

The Glen of Pacific Grove
RULES & REGULATIONS
Adopted 9/16/08, revised 7/11/09, 3/20/12, 2/21/18

These rules are intended to maintain and protect our investment in THE GLEN and to help people live in harmony with their neighbors.

A. CC&R PROVISIONS (ARTICLE X):

1. Each lot shall be used for private residential purposes.
2. No business of any kind whatsoever shall be established, maintained, operated, permitted or conducted on the Properties, or any portion thereof, excepting such professional and administrative professions as may be permitted by ordinance, provided there is no external evidence thereof.
3. No noxious or offensive activity shall be carried on in, or upon, any lot or the common area, nor shall anything be done therein which may be or become an annoyance or nuisance to other owners.
4. No owner of a lot shall park, store or keep any truck, boat, trailer or aircraft or any other vehicle other than a private passenger vehicle or pickup truck not to exceed 1/2 ton within the parking spaces, except such temporary parking as may be permitted by Association Rules.
5. No owner of a lot shall repair or restore any motor vehicle, boat, trailer, aircraft, or other vehicle upon any portion of any lot or upon the common area except for emergency repairs thereto and then only to the extent necessary to enable movement thereof to a proper repair facility.
6. All garages and open parking spaces shall be kept free and clear and available for the parking of vehicles.

B. GENERAL

1. Homeowners are liable for damage or vandalism caused by their residents/guests.
2. Homeowners must ensure that their residents/guests do not cause any hazard or nuisance.
3. No unit noise should be heard outdoors or inside neighboring units.
4. The speed limit within The Glen is 15 miles per hour.
5. Garage doors must be closed when you are not in or around your garage.
6. Garbage containers must be stored in garages when not out for collection. They should not be placed on the street earlier than the day before garbage collection, and should be removed the day of collection.

C. RENTING

1. No lease or rental agreement shall be for a period of less than one month.
2. All lease or rental agreements for units within The Glen of Pacific Grove are subject to the CC&R's, to the Bylaws, and to these Rules and Regulations. Owners are responsible for providing the rules and regulations to residents. Contact name, email, telephone number, and vehicle license plate numbers of residents must be provided to the board.

D. PARKING & VEHICLES

1. Guest parking is for visitors. Residents are not to use guest parking on a regular basis, and not for more than ½ a day.
2. Residents are to park in their garage, outside the gate, or in their driveway. If a vehicle is parked in a driveway, it cannot extend into Glen Lake Drive and must be parked perpendicular to the garage door.
3. Residents must provide overnight guests with a GUEST PARKING PERMIT to place on the vehicle dashboard. (Available online at www.theglenofpg.com).
4. Guest parking spaces are intended for short-term parking only (one calendar day), for guests of The Glen residents. Guest parking in any one visitor parking space is limited to one day. You must specify on the guest parking permit the date of your guests arrival. For an extension or if you have any special requests, please submit a request in writing to the Board of Directors.
5. On the third parking violation, the Association may initiate The Glen towing policy.
6. Glen Lake Drive is a designated fire lane. There is no parking allowed on Glen Lake Drive.
7. Moving trucks over 30 feet are not permitted in the Association. Items must be transferred to and from moving truck to a smaller truck unit. Any damage caused by a truck that is larger than 30 feet will be the owners responsibility and a fine may be imposed.

E. PETS

1. No more than a total of three dogs and/or cats are allowed per unit.
2. Dogs must be on leashes at all times while on common areas.
3. Pet waste must be picked up immediately or be subject to fines.
4. Pet food may not be left outside.
5. Owners of pets that demonstrate behaviors of annoyance, harm, or create fear to others will be reported to The City of Pacific Grove Police Department's Animal Control Officer.

F. COMMON AREAS & UNIT EXTERIORS

1. Personal items are not to be left on Glen Lake Drive or on any common area.
2. Roller-blading and skateboarding are not allowed on Glen Lake Drive.
3. Bike riders on Glen Lake Drive must obey the rules of the road as prescribed by the California Motor Vehicle Code.
4. The bridge is for foot traffic only.
5. Residents/Guests are not to play in or on the banks of the lake or stream.
6. Use of the tennis court is for residents and their guests only, is used at your own risk, and is for tennis only. Tennis court times are from 8 AM to dusk.
7. Trees are not to be climbed.
8. Patio areas are to be kept neat and free of clutter.
9. Gardeners should not be contacted directly.
10. Only approved unit house numbers and one flag bracket may be attached to the outside of a unit.
11. No forcing open the gates or climbing over gates and fences.
12. The automatic gate code is not to be shared with non-residents.
13. Firewood must be stacked on patios, away from wooden structures.

G. ARCHITECTURAL CONTROL

1. The Glen's governing documents require association approval before an owner of a separate interest may make an exterior addition, change, or alteration to the owner's separate interest. All requests FORMS must be in writing to the Architectural Control Committee (ACC). (Available online at www.theglenofpg.com).
2. Satellite dishes may not be installed without prior approval of the ACC. The equipment shall not be visible from Glen Lake Drive.
3. Existing wooden garage doors will be painted by the Association as necessary. An ACC request must be submitted to update to the new metal garage door. All new metal garage doors will be almond color.

H. FINES

Fines may be levied up to \$250.00 per occurrence in accordance with requirements of the Davis-Stirling Statutes.