



# ***BALCONY, PATIO, UNIT ENTRANCE RULES.***

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**To:** Villa La Jolla Condominium Association Resident(s)

**From:** Villa La Jolla Condominium Management

**Date:** June 1, 2020

**Re:** Rules for Balcony, Patio, and/or Unit Entrance

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Dear Resident(s),

Management has noticed that there are multiple violations on patios and, balconies, stair landing, or front unit entrance. This is a courtesy notice to all residents requesting that the following rules be followed as violation letters will be sent out if a violation observed. If you need a copy of the Rules and Regulations please contact Management.

## **Enforceable Rules:**

1. No more than 2 potted plants in front of any unit door
2. No potted plants in common area landscape removal, from Exclusive Use Area, of dead, diseased or invasive, privately planted plants, shall be at the owner's expense
3. Bicycles, tricycles, and any other wheeled vehicles and toys are prohibited on lawns, carports, and landscape areas and all common areas; these types of activities should be limited to the sidewalks located at the perimeter of the community only. In addition to the responsibility for the repair of damage caused to the common area by any misuse or other infractions, other sanctions may be imposed. Skateboards, roller blades, roller skates and scooters are prohibited in all areas within the community because of the history of damage done by them. (these items may not be stored under the stair landings or front unit entrances)
4. Exterior clotheslines and drying racks may only be used in the patio area in a manner which is not visible from the Recreation Area and Common Area. There shall be no outside drying of clothes or other items on any balcony, railing, awning, or other exterior portion of the Condominium Building

*Professionally Managed by:*

Keystone Pacific Property Management, Inc.

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## Villa La Jolla Condominium Association

5. No items may be permanently affixed to the wood railings or stucco.  
Example: Hanging a plant from a hook installed on the fascia board above your front door, balcony, and on the stair landing. Plants on the railings of your patio that cause damage to the wood from watering will be the owner's responsibility for repairs and any holes drilled into the stucco used for hanging any items

### Storage in Common Area:

1. Patios, balconies and carports are considered common area.
2. No storage allowed in common area. This includes:
  - a. Towels and clothes visible from patio/balcony
  - b. Refrigerators, storage boxes, etc.
3. The following are allowed on patio/balcony:
  - a. Furniture designed primarily for outdoor use only.
  - b. Portable barbeques – electric only, no coals, or gas.
  - c. Plants in pots, with or without hangers, secured so as not to present danger of injury
  - d. Bicycles, provided they are not hung from the balcony ceiling and/or patio railing.

Thank you in advance for your cooperation and attention to this matter.

If you have any questions regarding this notice, please contact the On-site Management Office at 858.455.7824, [bsurdock@keystonepacific.com](mailto:bsurdock@keystonepacific.com).

Sincerely,

*Brandon Surdock*

Villa La Jolla Condominiums Management Office

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