La Cuesta Racquet Club Homeowners Association

24331 Muirlands Blvd., #D4-556, Lake Forest, CA 92630

1) Privately Owned Homes

Our homes are private owned homes and not condominiums so the responsibilities lie with the homeowner for their maintenance. We are a PUD-Planned Unit Development.

2) Cable Services

Your monthly association dues include basic cable with Time Warner Cable. Internet services are not included. You may add additional services at YOUR expense by calling Time Warner Cable (the Bulk Service Group) at 866-550-3211.

3) A link to clubhouse and greenbelt rental agreement

4) A link to Architectural Request Form

If you are planning to perform ANY architectural improvements to your home (including, but not limited to, planting trees, painting, fences, patio covers, planters, air conditioners (window units are not permitted, however, indoor units are permitted to vent through an existing window), satellite dishes, skylights, solar panels, replacing windows and doors, etc.) please remember to submit an Architectural Application to the Board, C/O Boyd Management, for review and approval PRIOR to the commencement of work. Making any alterations without prior Board approval is in violation of the CC&Rs. If this occurs, you may be required to perform additional alterations at your cost. Keep in mind that the architectural process is one that benefits all the residents.

5) A link to Rules and Regulations

The Board of Directors has received a number of complaints regarding dogs. Some residents are allowing their dogs to run on the common areas of the Association unattended and without leashes. Some residents are NOT picking up after their dogs and are creating unhealthy and unsafe conditions for the rest of the residents.

- Dogs must be kept on a leash at all times in accordance with the municipal code of the City of Huntington Beach.

- Dog owners must clean-up after their own pet.

The Board is requesting ALL residents please follow the Rules and clean up after your pets!! Please be considerate of your neighbors; always keep your dogs on a leash and carry a bag for cleaning up after your pet.

6) A link to yearly tree trimming

7) A link to the Parking Rules

Boyd Management
24331 Muirlands Blvd., #D4-556
Lake Forest, CA 92630 (949)215-8485 Fax (949)215-9040

8) Specific

The owner shall be responsible for the maintenance, repair, touch up painting, and/or replacement, of any building component located on a Lot, other than the Association's scheduled painting, including any installation made by the Owner and glass surfaces. This includes but is not limited to wood trim, window ledges, fascia boards, chimneys, ceiling joists, rafter tails, wood surfaces, utility doors, front doors, screen doors, garage doors, and windows. The owner shall be responsible for the general maintenance and repair of stucco.

9) Other Maintenance

In the event that the need for maintenance or repair of a lot or the improvements thereon is caused through the willful or negligent acts of its owner or through the willful or negligent acts of the family, guests or invitees of the owner of the lot needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject. This applies to the owner of the home that damages other homes and/or Association property which we all own. This is obvious.

The owner is responsible for the maintenance, repair and/or replacement of patio walls, patio gates, patio floors, patio covers, driveways, and skylights.

Homeowners have accepted the responsibility and are doing a good job of taking care of their homes and keeping our dues low. If the Association had to do these repairs our dues would be higher by at least $50 per month.

10) Termite Treatment

If you see termites or their droppings, call ChemFree Extermination at 562-984-2525 for treatment. No charge, make your appointment directly with them.

11) Roof Repairs

This includes tiles that appear to be lifted from the roof and ready to come down, tiles that have slipped to another location, broken tiles, roof leaks, concrete construction that appears to be damaged or any other tile configuration that appears to be in need of repair.

If you notice a necessary roof repair, please contact our Association Manager, Debbie Boyd at 949-215-8485. **You will also be required to put your request in writing.** Should you contact the roofer directly, you may be held responsible for any charges incurred.

12) Tennis Court

The tennis court is for residents only. Residents must play with their invited guests. Homeowner must not give the tennis court key to others. This is a private court. Homeowners who rent their homes, if they give their key to the renter, the renter must be informed that the key is not given out to anyone and they too must play with their guests.
We have a problem with non-residents, somehow they are using our court.

We had an incident which an instructor was giving lessons on our court to people who didn't live here. That was soon corrected. Someone gave him a key or he just broke in. An owner can bring in an instructor for themselves or their children.

Please lock the tennis court gate after use.

The tennis court is only for tennis. Any other use must be approved by the Board. No skate boards, no bicycles, rollerblades, etc.

13) Planter and Front Yards

Over the years, many homeowners at La Cuesta Racquet Club have wanted to plant their own plants as well as constructing their own planters on the Association property and have requested the ability to do so. The Board has approved the planting with the following guidelines:

1. The front yards and common areas are owned by the Association.
2. Homeowners have been allowed to plant and maintain their landscaping around the front yards/planter areas.
3. Architectural requests and approval are required prior to planting.
4. Once an owner plants their own plants, they are required to water, maintain, trim, fertilize, weed, etc. their planted area. Any damages by any party, intended or accidental, are the responsibility of the owner. Please refer to the CC&Rs for further detail.
5. Once an owner plants their own plants, the association's landscaper does not maintain that area, it becomes the responsibility of the owner.
6. All common areas are still owned by the Association, however, the Association has permitted owners to beautify their individual planters to give them the look they desire.

14) BBQ's

All BBQ's must be 10 feet of more away from the structures. This is a requirement by the City of Huntington Beach and the Master policy of the association insurance carrier.