

**VISTA LA JOLLA TOWNHOMES
PROPOSED RULE AMENDMENTS**

January 9, 2020

Dear Vista La Jolla Homeowners:

This letter is written on behalf of the Vista La Jolla Townhomes Board of Directors.

Enclosed please find two proposed rule amendments (Owner/Resident and Pet Registration & ARC Application Fine) for your review.

Should you have any comments regarding the proposed rules, please submit them in writing to kim@amckibbin.com.

The Board of Directors thanks you for your continued support in continuing to keep Vista La Jolla Townhomes a premier community.

Sincerely,



Sean DeFreitas, CCAM®
Community Association Manager
Vista La Jolla Townhomes

NOTICE

VISTA LA JOLLA TOWNHOMES PROPOSED OWNER/RESIDENT AND PET REGISTRATION RULE

January 9, 2020

Dear Vista La Jolla Homeowners:

This letter is written on behalf of the Vista La Jolla Townhomes Board of Directors. Periodically, the Board of Directors finds it necessary to add or amend the rules and regulations for the Vista La Jolla Townhomes.

In an effort to better track resident vehicles and respond to reported violations and emergencies efficiently and with minimal delay, the Board has found it necessary to propose the implementation of an Owner/Resident & Pet Registration Program.

Pursuant to California *Civil Code* Section 1357.130, the homeowners of Vista La Jolla Townhomes are advised that the Board of Directors is intending to adopt a proposed rule to the current Vista La Jolla Townhomes Rules and Regulations at the Board meeting currently scheduled for February 12, 2020 at 6:00p.m. The location of the Board meeting is at the Vista La Jolla Clubhouse, San Diego, CA 92122.

Proposed Owner/Resident & Pet Registration Rule

Owner/Resident Registration: "ANNUALLY ON JANUARY 1ST OF EACH YEAR, EVERY OWNER WILL SUBMIT A REGISTRATION FORM WHICH WILL INCLUDE THE NAMES, VEHICLE INFORMATION, CONTACT INFORMATION, EMERGENCY CONTACT INFORMATION, AND PET INFORMATION, LICENSE AND RABIES VACCINATION, FOR ALL RESIDENTS OF THAT UNIT OVER THE AGE OF 18. LANDLORDS WILL BE RESPONSIBLE FOR PROVIDING THIS INFORMATION FOR ANY TENANTS OR ROOMERS WHO OCCUPY THEIR UNIT. ANY CHANGES MUST BE REPORTED IN WRITING TO THE MANAGEMENT COMPANY WITHIN 15 DAYS OF SUCH CHANGE."

The Board of Directors thanks you for your continued support in continuing to keep Vista La Jolla Townhomes a premier community.

Sincerely,

Vista La Jolla Townhomes
Board of Directors

VISTA LA JOLLA TOWNHOMES
OWNER INFORMATION FORM
PLEASE SUBMIT ANNUALLY BY JANUARY 1ST
ANY CHANGES IN OCCUPANCY MUST BE REPORTED TO MANAGEMENT WITHIN 15 DAYS

Owner Information

Property Address: _____

Homeowner Name(s): _____

Homeowner Telephone Number: _____

Home: _____ Work: _____ Mobile: _____

Homeowner Email Address: _____

Emergency Contact

Should there be an emergency at the unit and/or property and you are unable to be reached, please complete this section with the name & phone number of whom we may contact.

Name: _____ Phone Number: _____

Off-Site Owner Information

If your mailing address is different from the address above, please complete this section:

Off-Site Mailing Address: _____

City: _____ State: _____ Zip: _____

Tenant Information

If you have tenants residing in your unit, please complete the following section:

Tenant Names	Tenant Phone Numbers		
	Home	Work	Mobile
1			
2			
3			
4			

Vehicle Information

Please complete this section with you and/or your tenant's vehicle information

Vehicle Type	Year	Make/Model	Color	License #	State

Pet Information

Please complete this section with information on the pets residing at the unit.

Type of Pet	Breed	Color	Weight	License #	Date of Rabies Vaccination

I, the undersigned owner of the above unit address, hereby declare that only the occupants listed reside at these premises, that all information provided is correct and I agree to submit an updated form if resident status, contact information, pet or vehicle information changes.

Signature: _____ Date: _____

FAILURE TO COMPLETE THIS FORM AS DIRECTED IN THE RULES & REGULATIONS WILL RESULT IN BEING CALLED TO A HEARING IN FRONT OF THE BOARD OF DIRECTORS

Please complete and mail to: Vista La Jolla Townhomes
 c/o A. McKibbin & Co.
 7529 Draper Ave. Suite D
 La Jolla, CA 92037

Fax to: 858-551-1886
 Email to: kim@amckibbin.com

NOTICE

VISTA LA JOLLA TOWNHOMES PROPOSED ARC APPLICATION FINE

January 9, 2020

Dear Vista La Jolla Homeowners:

This letter is written on behalf of the Vista La Jolla Townhomes Board of Directors. Periodically, the Board of Directors finds it necessary to add or amend the rules and regulations for the Vista La Jolla Townhomes.

As a result of the influx in unauthorized exterior improvements, the Board of Directors has found it necessary to draft a rule to encourage homeowners to not bypass the association regulations.

Pursuant to California *Civil Code* Section 1357.130, the homeowners of Vista La Jolla Townhomes are advised that the Board of Directors is intending to adopt a proposed rule to the current Vista La Jolla Townhomes Rules and Regulations at the Board of Directors Meeting currently scheduled for February 12, 2020 at 6:00p.m. The Board of Directors Meeting will be held at the Vista La Jolla Clubhouse, San Diego, CA 92122.

Proposed ARC Application Fine Rule

All proposed changes or additions to the exterior of homes (including landscape) MUST be submitted for approval to Vista La Jolla Townhomes Architectural Review Committee (ARC), in writing, on forms available from the Managing Agent PRIOR to commencement of the project(s).

Failure to submit the appropriate forms for approval will result in the Association calling you to an automatic Hearing before the Board of Directors, where you will be issued an automatic fine \$500.00. Should you fail to bring your home into compliance within the specified timeframe allotted by the Board of Directors, additional fines may be applied to your account in accordance with the published fine schedule.

The Board of Directors thanks you for your continued support in continuing to keep Vista La Jolla Townhomes a premier community.

Sincerely,

Vista La Jolla Townhomes
Board of Directors