



Singing Springs Village

Rules and Regulations



To Promote Safety and a Pleasant Community

As allowed by California Civil Code §4350, the "*Rules and Regulations*" of Singing Springs Village were amended by the Board of Directors in November of 2018. Copies of the amended "*Rules and Regulations*" have been mailed to owners and tenants, posted in laundry rooms and are available as handouts at the SSV Club Room counter.

Singing Springs Village *Rules and Regulations* are as follows:

RULES OF COMMON COURTESY

1. Singing Springs quiet hours are from 9:00 PM to 8:00 AM.
 - a. Residents should be considerate and courteous of those living around them and especially with regard to noise during our quiet hours.
 - b. Disturbing other residents is a violation of our CC&R's and repeated incidents could initiate fines by the Board of Directors.
2. Solicitation is not permitted on SSV property.
3. Laundry rooms are to be used by residents only. No dyeing or washing of oil-soaked items.
4. The Office keeps a "Lost and Found." After three weeks unclaimed items will either donated to charity or discarded.
5. Smoking: Carpinteria City Ordinance No. 662 §8.52.050 subsection C. states:
"Smoking is prohibited in common areas of multifamily dwellings such as apartment buildings and condominiums."

CLUBROOM

1. To ensure that owners and residents of Singing Springs Village have the ability to exercise their rights under the law to peacefully assemble and freely communicate with one another and with others, the Club Room and/or common area may be used with respect to community development living or for social, political, or educational purposes without charge. See: Civil Code §4515(b)(1).
3. If a resident wishes to secure exclusive use of the Club Room for a private event such as a birthday party, reception, business meeting etc., a completed SSV Reservation Form is required. For exclusive use events, the reservation form lists the charges and requirements.
4. Reservation Forms are available at the Club Room office counter. Hours of all events are limited from 8:00 AM to 10:00 PM.

SWIMMING POOL AREA

THERE IS NO LIFEGUARD ON DUTY AT ANY TIME!

ALL PERSONS USING THE ANY PART OF THIS FACILITY DO SO AT THEIR OWN RISK!

Access to the Pool Area is by Key Card only. Unauthorized Access is Prohibited. The Board of Directors reserves the right to assess a fine or restrict facility use, for violation of the posted pool area rules as well as those stated below as allowed by Article VI, §I of the Association's CC&R's.

1. All rules posted in the pool area are to be followed.
2. Person 14 & under must be continuously supervised by an adult resident at all times.
3. All persons must behave in a manner considerate of others.
4. The pool area is to be used only between the hours of 8:00 AM and 10:00 PM.
5. No breakable items including, but not limited to, glass, pottery, and ceramics are allowed in the pool area.
6. No running, jumping, diving, horseplay, loud voices, or loud music is allowed.
7. No intoxicated persons are allowed in the pool area.
8. Any person having an infectious disease may not use the pool, sauna or Jacuzzi.
9. All guests must be accompanied by a resident of SSV at all times. Residents are liable for the behavior & actions of their guests & and any damage created by their guests.
10. Clothing other than swimming suits are not allowed to be worn while in the pool or Jacuzzi.
11. Pets are not allowed in the pool area.
12. Skateboards, scooters, rollerblades or other such items are not allowed in the pool area.
13. All persons must shower or bathe before using the pool, sauna, or Jacuzzi
14. Nothing potentially damaging to the pool or Jacuzzi equipment such as hairpins, small toys, paper, trash, rocks, and sand, etc... are not to be used or discarded in the water of these facilities. Please rinse **SAND** off before entering to avoid costly repairs, and downtime.
15. All individuals requiring a diaper must wear a "swimming diaper" while using these facilities.

Our Jacuzzi temperature is set at or below the California maximum standard of 104°. Variable conditions may cause the temperature to fluctuate within any day.

Sauna Warning

This is a dry sauna, therefore

NO WATER IS EVER TO BE ADDED TO THE HEATER

Persons with a heart condition or high blood pressure are warned that the environmental conditions of these facilities may be hazardous to their health.

Be aware that the high temperatures may cause kidney damage.

Women who are pregnant or suspect they may be pregnant should consult a physician before using these facilities.

BUILDINGS

1. For safety and emergency purposes, it is recommended that a copy of the keys to every Unit's front door and storage room door be kept (and are secured) in the SSV office. Unless an emergency arises, Management will not enter or provide access to any unit without prior permission from the unit's owner or resident.
2. Construction
 - a. SSVHA reserves the right to have all work performed inside a residence that alters the structure of the residence or its floor plan inspected. All such work must be proceeded by written Board approval and have been issued a City permit.
 - b. Notwithstanding an emergency, all construction work performed by owners or contractors is permitted only between the hours of 8:30 AM and 5:00 PM. Any work performed outside of these hours must have written approval by the Board of Directors prior to the start of work. City of Carpinteria, Civ. Code §585
 - c. Following reasonable notice, SSVHOA reserves the right to inspect any work performed inside a unit to ensure compliance with City Building Codes, SSV's CC&R's, Bylaws and "Rules and Regulations."
 - d. Any alteration of any "Common Area" requires prior notification and written approval of the Board of Directors.
 - e. Excepting work performed on behalf of the SSVHOA; all work altering the structural integrity of any building is strictly prohibited.
3. Window coverings that are visible from the outside must be white or off-white in color and in good condition.
4. Signs may not be displayed in a unit's windows or exclusive use areas unless allowed by law.
5. Except as allowed by California Civil Code §4750.10 nothing is allowed to hang from banisters, balconies or fences.
6. Except as allowed by California Civil Code §1352.5 no items such as equipment or structures may be attached to the exterior of any building without the written approval of the Board of Directors. All such items found to exist without written Board approval must be removed at the current owner's expense.
7. Satellite Dish
 - a. Owners are required to obtain written approval from the Board of Directors for the installation of a satellite dish.
 - b. A copy of SSVHOA satellite dish installation guidelines is available at the SSV Office front counter and must be followed.
 - c. A refundable security deposit is required, the amount of which is listed in the SSV installation guidelines.
 - d. Any damages to SSV property resulting from the installation and maintenance of a satellite dish is the responsibility of the unit owner/resident.
 - e. The owner/resident of a unit having a satellite dish is responsible for the removal, repair, replacement or realignment of their dish should repair, replacement, or maintenance of building components to which it is attached become necessary.

AUTOMOBILES and PARKING AREAS

1. The Singing Springs Village parking area speed limit is 5mph. All parking violations are subject to fines and/or towing.
2. Parking is by permit only. Each unit is allowed 2 (two) parking permits. The permit is to be displayed in the lower right (passenger side) corner of the vehicle's windshield.
 - a. Any vehicle not displaying a SSV permit is subject to fines and/or towing.
 - b. There is a \$10 fee to replace lost parking permits. If you need a permit, contact the SSV office.
3. Due to the limited number of parking spaces, parking is on a first come, first serve basis. All guests must park in the street.
4. All vehicles are to be parked "head in" only. Backing into a parking space is not allowed.
5. Park only in a designated parking space and observe the parking space lines. Vehicles parked in a non-designated area are subject to fines and/or towing
6. Trailers, boats, and recreational vehicles are not to be parked on SSV property. A parking permit will not be granted to these types of vehicles.
7. Maintenance vehicles such as plumbers or electricians are permitted to park without a permit as long as they are providing a service to any SSV unit.
8. Vehicles must be in operable condition. Only emergency repairs are permitted on SSV property.
9. Vehicles with an excessive loss of fluids may not park on SSV property. Violations are subject to fines, towing and the cost of cleanup.
10. Vehicles may not be washed on SSV property.
11. Avoid racing your engine as it causes excessive noise and disturbs other residents.
12. Motorcycles have a designated parking area in the lower garage. All motorcycles must be parked there. The use of any other parking space is not permitted.

TRASH DISPOSAL

Trash dumpsters are located in the lower-level parking area. They are to be used only by residents.

- a. Dumpster lids are to be kept closed to prevent animals from spreading trash.
- b. Discard only recyclables in the recycle bin.
- c. Break down boxes to increase dumpster space and thus lower the cost of disposal.
- d. Hazardous materials are not to be disposed of in dumpsters. They must be disposed of properly. Contact the City for instructions and locations.
- e. Items such as furniture, mattresses, water heaters, electronic equipment etc. may not be discarded at or in SSV dumpsters. Owners/tenants are responsible for the proper disposal of such items.
- g. Trash is not to be left in front of any unit at any time.

Lower Level, LANDSCAPING and GROUNDS

1. Planting in Common Areas is not allowed without written permission by the Board of Directors. Planting in a common area will result in the plant(s) being removed at the owner's expense.
2. The Gardening Service employed by the Association is not to be asked to plant, water, fertilize or do any other work for an individual resident.
3. If any resident wishes to alter landscaping or report a landscaping problem, a form to do so is available at the Club Room counter. Drop the completed form into the SSV mailbox located to the left of the Club Room front door. The resident's concern will then be taken up by the Board of Directors.
4. Residents should contact the Board of Directors if they observe dead or dying plants or have a concern about bushes or limbs of trees which may potentially damage buildings, sidewalks or pipes. Use the Landscape form available at the Club Room counter, using the SSV Club Room mailbox.
5. Climbing vines are not allowed to grow onto buildings, fences, walkways or into common areas.

Upper Level, LANDSCAPING and GROUNDS

1. Plants may not be placed on balcony railings as they pose a threat to those below.
2. Potted plants are permitted in front of units but must be kept in the area between the front and storage room doors.
3. Potted plants must have a watering saucer. Watering saucers must be large enough to contain any watering overflow. The use of pot toes, plant stands or a plant caddy is allowed.
4. Units at the end of walkways may have a reasonable number of potted plants; provided they do not obstruct traffic. In the event of a dispute over what is a "reasonable number," it will be determined by the Board of Directors on a case-by-case basis.
5. Climbing vines are not allowed to grow onto buildings, railings, walkways or into common areas.

In all cases, plants must have the appearance of being alive.
The Board reserves the right to remove plants if it becomes necessary.

PETS

1. Only one pet is allowed per unit. (Civ. Code §4715) For purposes of this section "pet" means any domesticated dog, cat, bird, or aquatic animal kept within an aquarium. (Civ. Code §4715 (b).) "Pet sitting" for more than one pet at a time is not allowed.
2. When outside their SSV units, a dog must be kept on a leash and under control, they are never to be tied up and left unattended in common areas.
3. The feeding and watering of pets is not allowed in common areas.
4. When walking a dog the fire road next to the creek is the SSV designated potty area.
5. Waste matter, no matter where it occurs, must be cleaned up and properly disposed of. Failure to do so will result in a fine. Depositing waste matter in the laundry rooms waste baskets is not allowed.
6. With the exception of service dogs, pets are not allowed in the Club Room or swimming pool area.

COMMON AREAS

"Common Areas" are defined as any area maintained by the Association. They include planted areas, walkways, including bridges, the pool area and its facilities, the Club Room, the parking structure, the laundry rooms, the fire road or any other area maintained by the Association.

1. Common areas are not to be used for any activity that could harm the landscaping; such as climbing trees, building tree houses, hammock installations, playing horseshoes, etc..
2. The riding of bicycles, skateboards, inline skates, scooters etc. is prohibited in all common areas.
3. Bicycles, skateboards, inline skates, scooters, strollers, toys and any other personal property are not be left in front of units or in common areas of the property.
4. The bicycles may be stored at:
 - a. The bicycle room located next to laundry room three.
 - b. On a unit's rear private patio or balcony.
 - c. In (not around) the two bicycle racks located in the lower level garage.
5. If you wish to store your bicycle in the bike room or one of the garage bike racks, you must obtain a SSV bicycle permit. The permit is free. You must also tag your bike(s) with your unit number. Bicycles that are not tagged, inoperable or abandoned will be removed and donated to charity.
6. The garage areas are not playgrounds and must never be used as such by anyone.
7. The feeding of wild animals and birds is prohibited in all common and exclusive use areas.
8. **Fire Road** use is limited to written permission by the Carpinteria-Summerland Fire Marshal. Such permission must include the date and time of the requested access.. With that, the office will open the road for your limited use. SSV cannot grant access without written CSFD permission.

CSFD contact information:

Carpinteria-Summerland Fire Protection District
1140 Eugenia Place, Ste A **Phone:** (805) 684 4591.

EXCLUSIVE USE AREAS

"Exclusive Use Areas" are defined as an area maintained by the Association but set aside for the exclusive use of the owner or tenant of a unit.

1. Lower unit exclusive use areas are the rear patios as well as the space directly in front of a unit defined by the space between the front wall of the kitchen extended directly over to the outside of the front bedroom wall.
2. Upper unit exclusive use areas are the rear patios and the space directly in front of the unit extending from the front kitchen wall over to the far side of the unit's storage closet.
3. Furnishings: Front patios, rear patios and balconies must appear uncluttered and meet the following criteria.
 - Lower units: are allowed one small table and two chairs on their front patio.
 - Upper units: are allowed one small table and two chairs on their back balcon

FINES

Fines for breaking the Rules and Regulations will be assessed to the unit owner's account.

The Fine is a minimum of 10% of the monthly Association dues.

Any appeal of the violation or the fine associated with the violation must be in writing and addressed to the Board of Directors within ten days of said assessment.

Your appeal can be dropped into the SSV Club Room mailbox or mailed to:

Singing Springs Village
Office of the Board of Directors
5455 8th Street
Carpinteria CA, 93013-2439

If you do not appeal the violation charge, please remit the amount due payable to:

Singing Springs Village Homeowners Association
and mail it to:

Singing Springs Village
c/o Old Coast Management
5266 Hollister Ave. Suite 121
Santa Barbara, CA 93111

ASBESTOS WARNING

Trace amounts of asbestos exist in the acoustic ceilings of Singing Springs units. There is no health hazard to occupants as long as the ceilings are kept intact; therefore, removal or modification of the acoustic ceilings requires the services of a licensed abatement contractor as well as a Carpinteria City Permit.

These Rules and Regulations have been updated by the sitting
Board of Directors on July, 16, 2022