

# ***LAURELWOOD HOMEOWNERS ASSOCIATION***

## **A California Nonprofit Mutual Benefit Corporation**

### **Notice of Emergency Rules Adoption Civil Code Section 4360**

#### **Common Area Use Application**

The Board of Directors has determined that the following Rules are necessary to address an imminent threat to public health, and safety, as well as an imminent risk of substantial economic loss to the Association. The Rules will take effect immediately and remain in effect for 120 days or until new Rules are adopted by the Board of Directors prior to that time.

The purpose of these Rules and Regulations is to create a safe and enjoyable experience for all residents using the Park and other Common Areas, and to provide regulation of special events to protect the Association and its members from potential liability for activities in the Park and Common Areas.

The effect of the Rule change will be that the Association will have greater control and be better able to regulate the conduct of residents on Association Common Areas. This will benefit all Owners and residents by reducing Association exposure to potential legal liability for activities in the Park and Common Areas, which will avoid increased expenses for insurance, claims, injuries, and damage. The goal is to not have to increase assessments for all Owners to pay for damage, injuries or other problems at the Park and in the Common Areas.

The Park and all other Association Common Areas, Owners and Residents are subject to the following Rules and Regulations.

1. Anyone using the Park or other Association Common Areas for an event, party, gathering or group of more than ten (10) people, must contact Management and schedule the event at least 10 days before the event. The Owner must complete this application for the event, party or gathering. The Owner must carry a homeowner's liability insurance policy, and must name the Association and Management as additional insureds on that policy. The Owner/Resident must provide a copy of the Certificate of Insurance and the Additional Insured Endorsement to the Association's Management Company 7 calendar days before the event, party, or gathering.
2. If there is any damage to the Park, or Common Areas, the Owner will be responsible for all costs incurred by the Association to repair the damage, and a Special Assessment will be levied against the Owner.
3. Litter is prohibited. Pick up all trash and debris, and properly dispose of it outside the Common Area or in appropriate trash receptacles.
4. No charcoal BBQs or fire rings may be brought onto or used in the Park or other Common Areas.
5. No electrical heaters, or other heating devices may be brought onto or used in the Park or other Common Areas.
6. No portable toilets are permitted in the Park or other Common Areas.
7. No bounce houses, fun houses, hot air balloons, or other inflatable devices are permitted in the Park or other Common Areas without prior application to and approval of the Board. Special insurance will be required for such uses. An application must be submitted at least ten calendar days before the event.
8. Park hours are from dawn to dusk. All parties, events or gatherings must end 30 minutes after sunset. No night use of the Park or Common Areas for parties, events or gatherings is allowed.
9. Generators are permitted in the Park or other Common Areas, but must be a very low decibel level, and not allowed to disturb other residents or be a nuisance.
10. No vehicles of any type, including motorized vehicles, are permitted in the Park or other Common Areas, except on the designated paved private streets.
11. Glass containers are prohibited.
12. Dogs must remain leashed at all times and all pet waste properly picked up and disposed of.
13. Please control noise levels – be respectful of other Residents

14. Balloons, and inflatable are prohibited, including any hot air, helium, blow up or inflatable balloons, or arches.
15. No slacklines, rope lines, zip lines or other anchored lines are permitted.
16. Use of air born projectiles, including golf equipment, archery equipment, and javelins is prohibited.
17. Drones of all sizes are prohibited from being flown over the Park and any other Common Areas.
18. No one may damage, cut, or remove any plants, trees or other vegetation.
19. No amplified sound devices which can be heard by other residents is permitted.
20. Any vendors, suppliers, party entertainers, or others who provide services for events, parties or gatherings must be licensed and insured.

Any violation of these Rules and Regulations may result in a violation letter, hearing notice, fine, or other action deemed appropriate and necessary by the Board of Directors to enforce these Rules and Regulations, including legal action.

**Please check all that apply:**

- Copy of insurance has been provided naming the Association and Management as additionally insured.

**Will there be a Bounce House?**

- YES                       NO

- Bounce House will be secured by weights and NOT stakes in order to minimize damage to turf.

**Bounce House vendor information:**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

I have read, understand and will abide by the above Common Area Rules and Regulations

**Homeowner:** \_\_\_\_\_

**Resident (if applicable):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Date of Event:** \_\_\_\_\_ **# of Guests:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<b>MANAGEMENT USE ONLY</b>	
<b>Received Insurance -</b> _____	<b>Received Bounce House Info (if applicable) -</b> _____
<b>APPROVED – DATE:</b> _____ <b>BY:</b> _____	