

# KRYSTAL VILLA EAST

## CONDOMINIUM RULES AND REGULATIONS (July 2020)

### PARKING AND VEHICLES:

1. EVERY VEHICLE must display at all times the KVE parking pass/permit in window of vehicle. Said permit to be placed/hung only on rear view mirror. Placed otherwise eliminates the ability of managers to monitor during inclement weather and may be subject to violation notice.
2. Parking permits are restricted to TWO permits per unit. Any unit with more than 2 vehicles displaying a permit will be subject to fine per fine violation schedule.
3. In the event a circumstance arises whereby owner or long term tenant has a guest, management should be contacted for temporary permit issued for period of time guest requires. If permit not returned within time period, owner or tenant will be fined.
4. No reserved parking for any owner or tenant is permitted.
5. All oversize or non-standard vehicles (campers, trailers, motor homes, commercial etc.) owners must obtain approval and register with management before using KVE parking area.
6. Mechanical work, including but not limited to oil changing, car washing, is not permitted on premises.
7. Inoperable vehicles left in parking area more than twenty four (24) hours without permission from Management are subject to tow-away at owner's expense.

### PETS:

1. Pets by NON-OWNERS are not allowed. Non-owners are defined as renters of unit less than thirty (30) days.
2. Owners, defined as those persons in title to unit and their immediate family, are allowed, no more than two pets. Pet(s) must be kept on leash at all times when vacating unit.
3. Long-term renters, defined as those tenants on lease with copy of said lease on file in managers' office, are allowed no more than two pets. Pet(s) must be kept on leash at all times when vacating unit.
4. All owners, long-term tenants, short-term tenants are responsible for removal of excrements of their pet(s). No pet may be kept on deck or stair landings. Management has full authority to enforce this rule.
5. Any complaints (including but not limited to, failure to pick up excrements, aggressive animal, excessive barking) received by the Board from either management, other owners or tenants will be evaluated by the Board and appropriate action taken which may include fines and/or removal of the pet from the premises by Mammoth Humane Patrol (M.P.D.).

### POOL, JACUZZI AND SAUNA:

1. Hours of pool, jacuzzi and sauna are from **12:00 P.M. to 10:00 P.M.**
2. Entry to above area is by code only. **Code: 32321.** This code may be changed periodically and owners/tenants will be notified.
3. Children under the age of 14 must be accompanied by an adult in these areas.
4. No OUTSIDE guests are permitted in or around the pool, jacuzzi, sauna unless directly escorted by an owner or tenant.
5. No glass is permitted at any time in or around pool/jacuzzi area. Plastic beverage containers are acceptable.
6. No running in pool area is permitted.
7. Only authentic pool toys are permitted.
8. No smoking is allowed in the deck/pool/jacuzzi/sauna/bathroom area.

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### **DECKS, STAIRS AND LANDINGS:**

1. No signs may be displayed other than "For Rent or For Sale signs, not to exceed 18x24 inches.
2. All units are required to install a standard conforming heavy duty door mat at their entry door. Board suggests that entry mats be removed by Thanksgiving to enable managers to properly remove snow
3. Nothing may be stored on decks or landings except wood, pellets, or BBQ's.
4. Due to weight restrictions, no more than one cord of wood may be stacked on deck. If Almond wood, no more than ¾ cord of wood will be allowed. Per new state law, balconies are subject to inspection as to weight.
5. No more than one ton of pellets may be stored on deck and must be evenly distributed and no more than four bags high. At no time may individual bags exceeding 40 lb bags be placed on balcony.
6. Wood and or pellets may not be stacked higher than the top of the upper rail and shall not block exits, such as sliding glass doors or windows.
7. Up to two deck boxes are permissible if placed on either end of balcony against wall and no higher than balcony railing or one box placed against wall between the two balcony windows. Color must be brown, black or matching color of balcony.
8. Heavy duty tarps (in brown, black or matching color of balcony) are allowed to cover wood and or pellets, as required by town fire code in the summer months. No other coverage (plastic) shall be used to cover windows etc.
9. Barbecues: Small 5 lb. propane canisters are permitted (Per California fire code 308.1.4) Charcoal barbecues are NOT permitted.
10. Barbecues shall not exceed the height of the top railing of deck.

### **SMOKE DETECTORS:**

DO NOT AT ANY TIME, remove batteries, unplug or otherwise render smoke detector inoperable. Should smoke conditions exist, it is suggested to open doors or windows to clear smoke. Rendering smoke detectors inoperable not only creates a hazard but also a liability on occupants, owners and HOA.

### **HEATERS:**

1. Heaters must NOT be turned off in any unoccupied unit during the winter months, nor may they be turned off in any occupied unit for overnight periods in order to prevent freezing of the pipes.
2. Heating appliances built into the units should be kept in proper working order at all times due to cold temperatures.
3. Accumulation of dust should not be allowed to collect on any heating appliance to prevent possible fire.
4. Combustibles should be kept at a minimum of 18 inches from all heating appliances.
5. Ashes must be put in metal container provided next to common area trash bin.

### **QUIET HOURS- DISTURBANCE-NUISANCE-NOISE:**

1. No loud TV, Stereo, or loud noises of any kind between the hours of **10:00 P.M. and 7:00 A.M.**
2. Owner, tenants, guests shall refrain from unduly loud noises or disturbances which would be a nuisance to other individuals.
3. Complaints received regarding any of the above should be directed to Management or the Board and appropriate action will be taken, which may include calling the Mammoth Police Department and/or imposing fines.

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### **TRASH CONTAINER:**

1. No large items are to be left outside of container. Trash Company will not pick up these pieces. If noted, owner/tenant will be charged disposal fee.
2. Lock container when disposing of trash. This will eliminate bear's intrusion.
3. Recycle bin is provided, located in parking lot across from pool area, specifically for aluminum cans, plastic and glass. (Per City code)

### **SATELLITE DISHES:**

1. Satellite Dishes are NOT allowed on decks or walls, without prior written authority from Board and installation of same under the supervision of management.
2. Unauthorized mounting without prior approval, will be immediately removed by management and fine imposed by Board.

### **GENERAL REQUIREMENTS:**

1. Wood chopping is not allowed on decks or lawn areas.
2. Children's toys, bicycles, skateboards etc. shall not be left in common areas.
3. Remodeling unit interiors may require building permits. The town of Mammoth Lakes must be contacted for such permits. Owners should be aware that some walls share electric wires and plumbing, inquire with the management to discuss propriety of opening walls.
4. No alteration of any kind shall be made that impacts the common area of the project, per CC&R's – Article 10-7-10. Before any commencement, an Architectural Request Form must be completed by owner and forwarded to Board for approval. Forms are available at KVE office and on KVE web site.
5. Prior to any owner remodeling his/her interior unit, owner should be aware that some walls share electric wires and plumbing and should contact Manager to discuss propriety of opening walls. The town of Mammoth Lakes may require building permits and should be contacted for such permits.

### **MANAGEMENT:**

1. Management Hours 7 am to 7 pm, 7 days a week. Phone: 760.934.2669, Email: [Manager@KVEHOA.com](mailto:Manager@KVEHOA.com)
2. Management shall be allowed access to all units in the event of an emergency.
3. A key or key code shall be provided to the managers for official use only.

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## **COMPLIANCE:**

All owners, long term tenants, short-term renters and guests must adhere to the CC&R's, By-Laws, and Rules and Regulations of KVE Homeowners Association. Violations will be processed per Violation fee schedule shown below.

## **VIOLATION FEE SCHEDULE**

**First Violation notice:** Notice of violation given by e-mail, posted notice, and written letter. Owners have a Fifteen day period from the notice date to correct violation.

**Second Notice:** \$50.00 fine imposed and collected through assessment statements.

**Third Notice:** \$100.00 fine imposed and collected through assessment statements.

**Fourth Notice:** \$250.00 collected as above.

**NOTE:** Late fees will be imposed if not paid. These fees will be applied to any violations of the above Rules and Regulations.