

**La Linda Drive Homeowners' Association**  
**Rules and Regulations**

**September 1, 2018**

*Rules and Regulations listed below are derived from the latest approved Bylaws and CC&R's. You can view Bylaws and CC&R's at [www.lalindadrive.org](http://www.lalindadrive.org). This document has been approved by La Linda Drive Association Board.*

**Use of the Drive roadway**

- 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 for 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 a resident or Owner.**
- 3. Very limited parking on the Drive is allowed, such as unloading groceries or passengers. If you must park for these reasons, do not block a neighbor's driveway or possible access to Drive, and never block the front or back gates, nor park so close to them that cars cannot enter or exit.**
- 4. Trucks of any sort weighing more than 10,000 lbs, such as bottled water trucks and concrete trucks, and more than 12 feet in height 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.**
- 5. Only 2-axle trucks are allowed onto the Drive. Larger trucks, including moving trucks, must park outside the Drive and accommodate other delivery methods.**
- 6. Overflow parking: Parking adjacent to the park area and the contiguous non-residential lots is for temporary use, not to exceed 72 hours.**
- 7. Parking in spaces marked along the alley (Granada Court) must be authorized by the Board, and must not exceed 30 days.**
- 8. Owners will be responsible to pay for any damage or destruction to pavement or curbing resulting from their own or their guests', tenants' family members', or invitees' negligence, including that of visitors, delivery-persons, contractors, gardeners, tradesmen or workmen serving the resident or Owner.**
- 9. 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.**

## **Maintenance and Safety**

- 10. Admit someone onto the Drive only if you expect them or know them and are willing to take full responsibility for their actions.**
- 11. Every householder shall have at least one 60-watt or equivalent outside electric light on all night to illuminate the Drive for public safety and to discourage prowlers.**
- 12. Please limit to whom you give Gate Code and Keys.**
- 13. Put your own recycling bins out if our volunteers have already placed all others into the alley.**
- 14. Do not use the alley dumpsters for major remodeling or renovation projects; they are for every-day, household use only.**
- 15. Do not leave boats, trailers, gardening tools or other equipment in the front yard for extended periods of time.**
- 16. Please maintain your fences and gates that connect to public streets and the alley. Your security and thus our security depends on this.**
- 17. 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.**
- 18. Each Owner is responsible for keeping the Drive in front of his or her Lot clean to the middle of the Drive. Please maintain your home and yard, including your trees, curb and the roadway gutter adjacent to your lot.**
- 19. 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.**

## **Property Use**

- 20. No part of the Drive or Properties shall ever be used for any business, commercial, manufacturing, mercantile, storage, vending, transient or hotel purposes, or other such nonresidential purposes. Hotel purposes is defined as any short term rental of less than 30 days.**
- 21. No Owner shall occupy or use his Lot, or permit the same or any part thereof to be occupied or used, for any purpose other than as a private single family residence.**
- 22. Signs are restricted based on purpose. Please review CC&R's and discuss with a Board Member in advance.**