

# Lawndale Owners Association

## Membership

### ▣ LOAM ▣

In accordance with SB 1148, as amended on September 5, 2000, Section 1352.5 of the Civil Code requires that this notice be placed as the cover page on the governing documents.

*“ If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin or ancestry, that restriction violates state and federal housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing and housing for older persons shall not be construed as restrictions based on familial status.”*

END OF NOTICE.

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## ▣ LOAM HOUSE RULES ▣

Original document: April 1974

Revised July 1985

Revised 1997 of Section 10

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**1. Compliance and Deviation from Rules and By-Laws:** A request must be submitted in writing to the Board of Directors for any deviation from the rules.

It is recognized that few, if any, owners of Lawndale Owners Association Membership (LOAM) Condominiums would willfully or intentionally infringe upon the rights of others, be obnoxious, create a nuisance, or otherwise annoy other residents, whether or not they were in violation of any guidelines, rule, restriction or by-law. The first step toward correction should normally be a discussion between the parties concerned.

In the event that such informal procedures do not resolve the issue and an owner persists in the offense or objectionable action, presumably with the intent to violate one or more of the rules or restrictions, any owner may file a written complaint setting forth the facts with the or the Board of Directions (hereinafter referred to as The Board). The Board may delegate such issue to a Grievance Committee.

The Board, having determined the validity of the complaint, shall seek to obtain compliance using such informal procedures as may be deemed appropriate, or, if necessary, such remedies as are legally possible to obtain.

Failure to adhere to proper care of the common facilities, such as the pool, recreation room, garage area, etc., shall cause an owner to be refrained from using these facilities. Fines and charges may be made for those persons damaging common areas.

**2. Children:** Children must be controlled by the responsible persons with regard to the wishes and comfort of other residents and must not be allowed to run unattended about the building and pool area.

Children who do not belong to anyone living or visiting on the premises should be asked to leave by anyone noting these children upon our property.

Any wheel toy is prohibited in all common areas.

**3. Noise:** No owner shall permit or suffer anything to be done or kept upon or in their unit or the common area which will create unreasonable noise, annoy or otherwise interfere with the quiet enjoyment of other owners in their respective units.

Occupants should be reasonably quiet within their unit so as to not disturb persons nearby or below or through adjoining walls.

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**4. Prohibited equipment and appliances:** Equipment or appliances that create noise are not permitted in units. If such devices are installed, the owner shall be required to remove the noisy equipment or appliance.

The use of waterbeds is strictly prohibited. Any damage caused by violation of this will be fully responsible to the owner sustaining the damage. This section is not subject to the waterbed exception passed by the California legislature due to the age of the building.

**5. Pets:** No animals, livestock or poultry of any kind shall be raised, bred or kept in or on any unit except that dogs, cats or other household pets may be kept in or on the units, provided that are not kept, bred or maintained for any commercial purpose.

Each unit may have one small pet.

Upon the demise of a large pet, now living on the premises, no unit may have more than one small pet per unit.

Notwithstanding the foregoing, no animal or fowl may be kept on the properties which result in any annoyance or is obnoxious to residents in the vicinity and maintaining of such shall be subject to the rules and regulations of the Board.

All pets must be kept on a leash when outdoors and must be carried through the pool and lobby area.

No guests may be permitted to bring pets upon the premises, including visitors to recreation room activities.

Pets must not relieve themselves on the premises and if they do so, the pet owner is responsible for immediately cleaning the area.

Pet owners shall be responsible for keeping pets quiet at all times.

**6. Patios and Balconies:** Live plants on upper balconies often overflow when watered causing inconvenience to the persons in the units below. Consideration must be shown in watering plants or owners may be requested to remove the plants. Hanging plants must be properly hung to prevent falling and subsequent damage to the units below.

There must be no shaking of rugs, mops, dust cloths, etc., over the balcony causing dust to fall on the patios or balconies and others. Sweeping of the second floor balconies must be done with care to cause no debris to go below.

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Patios and balconies should be maintained in a neat and proper manner so as to not offend others and detract from the beauty of our surroundings. Materials or equipment that are not customarily used in these areas shall not be stored on balconies or patios.

Liquid starters shall not be used because of the fire hazard. Consideration to others must be shown in the use of barbecues on balconies and patios or they may not be permitted. The Lawndale Fire and Safety code prohibits the use of barbeques under a building overhand, such as an upstairs balcony or overhanging roof.

Nothing shall be draped over the balcony railing including swim suits, towels or laundry.

**7. Recreation Room:** The recreation room is for the exclusive use of residents and their guests. It is not to be used for any commercial purpose or organization. The room may be reserved for the private use of residents for groups between eight (8) and fifty (50) people. These people must be ones that residents would entertain in their own units—not large events of organizations and clubs.

Only the recreation room may be reserved for private or exclusive use by a resident. The resident must comply with the following rules:

- a. Exclusive reservations are limited to no more than three (3) times per calendar year per each individual unit. Thanksgiving, Christmas Eve, Christmas Day and New Year's Eve are reserved exclusively for LOAM use.
- b. Exclusive reservations must be made in advance, in writing, to the Board and must have been previously approved before invitations, notices or intent of usage of the common area premises may be represented to any one. A reasonable advance notice of the requested use date must include a description of the function, number of intended guests, date of intended use, hours of the function and date and time LOAM premises will be left clean and vacant.
- c. Activities shall terminate by MIDNIGHT on Friday, Saturday and holidays, and by 10:00 PM curfew on all other dates and days.
- d. A \$50 use fee and a refundable deposit of \$100.00 shall be made for each exclusive use of the recreation room. Each resident is responsible for cleanup of the room immediately after each exclusive use by that resident for that function. If the resident has not discharged this duty no later than 10:00 A.M. by the following day, the Board may hire a professional cleaning company and charge the cost to the resident, with the cost deducted first from the deposit.

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**8. Pool Tables:** The pool table is primarily for the use of our adult community. Guests may use the tables and equipment only when accompanied by a responsible resident. Upon completion of a game, players must surrender the table to the next pair waiting or to at least one person if only one person is waiting. The pool table is not to be used as a toy for minors.

No food, beverages or cigarettes are permitted on the pool table. Sitting on the pool table is prohibited.

**9. Swimming pool:** The swimming pool is for the use of our residents, owners and renters. Guests of our residents or tenants may utilize the pool only in the company of a resident host. Since a lifeguard is not on duty, swimming is at the risk of each individual person using the pool.

The pool is not supervised. The residents who wish to continue to use the pool must see that the rules are obeyed. ROAM will only react to complaints registered by a resident.

The inner court location of the pool is close to many units. Also, the inner court surrounding the pool area within the fencing reinforces any noise from the pool. Thus, the sound level in and around the pool must be kept low. Loud noise from the pool area may result in revoking pool access to the unit(s) involved or closing of the pool.

The pool may be enjoyed by residents and their guests under the following restrictions:

- a. Residents from a single unit and their guests must not exceed a total of six (6) people. Total pool occupancy must not exceed twenty (20) people.
- b. A responsible adult, over the age of twenty-one, who can swim, must be at the pool while persons under the age of eighteen (18) years of age or non-swimmers of any age are in or near the pool area or within the fenced pool area. Persons less than eighteen (18) years of age or non-swimmers may not be left inside the pool fence simply because there happens to be an adult in the area.
- c. Access to the pool is by a magnetic key assigned to a unit. Any ROAM Officer, Property Manager, Director, Owner or Agent of ROAM has the right to see the magnetic key. If the key is not present or the key does not bear a relationship to those present, then the person(s) in the pool or inside the pool fence are assumed to be trespassers. Trespassers can be arrested by the Sheriff under California Code 602(n).

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- d. The gate(s) the swimming pool area are not to be propped open for any reason. The fence and gates are not recreational devices. There is to be no climbing, hanging or swinging on the fence or gates.
- e. The pool may be used only during the following hours of operation:
  - 8:00 A.M. to 10:00 P.M. Sunday through Thursday, and
  - 8:00 A.M. to 11:00 P.M. Friday and Saturday.The pool is also closed during pool cleaning. The pool may be closed by a ROAM officer or director, if the Swimming Pool Rules are violated.
- f. No yelling, running or loud games are permitted.
- g. No diving is permitted.
- h. Inflatable rafts, inner tubes, rubber rings, balls and big flippers are prohibited. Floatation devices, therapeutic devices and small flippers are permitted.
- I. The pool safety equipment and cleaning equipment are not to be used for recreation.
- j. Food, drinks and lotions must be in plastic or paper containers. No glass is allowed inside the gated pool area for any reason at any time.
- k. All debris must be removed from the area before departing the area. Spills must be cleaned up.
- l. Excessive drinking of liquor is not permitted in the pool area. Open containers of alcohol are not permitted inside the fenced pool area. Anyone showing evidence of drunkenness will be asked to leave.
- m. No reservations may be made for the use of the pool.
- n. Patio furniture is for the use of all residents and their guests. It may not be reserved nor removed. If rearranged, the furniture should be replaced after use.
- o. Patio furniture must be covered with a towel when occupied by a person in swimming attire.
- p. The use of amplified equipment, e.g., radio, television, cassette player, keyboard or CD is not permitted unless earphones are offense.
- q. Proper swimming attire is required in the pool area. No street clothes, cutoffs or diapers are permitted in the swimming pool. No skinny dipping allowed.

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r. Lap swimmers have priority use of the pool daily between the hours of 8:00 AM and 9:00 A.M. and between 6:00 P.M. and 7:00 P.M.

s. The ROAM Board may revoke the privilege of using the swimming pool at any time for any reasonable cause, including, but not limited to, a violation of the House Rules or failure to pay Assessments in a timely manner. Any decrease in swimming pool privileges does not decrease any LOAM dues owed by the individual unit owner.

t. the magnetic key remains the property of the ROAM and must be surrendered upon demand. Only one swimming pool key will be issued per unit. The magnetic key may be exchanged for entry keys or garage transmitters. A damaged key provided by the Association will be recoded or replaced for a fee of \$100, or as set by the Board. Magnetic keys obtained elsewhere will not be re-coded or replaced. The Board may elect to re-code the magnetic keys issued by ROAM from time-to-time.

v. The ROAM Board may assess fines for violation of the Swimming Pool Rules. A fine of \$50.00 is levied for the first offense; and, escalated by \$50 for each subsequent fine.

w. The unit owner may be assessed for any damage to the pool, pool equipment, furniture or other ROAM property caused by the owner, their renter or their guests.

x. The unit owner bears full responsible for any injury caused by the owner, their renter or their guests to others including members of ROAM and the Board or officers or their employees.

**10. Parking:** The unit owner is to avoid grease beneath parked cars. All parking shall be in the specifically assigned location only.

Nothing flammable or hazardous shall be stored in the parking area.

Nothing may be stored beneath the storage locker in front of the parking space. This is a fire and personal safety hazard. It is a violation of the Lawndale Fire and Safety Code.

Violators of the Resident Parking rules will be responsible for cleaning their area or paying to have the area professionally cleaned.

The “No Parking” space in front of the entry door(s) is for emergency vehicles only. It is not to be used for any other purpose.

Changing of oil, care washing or auto repairs in any parking area is expressly prohibited.

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Individual painting or decorating of the garage lockers is prohibited.

#### 11. Miscellaneous:

- a. The owner has the exclusive right to use the balcony or patio attached to their unit, although that area does not legally belong to the unit owner. The owner may furnish that area with patio furniture and a removable floor covering, such as outdoor carpeting. The covering shall be confined within the periphery of the fence. The color of the covering shall be restricted to earth-tone colors or grass color, approved by the ROAM Board.
- b. The addition of awnings or sunshades in patios or balconies is a direct violation of the CC&Rs and is not permitted.
- c. The addition of wood, glass, plastic or any other materials inside, outside or between the fences changes the character of the common area and is strictly prohibited without the prior consent of the ROAM Board. No articles shall be placed on top of the fence rails, such as barbecues, pots, etc.
- d. Live or artificial plants are permitted in the patio and balcony areas. All hanging plants are to be property secured. Wooden planter boxes that are natural redwood or painted to match the fence color may be attached to the inside of the fence. Planter boxes and pots which are attached to the fence shall not project above the top of the fence, nor hang down into the airspace of any other unit.
- d. Screen doors are permitted only where they would not excessively obstruct the passageway in the fully opened position. Screens must be dull gold, dull black or white. Bare aluminum screen door frames and panels must be painted dull black or white.
- e. Door knockers and name plates may be installed on the outside of the individual unit entry door. Also, a peek scope may be installed through the doors. Any touch-up paint must be to the original color. Unit numbers must not be removed from the entry doors.
- f. The removal or addition of landscaping to the common areas, exclusive of patios and balconies, by an individual is prohibited.
- g. Prior approval of the ROAM Board must be received by the individual unit owner in writing prior to any alteration of any utility or structure within the unit. This includes the removal of interior walls, in whole or in part.

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h. The functional systems of our building, namely the hot and cold water, gas, electrical and drainage systems were designed for the benefit of all owners. Therefore, no individual owner or their hiree may alter, impair or obstruct any of our systems that are owned in common with all other owners. Any improvements must have the prior written permission of the ROAM Board. No improvement shall be permitted which injures the rights of any individual owner.