

CHERRYWOOD ESTATES HOA

January 2011

The Board of Directors of Cherrywood Estates Homeowner's Association would like to remind everyone of the following points. Most of these have come from the CC&R's and some are simply common courtesy and respect for you and your neighbors' quiet enjoyment of your homes.

1. Owners are responsible for their household members as well as their guests' actions. Also, in the case of rental units, for their tenants and tenants' guests actions.
2. For safety and security, please make sure your porch light works because we have no streetlights. The photocells that control the lights can, and do, burn out and may need to be replaced at times.
3. Every house has 4 parking spaces available, two in the garage and two in the driveway. Guest parking should be kept available for guests and visitors.
4. Per the City of El Cajon, parking on the street is prohibited (including the cul-de-sac end). The Board understands that there are times when vehicles must be parked in the street for emergency purposes. Therefore, a fifteen-minute time limit has been set. Violations may result in a \$25 fine and/or the vehicle being towed without notice.
5. Alterations to the front common areas must be approved prior to commencement of work. Repainting using the same colors as the existing does not require prior approval.
6. We are all responsible for the cleanliness and neat appearance of our private street. Please do not litter or throw cigarette butts in the landscaping, street or gutters. We do not have a maintenance or street sweeping service to clean up after us, so please pick up and dispose of any litter that you may see. If everyone takes pride in the appearance of Cherrywood Estates and follows the few CC&R rules, it will remain a clean, pleasant environment in which to live.
7. The speed limit is 10 miles per hour. Please observe it. Repeated violations may result in a \$25 fine.
8. Major vehicle repairs are not permitted within Cherrywood Estates. Only emergency minor repairs and oil changes to YOUR OWN vehicle are allowed, and then only in your garage or driveway. Used oil should be disposed of in accordance with local ordinances and any messes in the driveway must be cleaned up.
9. Each homeowner is responsible for maintaining their driveway in a presentable state. Driveways must be kept free of grease, oil, and debris. If your vehicle leaks, please have it repaired as soon as possible.
10. Recycle and trash bins are to be kept out of sight. (i.e. in your garage, backyard, or house).
11. Only residents of Cherrywood Estates and their guests are permitted to use the pool. If you do not have a key, please call Peerless Property Management (619-334-1114) to obtain one. Residents must accompany their guests. Be considerate of your neighbors when using the swimming pool. Place all trash in the trashcan provided and be sure the gate is completely closed and latched when you leave. Although we have no set pool hours, please be extra quiet if you use the pool before 9 AM or after 10 PM. Parents of children under 14 years of age are reminded that California Health and Safety Laws require that an adult (over 18 years of age) accompany minors at all times while in the pool or pool enclosure.
12. Trash pick up is on Friday. Please remove your empty containers from the curb in a timely manner.
13. If there are problems that need attention or repair in the common area, (i.e. sprinkler heads, loose fence boards, etc.) let Peerless Management know. Many of the minor repairs have been performed by volunteer homeowners at no cost to your association.

14. Because our street is so narrow, please be sure that your car is pulled all the way into your driveway and no part is sticking out into the street. This is a safety hazard when others are trying to pull into or out of their own driveway. If there is a car across the street that is not pulled all the way into the driveway, it is very difficult to get in or out of the driveway without hitting the car sticking out into the street. It is also a hazard to others driving on the street.
15. Please remove your outdoor holiday decorations within 30 days after the holiday. Nobody wants to see Christmas decorations in July, for example. American flags are acceptable anytime.
16. All homes have a drainage easement at the back of their backyards. This must be kept clear to facilitate water flowing to the city line at the end of the cul-de-sac.
17. All homeowners must have homeowner's insurance that covers the entire structure in case of loss or damage. Even though our homes are classified as condominiums, you must obtain homeowner's insurance, NOT condo insurance.
18. Pets are not allowed inside the fenced pool area. Owners are reminded that they must pick up and dispose of any messes made by their pets while walking them.
19. Violations of the CC&R's and/or rules and regulations will result in a written warning. Subsequent repeat violations will result in a \$25 fine, which will increase in \$25 increments up to \$100 per occurrence.

Everyone should have a copy of the CC&R's and Bylaws. These are the rules we all agreed to abide by when we moved into Cherrywood Estates. They are quite boring to read, but you might want to review them periodically if you have concerns or questions. You may also call Peerless Management, Inc. at (619) 334-1114, ext 1 if you have questions regarding these rules. Violation forms as well as other pertinent information are available on their website (www.peerlesspm.com/cwe.html). In addition, if you think any laws have been broken by a resident or their guests (noise after 10 PM for example), call the El Cajon Police Department and file a complaint.

Thank you for taking the time to read this and for your compliance.