

ORTEGA BOULEVARD CONDOMINIUM ASSOCIATION, INC
2025 RULES AND REGULATIONS

1. Parking is limited at OBCA. Each Unit has one reserved parking space which is marked and reserved exclusively for a specific Unit. No parking of any kind is permitted on the grounds of OBCA.
2. No signs of any nature are to be erected, including real estate, estate sale, garage sale, yard sales, political campaigns, etc. No Estate, Garage, or Yard Sale is allowed from units within the Condominium confines.
3. All common areas of the buildings such as sidewalks, stairways and parking areas shall be used only for the purpose intended. All such common areas are to be kept clear of obstructions.
4. Upon the approval of the Board of Directors of OBCA, *SMALL PETS* and no vicious breeds (pit bulls, rottweilers, etc.) may be allowed. All pets must be confined to the owner's unit. All dogs must be taken off the OBCA property to be walked. No pets may be kept that cause annoyance of any kind to the neighboring units or residents. New Homeowners/Tenants will be asked to acknowledge the above rules in writing upon purchase and/or lease of a property at OBCA.
5. Present Homeowners/Tenants who have not been approved for a pet must also acknowledge the above rules in writing. The feeding of non-owned (feral) animals is prohibited.
4. No Homeowner or Tenant may make or permit any disturbing noises in the building, whether made by him/herself, family, friends, or hired staff nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Homeowners or Tenants.
5. Homeowners are not to interrupt workmen who are on the property doing work. (i.e., by giving instructions, complaining, questioning why or what they are doing, the cost and or who is paying for the service. OBCA is responsible for common areas only. Residents are not to ask workmen to do any task in the confines of patios associated with individual units. The workmen are to let a Board Member know if this happens.
6. Homeowners planning to sell their units should advise the BOD of their intentions and keep the board apprised of all sales activity. Homeowners selling their units are required to provide a fully executed Purchase and Sales Agreement to the OBCA. Board of Directors within five (5) days of acceptance by the BUYER and SELLER. The Board will advise the SELLER (in writing) of approval of sale within thirty (30) days after receipt of the fully

executed Purchase and Sale Agreement. The Homeowner and/or Realtor, whether selling, renting, or leasing, are to arrange for the Board of Directors to meet the new prospective buyer or tenant. There will be an estoppel/transfer fee imposed on any unit sale.

7. Leasing of a Unit is strongly opposed by the members of the Association and while legally not prohibited by our corporate documents, every effort possible will be made to discourage leasing. All Owners and potential Owners should be aware of this pending obstacle to their potential leasing efforts.

8. No disabled or abandoned vehicles may be parked in a condominium space more than seven (7) days. The Homeowner is responsible for having it removed or OBCA will have it removed and the Homeowner will be billed.

9. Guests of Homeowners are required to comply with all the above Rules and Regulations. It is the Homeowners responsibility to advise the guests when they are not in compliance.

10. Monthly Maintenance Fees are due on the first (1st) of each month. Payments are delinquent on the sixteenth (16th) of the month. The OBCA Board of Directors will address each delinquency accordingly. The annual reserve assessment is due one half on May 15 with the balance by due by October 1, 2025.

11. Bicycle storage is not permitted in any common area. Bicycles must be kept out of public view.

12. All garbage put into the OBCA dumpster must be placed in a plastic trash bag made for this purpose. No loose food container may be placed in the dumpster, including take-out boxes, microwaveable meal boxes or any other food lose container. No packing material or large boxes is permitted in the container.

These Rules and Regulations were reviewed and approved by the OBCA Board of Directors at the January 31, 2024, Board of Directors Meeting.