

LEISURE VILLAGE ASSOCIATION, INC.

_____, 2023

To All Members/Owners:

RE: LEISURE VILLAGE ASSOCIATION, INC.
- Proposed Rule Change: Garage Doors

Dear Member:

Enclosed for your review, consideration and comment is a Proposed Rule Change to the Association's existing Rules and Regulations. This letter is being sent to you pursuant to Civil Code Section 4360.

The Proposed Rule Change is intended to set forth restrictions on the use of garage doors. This Proposed Rule is intended to protect property values and provide for a clean, pleasant, and compatible environment in which to live.

You are invited to attend the Board meeting scheduled for _____, 2023 at ____:____ p.m., at _____, and provide any comments you may have regarding the Proposed Rule Change. You may also submit written comments by _____, 2023, either by mailing them to Leisure Village Association, Inc., Attn: Christi Moore, 200 Leisure Village Dr., Camarillo, CA 93012-6802; or via email to c.moore@leisurevillage.org.

Please note that the Board invites all Owners to attend the meeting and provide their comments and feedback on the Proposed Rule Change. With that said, please understand that the Board, and only the Board, has the legal authority to vote on a rule for the community. This is not an amendment to the Association's CC&Rs or Bylaws and, therefore, does not require a vote of the Owners.

The Board will hear and consider comments from the Owners regarding the Proposed Rule Change. Based upon those comments, the Board will determine whether to formally adopt the Proposed Rule Change. Within fifteen (15) days after the meeting, you will be notified in writing of the Board's decision, including the effective date of the Proposed Rule Change, if approved.

We hope to see you at the meeting and look forward to receiving your comments and feedback. Thank you.

Sincerely,

Board of Directors,
LEISURE VILLAGE ASSOCIATION, INC.

NOTICE OF PROPOSED RULE CHANGE TO THE RULES AND REGULATIONS OF LEISURE VILLAGE ASSOCIATION, INC.

_____, 2023

In compliance with California *Civil Code* Section 4360, you are hereby notified that the Board of Directors of Leisure Village Association, Inc. (“Association”) is proposing to adopt the following operating rule, as outlined herein.

1. PURPOSE AND EFFECT OF THE PROPOSED RULE CHANGE

Presently, the Association’s Rules and Regulations do not require owners to keep their garage doors closed or otherwise set forth restrictions on the use of garage doors. This Proposed Rule is intended to protect property values and provide for a clean, pleasant, and compatible environment in which to live.

2. GOVERNING LEGAL AUTHORITY

This Proposed Rule is being adopted in connection with existing provisions of the Association’s governing documents, including without limitation, Article V, Section 5.5 and Article IX, Section 9.2 of the Declaration of Covenants, Conditions & Restrictions (“CC&Rs”).

3. PROPOSAL

The Board hereby proposes to modify Article XIX – General and **add** Section 19.28 to the Association’s Rules and Regulations with the following language:

19.28 Garage Doors

Garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage. Notwithstanding the foregoing, garage doors may remain open, on a temporary basis, when reasonably necessary to facilitate cleaning, maintenance and/or repair work in the garage.

LEISURE VILLAGE FEE SCHEDULE

Architectural Permits (Fee due when permit issued. Unauthorized construction subject to a monetary penalty).

| <u>Improvement</u> | <u>Permit Session</u> | <u>Special Handling (1)</u> | <u>Valid For:</u> |
|---|-----------------------|-----------------------------|-------------------|
| Patio Enclosure | \$150 (\$75) | \$300 (\$150) | 6 months |
| Patio Cover | \$75 (\$40) | \$150 (\$80) | 6 months |
| All other permits- without inspection | \$20 | \$40 | 6 months |
| All other permits- with inspection | \$40 | \$80 | 6 months |
| Solar Installation | \$50 | \$100 | 6 months |
| Permits requiring LVA Indemnification: Add | \$25 | | |
| Relocation of irrigation/drainage system | \$350 | | |

(1) When not issued at a regularly scheduled Architectural Permit Session.

Miscellaneous Fees

| | <u>1-30 days</u> | <u>31-90 days</u> | <u>Refundable Deposit</u> | <u>Comments</u> |
|--------------------|------------------|-------------------------|---------------------------|-----------------------------------|
| Large dumpster/POD | No Charge | \$100 | \$250 | Up to an additional 90 days \$100 |
| Small dumpster | No Charge | \$50 | N/A | Up to an additional 90 days \$50 |
| Portable toilet | No Charge | \$100 (\$50) | N/A | Up to an additional 90 days \$50 |

Escrow/Lease Inspection/Processing Fees

Comments

Escrow Inspection/Processing Fee: \$350 **Includes escrow required Architectural Permit for replacement/repair of the structure per Architectural Guidelines. All other improvements subject to a permit fee.**

If an escrow inspection has been done within the last 6 months, ~~there will be an inspection/processing Fee for initial~~ New Lease **Fee: \$120.**

~~Initial~~ **Brand New** Lease Inspection/Processing Fee: \$280
~~Including new tenant.~~

~~Lease Renewal Processing Fee: \$40~~ ~~New tenant.~~ **New Lease with new tenant Processing Fee: \$80**

(2) ~~“Initial” refers to the first time the property becomes a rental.~~

ADOPTED : / /2023

EFFECTIVE: / /2023