

La Linda Drive Homeowners Association

Rules and Regulations

May 15, 2026

The Rules and Regulations listed below are derived from the latest approved Bylaws and CC&Rs. These rules are designed to promote safety, preserve property values, and ensure the peaceful enjoyment of the community by all residents. You can view Bylaws and CC&Rs at www.lalindadrive.org. This document has been approved by the La Linda Drive Association Board.

For purposes of this document, "Drive" refers to La Linda Drive, including the roadway and common areas.

Use of the Drive Roadway and other Common Property

1. The Drive is a walkway, as well as a driveway. Drivers of all vehicles must respect and yield to pedestrians, pets, and children. The speed limit is eight (8) miles per hour.
2. The Long Beach Fire Department allows parking only on the outside of the circle in order to maintain emergency vehicle access. Any damage or injury caused by the presence of any vehicle blocking emergency vehicle access shall be the responsibility and liability of the owner of such blocking vehicle, or the resident or property owner being visited, if such blocking vehicle is not owned by the resident or owner.
3. Very limited parking on the Drive is allowed for purposes such as the unloading of groceries or passengers. If you must park for these reasons, do not block a neighbor's driveway or possible access to the Drive, and never block the front or back gates. Do not park so close to them that cars cannot enter or exit.
4. Common area parking spaces are for temporary use, not to exceed 72 hours. Board approval is required in advance for any exceptions. Abandoned vehicles may be subject to tow away.
5. Trucks weighing more than 10,000 lbs., such as bottled water trucks and concrete trucks, standing more than 12 feet in height, and/or have more than 2-axles, are not allowed onto the Drive for any reason. For concrete pouring, you must work with the Board to arrange for the concrete to be pumped onto your lot. Larger trucks, including moving trucks, must park outside the Drive and accommodate other delivery methods.
6. Owners will be responsible for paying for any damage or destruction to any common area property resulting from their own or their guests', tenants', family members', or invitees' negligence. This also includes visitors, delivery persons, contractors, gardeners, tradesmen, or workmen serving the resident or owner.

7. Owners have the responsibility of ensuring that their guests, visitors, tenants, contractors, delivery vehicles, and workmen follow all restrictions on parking, safety, peaceful enjoyment, and general use of the Drive.

Residential Property Use

8. Recreational Vehicles (such as motor homes, boats, jet ski, dirt bike and similar vehicles) and trailers are not allowed to be parked or stored where visible to any common area. Coverings or structures built for storage of RV and trailers visible to any common area are not allowed, with the exception of a closed garage.

9. To the extent permitted by law, no owner shall occupy or use their lot or permit the same or any part thereof to be occupied or used for any purpose other than a private residence.

10. No part of the Drive or properties shall ever be used for business, commercial, manufacturing, mercantile, storage, vending, hotel purposes, or other such non-residential purposes. Hotel purposes are defined as any short-term rentals of less than 30 days. Exceptions include, but are not limited to, the following: (1) tutoring; (2) babysitting limited to one family (daycare not allowed); and (3) work from home, provided such uses do not result in increased traffic, parking demand, noise, signage, deliveries, or other activity that would be noticeable or disruptive to the residential character of the neighborhood.

11. Except for reasonable real estate "for sale" signs, commercial signs are not permitted. The flag of the United States, constructed from fabric, cloth, or paper, or religious items on a doorway are permitted. Non-commercial signs, banners, flags, or posters are permitted as long as they do not exceed 15 square feet in size and are constructed of paper, cardboard, cloth, or plastic. Signs made of lights, roofing, siding, paving materials, balloons, or building materials are not permitted. The display of signs in violation of local, state, or federal law, or signs endangering public health or safety, is prohibited. Exceptions include temporary holiday decorations.

Maintenance and Safety

12. Admit someone onto the Drive only if you expect them or know them and are willing to take full responsibility for their actions.

13. Please limit to whom you give the gate code and keys.

14. Every householder shall have at least a 60-watt or equivalent outside electrical light on all night to illuminate the Drive for public safety and discourage prowlers.

15. Please maintain your fences and gates that connect to public streets and the alley. Your security, and thus our security, depends on this.

16. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any lot in such location as to be visible from the common area or from any other lot within the property.

17. Trash is collected from collection areas along Roosevelt Road, Bixby Road, Long Beach Blvd., and the alley (Granada Court). Each resident or owner must place trash in appropriate containers as specified by the City and place those containers in designated areas on such City street or alley.

18. Each owner is responsible for keeping the Drive in front of their lot clean to the middle of the Drive.

19. Please maintain your home and yard, including your trees.

20. All dogs living on or brought to the property must be leashed when out on the Drive or anywhere within the common area. All dog waste deposited in the common area or on any lot must be picked up by that dog's owner and properly disposed of.

Following notice and a disciplinary hearing, the Association rules may be enforced by fine or suspension of rights to use common area recreational facilities. The Association's governing documents may be enforced by court action, but shall not be enforced by suspension of voting rights.