



# THE VILLAGE GREEN

*National Historic Landmark*

5300 Rodeo Road, Los Angeles, California 90016 (323) 294-5211

## Approved Rule Changes

March 9, 2018

Dear Village Green Homeowners:

At the Regular Open Meeting held on February 27, 2018, the Board of Directors approved the attached changes to the Village Green Handbook rules relating to parking (article 6), common area activities (article 13), and damage to common area property (article 19).

The changes to the rules are posted at the southern entrance to the Clubhouse which is the official location for general notices of Association business.

The new 2018 edition of the Village Green Handbook is available for download on the Village Green website and a hardcopy from the onsite management office.

Sincerely,

*Sherri A. Giles*

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Operations Manager

## 2018 HANDBOOK RULE CHANGES

### 1. *Parking Permits*

#### Section 6.1 **VEHICLE REGISTRATION**

A. **REGISTRATION REQUIREMENT:** All Residents must register a vehicle with the Association and obtain a valid parking permit for the vehicle before parking it overnight on Association Property.

B. **PERMIT ISSUANCE:** A parking permit will be issued only to the registered owner of the vehicle and only after a copy of the vehicle's registration with the California Department of Motor Vehicles is provided.

C. **NO SWITCHING PERMITS:** A parking permit is valid only for the vehicle for which it is issued and may not be switched to another vehicle, but may be reissued to another vehicle by the Village Green management upon request.

D. **LIMITED TO FIVE STICKERS:** A maximum of five (5) parking stickers may be issued to any Unit, including one (1) orange parking sticker, one (1) green parking sticker, and three (3) red parking stickers.

### 2. *Common Area Activities*

#### Section 13.1 **GENERAL PROVISIONS**

A. Appropriate recreational use of Common Areas includes lounging, strolling, sunbathing, flying kites, throwing Frisbees, playing croquet, tossing balls, or enjoying musical concerts and similar quiet activities. The safe and reasonable use of nonmotorized wheeled vehicles is permitted on sidewalks and during daylight hours. Bicycles may be used at night, providing they display at least one white light facing forward and one red light facing the rear. Motorized recreational vehicles are not allowed on any walkways in the Project and may not be used in the Project. There shall be no tree climbing or bouncing balls off of fences, walls, buildings or other structures.

B. In every encounter between a pedestrian and a person mounted on a bicycle or other mobile equipment, the pedestrian has the right-of-way. Responsibility for avoiding harm to either the pedestrian or the cyclist in any such encounter falls exclusively on the cyclist. High speed riding and other behaviors that endanger riders or pedestrians are prohibited.

C. Recreational activities are prohibited in the following areas:

1. Courts paved for motor vehicles,
2. Flower beds and shrubbery,
3. Laundry areas,
4. Balconies and
5. Trash areas.

D. The Common Areas (with the exception of exclusive use Common Areas) are for the use and enjoyment of all Residents. Commercial activities are not allowed in the Common

Areas without the Board's prior written consent. Activities in the Common Areas that endanger persons or property are prohibited, as are activities that due to their nature, scope or frequency unreasonably interfere with other Residents' quiet enjoyment of the Common Areas.

### 3. *Damage Violations*

#### Section 19.2 **DAMAGE VIOLATIONS**

If an Owner, Resident, and/or an Owner's or Resident's Guest(s) causes damage to the common area, including performing Unit renovations for which Board approval is required without obtaining prior written Board approval, the following procedures will be followed:

A. Notice of Hearing. The Association will send a written notice to the Owner of the Unit in question, identifying the nature of the damage, stating that the Enforcement Committee will hold a hearing to consider whether to impose a monetary penalty against the Owner, and stating the date, time and location of the hearing. The hearing date will be at least fifteen (15) days after the date of notice.

B. Hearing. The Owner (i) has the right to attend the hearing; (ii) may be represented by counsel (but is not required to be ); (iii) may submit a statement of defense to the Enforcement Committee in advance of the hearing, or present a statement of defense and supporting witnesses at the hearing; and (iv) may confront and cross-examine adverse witnesses. If an Owner fails to attend the hearing or to submit any written evidence on his/her behalf to the Enforcement Committee at the hearing, the foregoing rights will be waived.

C. Penalties. After the hearing (whether or not the Owner attends the hearing), if the Enforcement Committee determines that the Owner is responsible for the damage as alleged, the Enforcement Committee may (i) impose a fine in the amount of the cost to repair the damage; (ii) require the Owner to repair the damage at the Owner's cost by a specified date; or (iii) require the Owner to restore the unit to its prior condition (or if the prior condition was not appropriate, to an appropriate condition as determined by the Enforcement Committee) at the Owner's cost by a specified date. In addition, if the Enforcement Committee determines that the Owner performed renovations for which Board approval was required without obtaining prior written Board approval, the Enforcement Committee may impose a monetary penalty in the amount of \$1,000 for each violation, or such other amount as the Enforcement Committee deems appropriate in light of the gravity of the offense.

If the Owner fails to timely repair the damage or restore the unit as required by the Enforcement Committee, the Owner must pay an additional monetary penalty in the amount of \$1,000 for each violation, or such other amount as the Enforcement Committee deems appropriate, payable on the first day of each month beginning the month following the date specified by the Enforcement Committee for the Owner to complete the repair or restoration, or, if the Owner appeals to the board of directors, beginning the month following service of notice of the Board's decision.

The Enforcement Committee will provide the Owner notice of its decision within fifteen (15) days after the decision.