Particleboard - No Plywood - No Glossy Paper - No Colored Paper - No Solvent or Paint - No Oil - No Coal or Charcoal - No Painted / Treated Wood. In accordance with Cal/Epa Air Resources Board Enforcement, Division Compliance Assistance Program.



### Holiday Decorations Guidelines approved by the MVHOA Board of Directors

Name of Holiday	Date Observed	Lawn Decorations	Shrub Decorations	Trees	Fascia, Fences and Shields Decorations	Removed By
Christmas	December 25	December 10	4 Weeks Before December 25th	Not Allowed	4 Weeks Before December 25th	No later than 14 days after date observed. Lawn Decorations removed by January 2
Thanksgiving	4th Thursday of November	2 Weeks Before Thanksgiving Thursday	2 Weeks Before Date Observed	Not Allowed	4 Weeks Before Date Observed	No later than 14 days after date observed. Lawn Decorations to be removed no later than 1 week after date observed.
Halloween	October 31	October 15	4 Weeks Before Date Observed	Not Allowed	4 Weeks Before Date Observed	No later than 14 days after date observed. Lawn Decorations removed by November 7
Easter	Varies	2 Weeks Before Date Observed	4 Weeks Before Date Observed	Not Allowed	4 Weeks Before Date Observed	No later than 14 days after date observed. Lawn Decorations removed by no later than 1 week after date observed.
Announcement Single Lawn Signs Grads/Births/etc		2 Weeks Before Date	2 Weeks Before Date	Not Allowed	2 Weeks Before Date	Lawn Decorations no later than 1 week after date observed.