

**The Glen of Pacific Grove Homeowners Association
24571 Silver Cloud Court, Suite 101
Monterey, CA 93940
(831) 647-2442**

February 3, 2021


Dear The Glen of Pacific Grove Homeowner:

At the Board of Directors meeting on January 20, 2021, the Board of Directors for The Glen of Pacific Grove Homeowners Association approved the amended Rules and Regulations. Please take a few moments to review the Rules and Regulations to make certain you are in compliance.

Prior to approval, a draft copy of this document was sent to each homeowner at The Glen of Pacific Grove, per Civil Code 4360(a), which allows each homeowner a 28-day review of the document and the opportunity to submit comments or suggestions to the Board of Directors.

If you have questions, please contact Liane at the Regency Management office at (831) 647-2442 or lcunningham@regencymg.com.

Cordially,



Liane Cunningham
Community Association Manager

The Glen of Pacific Grove
RULES & REGULATIONS
Adopted 9/16/08, revised 7/11/09, 3/20/12, 2/21/18,
11/20/19, 6/17/20, 11/18/20, 1/20/21

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:

With 15 outside parking spaces for 60 units, there is simply not enough room for everyone to have a 3rd car and still provide parking areas for our guests. Therefore:

1. "Guest Parking" is for the use of guests only. Homeowners and their tenants or lessees are **not** to use "Guest Parking" except on a temporary basis, not overnight, and not to exceed 24 accumulated hours per month. Homeowners are to use their garages at all times or park their vehicles outside the gate. On the third violation for parking in "Guest Parking," the Association may have the vehicle towed without notice.
2. Residents must contact management, LCunningham@RegencyMg.com, to request permission for a guest to park longer than seven (7) days.
3. Glen Lake Drive is a designated fire lane. Do not park on Glen Lake Drive at any time except to load and unload. This includes contractors and service personnel. Vehicles so parked constitute a hazard and are subject to towing without notice. Owners may be held personally responsible.
4. Parking of vehicles in driveways is unsightly and discouraged. If a vehicle is parked in a driveway, the vehicle must be parked perpendicular to Glen Lake Drive and must not extend beyond the driveway onto Glen Lake Drive."
5. No vehicle in overall length greater than 30 feet in length can enter Glen Lake Drive.

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.
6. All pets must be walked on the outer perimeter and walking bridge of Glen Lake Drive.

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 and pickleball 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 \$50.00 per occurrence in accordance with requirements of the Davis-Stirling Statutes.