

LVA Rules and Regulations

Persons riding bicycles or tricycles must observe stop signs.

5.07 SKATEBOARDS, NON-MOTORIZED SCOOTERS, ROLLER BLADES AND ROLLERSKATES

Skateboards, non-motorized scooters, roller blades, and roller skates are not allowed for use within Leisure

required corrections will be made at the homeowner’s expense.

6.07 CLOTHESLINES

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed, or maintained on any lot or common area.

6.08 ANTENNAS AND OTHER DEVICES

Installation of antennas and other devices by individual homeowners must have prior approval of the Architectural Committee. This Committee may impose restrictions, as provided by law, as conditions for granting approval.

6.09 PATIO COVERS AND ENCLOSURES

Use of patio covers and enclosures will be allowed as approved by the Architectural Committee.

6.10 PAINTING LATTICE WORK

Homeowners who have installed a lattice-type wood patio cover are responsible for painting such latticework when the wood trim of the home is painted. The homeowner may arrange for the Association to have the patio cover painted, and all costs for this shall be paid by the dwelling unit owner.

6.11 REPAINTING AND REMOVAL OF DECORATIVE ITEMS

When the Association repaints a home or the trim, the homeowner shall be responsible for removing all objects that would inhibit the painting work such as pots, vines, planter boxes, ornaments, etc. If homeowner does not remove these objects, the work will be done by the Association, and the dwelling unit owner shall be responsible for all additional costs for such work.

6.12 CONSTRUCTION

Construction on all approved Architectural Permits must start within sixty (60) days after date of approval or be subject to cancellation. Canceled permits must be resubmitted for approval before construction may commence.

6.13 CONTRACTORS – SUPERSEDED 1/6/20 - SEE ARTICLE XXIII

6.14 PERMIT

The Architectural Committee must approve all building modifications/additions as well as significant landscape plan alterations. These approvals will be controlled in the following manner. The committee will develop specification sheets for each topic and these will be approved by the entire committee. After approval, they will be forwarded to the Board of Directors for their review. The committee will then administer all Architectural Permit Applications per the approved specifications. Any application which is not covered by

5.08 USE OF BIKE LANES

Pedestrians, joggers, runners and those persons using wheelchairs are permitted to use the unobstructed sidewalks along Leisure Village and Mountain View Drives at all times. Vehicles defined in Section 4.08b may use bike lanes. Personal three-or-four wheel scooters are permitted to use the bike lane.

ARTICLE VI — ALTERATIONS AND ADDITIONS TO HOMES

6.01 ARCHITECTURAL APPROVAL REQUIRED

Architectural Committee approval is required prior to making any exterior alterations or changes to structures or plantings on members’ lots.

6.02 ARCHITECTURAL PERMIT APPLICATION

Residents must complete an Architectural Permit Application designating the firm to do the work, a representative of which is required to pick up the approved permit BEFORE work may be started. Complete construction detail shall be provided with permit application.

6.03 HOMEOWNER RESPONSIBILITY

Residents who make alterations and additions shall be responsible for all maintenance and repairs of the installation (CC&Rs Exterior Maintenance, Article IX, 9.2).

6.04 CORRECTIVE ACTION

If homeowners are notified of a violation due to inadequate maintenance of items under their responsibility, they will be in violation of Section 9.2 of the CC&Rs. If, after reasonable notice, the correction is not made, the Association will perform the work and seek to recover all costs.

6.05 CITY PERMITS

The City of Camarillo may require a building permit for specific alterations or additions made on a Leisure Village home. It is the responsibility of the owner of the lot to obtain all required City permits and abide by all applicable laws in connection to your lot.

6.06 INSPECTIONS

All exterior work will be subject to inspections by the Association. The homeowner will be held responsible for any deviations from the City of Camarillo building permit and/or the Association Architectural Permit, and any

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 6.08 (p. 10): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

ANTENNAS AND OTHER DEVICES Installation of antennas and other devices by individual homeowners must have prior approval of the Architectural Committee. This Committee may impose restrictions, as provided by law, as conditions for granting approval.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).