



## RULES AND REGULATIONS

1. Lots are for residential purposes only. A home office is permitted as long as it does not increase noise, odors, pedestrian or vehicular traffic within the neighborhood. (*Article VII, Section 1,2*)
2. Signage, bills or posts are strictly prohibited within the community. “For Sale” or similar real estate signs are limited to one sign per address and cannot exceed 18” x 24”. They cannot remain in place for more than 90 days without prior Board approval. Small Security Company signs are permitted, however must be kept in good condition. (*Article VII, Section 3*)
3. No offensive activities which interfere with the quiet enjoyment of the neighborhood will be allowed. This extends to visitors and those driving within the community. Homeowners are responsible for their guests. If a guest causes damage to community property, the homeowner is ultimately responsible for any damages. All written complaints received by the Board will be investigated. Any action will be governed by the CC&R’s, Bylaws, these Rules and Regulations and applicable law. (*Article VII, Section 4*)
4. Only dogs, cats or other common household pets may be kept at any residence, and not more than two of any type. Animals may not be kept for any breeding or commercial purpose and must not cause annoyance or be considered to pose a potential danger to the neighborhood. (*Article VII, Section 6*)
5. Local leash laws apply. Owners must pick up and dispose of pet waste immediately. (City of Simi Valley)
6. Front and rear yards must contain some combination of HOA approved hardscape and landscape and be maintained in a manner that is consistent with the high standards of the community as determined by The Architectural Committee (*Article VI, Section 1*) (*Article X, Section 2,3,7*) (*Article XVI, Section 2*):
  - All lawns must be regularly maintained- mowed, watered, fertilized, and contain no bare spots, dry spots or weeds.
  - Flowerbeds and hillsides must contain HOA approved vegetation. They must be regularly maintained - watered, fertilized, contain no bare spots, dry spots or weeds.
  - Tree trimming shall be performed on a regular basis. Trees shall not be allowed to dominate one’s landscaping through sheer size or an expansive root system. The Architectural Committee will ultimately determine the maximum appropriate tree size and shape for a lot.
  - Lots cannot cause a nuisance (i.e. noise, odors, excessive dust) to adjoining properties or adversely affect property values in the neighborhood. (*Article VII, Section 4*)

7. Prior review and approval from the Architectural Committee is required before any modifications to the exterior of a residence. This includes, but is not limited to: changes in landscape or hardscape materials or design, exterior paint, fencing, the removal of trees, lawns, large plants, the addition of any structure, apparatus, equipment, swimming pool or spa. (*Article VI, Section 1*) (*Article VII, Section 5,7*)
  - No radio or television receiving or transmitting equipment or antennae, external apparatus or satellite dish antennae shall be installed on any lot except those permitted by the California Civil Code Section 4725 and /or any regulations adopted by the FCC. Roof mounted equipment must be placed in an unobtrusive area or as authorized by law. (*Article VII, Section 10*)
  - Solar arrays / panels are not allowed to be visible from the street, or surrounding properties except as authorized by law. Solar arrays / panels cannot reflect or otherwise cause disruption to surrounding homes or common areas. (*Article VII, Section 15*)
  - No artificial turf shall be installed in front yards or be visible from the street. Artificial turf is limited to back yard installation and must follow all Architectural Committee guidelines which outline quality, drainage and installation.
  - No structure, shed, play house, dog run, kennel, sports equipment, pool equipment, sauna, greenhouse or other outbuilding shall be built visible from the street or surrounding homes. (*Article VII, Section 5*)
8. Street Parking is considered temporary and is restricted to licensed, street legal vehicles with a current registration. Vehicles must remain uncovered, be operational and in good mechanical order. Street Parking is restricted to the front of one's own property unless permission is otherwise granted by the impacted neighbor(s) or The Board. The Board will only consider granting an exemption if the requesting homeowner first utilizes all available parking within one's own property (garage and driveway). Vehicles may not block driveways, mailboxes or access gates; nor can they be "stored" on the street or continuously parked for more than 72 hours. The Board will have the final determination as to what constitutes "storage" of a vehicle. All trailers, campers, motor homes, recreational vehicles, mobile equipment, boats, jet skis, snowmobiles, commercial vehicles or inoperable automobiles may not be parked on any street within the property, any common area or at any residence. The above may be stored within the confines of a private garage, out of sight of the common areas. (*Article VII, Section 8*)
9. Driveway parking is restricted to licensed, street legal vehicles with a current registration. Vehicles must remain uncovered, be operational and in good mechanical order. Vehicles may not be continuously stored in a driveway. The Board will have the final determination as to what constitutes "storage" of a vehicle. (*Article VII, Section 8*)
10. Temporary parking of two hours or less for a house trailer, camper or motor home, solely for the purpose of loading and unloading, is permitted. No vehicle may be parked on community streets longer than 72 hours. City and county vehicle and parking codes will apply. (*Article VII, Section 8*)

11. While not in use, portable sports equipment (e.g. Basketball hoops, soccer/hockey nets, skateboard ramps, rails etc.) is to be stored out of sight, within the confines of a garage or fenced back yard. (*Article VII, Section 7*)
12. Skateboarding, rollerblading, bicycling or use of scooters of any type is not permitted on the slopes, block walls or fences of the common property. Waxing of curbs or streets for the purpose of skateboarding; rollerblade ramps or structures; and sports equipment such as hockey/soccer nets that cause a danger to pedestrians, motorists or residents are not permitted.
13. All unlicensed motor vehicles, gasoline or electric powered, including but not limited to, motorized scooters, mini bikes, go carts, dirt bikes etc. are banned from the community streets and sidewalks. Such vehicles which may be licensed, may be driven only on community streets as necessary to enter or exit the community. Golf carts are permitted if driven safely by a licensed driver, but must be stored out of sight within the confines of a garage or fenced back yard.
14. Rubbish, trash and garbage should be regularly removed from residences and shall not be allowed to accumulate. All refuse containers, wood piles, clotheslines, storage areas, machinery and equipment are prohibited unless obscured from adjoining lots and streets by a fence or appropriate screen approved by the architectural committee. (*Article VII, Section 9*)
15. Rubbish and recycle containers must be placed curbside in the front of one's own lot no sooner than the evening before pickup and removed by the following evening. (*Article VII, Section 9*)
16. No owner shall interfere with his/her lot's drainage. Water must flow to the designed drainage system toward front of the property and the street. (*Article VII, Section 13*)
17. No owner shall obstruct the views of another property. Tree canopies shall be maintained in such a way as to not obstruct the views of the elevated properties above them. Exclusions to this rule include plantings in between neighbors that have been agreed upon by both parties (i.e. privacy screenings). Any plantings that may impact another's view must first receive Architectural approval. (*Article XIV, Section 1*)
18. Since this is a private gated community with limited access, yard sales, community sales, boutiques or sales involving the public are prohibited except for those sanctioned by the HOA for the entire community.
19. Residences should maintain an appearance consistent with the standards of the community. Newspaper or other paper, bed sheets and such are not considered acceptable window coverings. Homeowners shall keep all windows clear from street view (i.e. boxes, papers clutter). Window mounted air conditioning / heating units are strictly prohibited. Garages used as storage or work areas should be kept closed unless in use.

20. Dirt or construction debris must never be placed in the street but in proper containers. Any waste container that is to be placed in the street for longer than 24 hours must have the permission of the Homeowners Association. Permission will be given on a weekly or 30 day basis, as needed. Any damage done to street or common areas as the result of construction activity on their property will be the responsibility of that homeowner. *(Article VII, Section 9)*
21. Homeowners are responsible for clearing the sidewalks and gutters in front of their property. This includes the removal of any leaves, debris, trash, or weeds growing in the sidewalk and apron up to the asphalt street. This rule extends to the section of sidewalk and street adjacent to the property for homes situated on corner lots. *(Article X, Section 2,3,7) (Article XVI, Section 2):*
22. Professional work (e.g. Construction, demolition, painters, landscaping, tree trimming, home maintenance services, etc.) are restricted to M-F: 7am – dusk and Saturday: 8:30am – dusk. No professional work is to be performed on Sunday unless special permission is granted by The HOA. Homeowners are exempt from Sunday restrictions, and are allowed to perform work on their own homes M-F: 7am – dusk and Saturday and Sunday: 8:30am – dusk.
23. All outdoor landscape lighting must be kept in good working order and of the same color (e.g. Warm White). Timers are to be adjusted for seasonal changes to come on by dusk. Motion controlled security lights must be adjusted so they only trigger from within one's own property line (not from the sidewalk, common area or other adjoining property.)
24. Homeowners may lease / rent their lot in its entirety if they have personally resided in the home for a continuous 24 months prior to lease. All lease / rental agreements shall be in writing and a copy provided to the HOA. Tenants shall abide by all terms, rules and provisions of the Association. No lease / rental shall be shorter than 12 months. Total property rentals within the community cannot exceed 10% of the total homes within the community. *(Article XVII, Section 10)*

**THE OAKS AT WOOD RANCH HOMEOWNERS ASSOCIATION  
ENFORCEMENT POLICY**

Below is an enforcement policy and fine schedule. The primary objective of the Board of Directors Rules Enforcement is rules compliance. The California Civil Code now requires all associations to publish a fine schedule. Enforcement and fines may vary depending on the Boards interpretation of the facts presented.

**ENFORCEMENT POLICY  
FIRST OFFENSE- COURTESY LETTER TO OWNER\***

**SECOND OR RECURRING OFFENSE - HEARING LETTER TO OWNER,  
ENFORCEMENT IN AGREEMENT WITH THE HEARING.**

**SCHEDULE OF FINES**

-Failure to submit architectural plans-	\$100 per week (up to four weeks) \$500 per month thereafter
-Failure to complete landscaping within 120 days-	\$1,000 per month until complete.
-Landscape maintenance-	\$100 for first violation and \$100 per week (up to four weeks) \$250 per week thereafter.  \$500 for second violation and \$250 per week thereafter for repeat offences w/in one year
-Noncompliance with Rules and Regulations-	\$50 to \$500 per occurrence
-Parking Infractions, CC&R Violations-	\$50 to \$500 per occurrence

\* The first violation will generally result in a warning letter unless, in the Board's opinion, the violation relates to a matter of such seriousness that it is appropriate to proceed immediately to a hearing and fine or other enforcement action.

- The above is a general list where fines are required. It is not comprehensive and additions will be made as needed.
- After being called to a hearing, a repeat offense within one year will be not be treated as a new offense, but will continue to accrue fines.
- The payment of any and all legal fees or costs incurred by the Association to enforce compliance or collect fines will be the responsibility of the owner.

- It is the owners' responsibility to inform their guests of all rules and regulations. Owners are responsible for any damage caused to common areas by themselves or their guests, including Entry and Exit gates.
- Failure to pay fines within thirty (30) days may result in legal action to collect said fines. If the Association is forced to retain an attorney to ensure compliance, collect fines, etc., the Owner may be liable for those attorney fees and all related expenses in addition to the fines.
- The minimum and maximum fine amounts that the Board may impose as set forth herein do not otherwise preclude the Board from also levying a Special Assessment as a means of reimbursing the Association for costs incurred by the Association in the repair of damage to Association property and facilities for which the Owner or the Owner's family, tenants or invitees were responsible.