



March 2012

SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

Changes To Rules & Regulations

All items discussed at the open meeting on December 10, 2011, and voted by the Board to be distributed by the Board for a 30-day comment period with the January 2012 Newsletter, have been adopted by the Board at the Open Board Meeting and became effective on that date, which is February 11, 2012. The updated rules have been posted to our website, <http://www.surfsideiii.com>. Please go to the information page and then governing documents. You will see the entry: Surfside III Rules & Regulations. Only the updates which appeared in the January 2012 Newsletter are republished in the addendum of this newsletter for your review. The direct link to these rules is <http://www.surfsideiii.com/docs/Governing Documents/Rules&Regulations.htm>.

Proposed Changes to Rules and Regulations (MORE AGAIN)

The proposed changes to the Rules and Regulations included at the end of this issue are being submitted for a 30-day comment period, which is required by the Davis-Stirling Act, before the Board can adopt them. Please send Ira Green your comments at ira.green@surfsideiii.com. He will be assembling all the input for the committee responsible for these changes and the Board for the Rules & Regulations modifications.

Loan Modification

One of the Board's key objectives for 2012 was to refinance the loan and get better terms. We have obtained preliminary notification that Mutual of Omaha Bank, our current lender, will lower the interest rate to 4.5%, will extend the payback term to 20 years, and will increase the line of credit to \$7.5 million.

The construction work continues with Building 6; Building 7 is next, followed by the clubhouse.

Exercise Room

As part of the clubhouse renovation, the exercise room will be refitted and renovated. The carpeting will be removed, the floor will be epoxy coated. The walls will be painted and ventilation added as well as a flat screen television.

The Board is considering purchasing new equipment but would like to hear from the owners about what type of equipment they would like to use.

Please email Bob Banfill at robert.banfill@surfsideiii.com.

Covering up clean out ports

The round discs on unit walls are cover plates for the drain line cleanouts. The cleanouts are used to conduct routine drain line cleaning. Do not remove the discs and cover up the cleanout plug. The association has a contractor cleaning out all of the underground drain laterals and main lines. In several units some of the drain plugs were covered with tile so those lines could not be cleaned. If there are backups in units where the cleanouts are covered, the association will not repair any damage from a sewer backup. Make sure none of your cleanouts is covered.

Soundproofing standards

The Board has approved soundproofing standards for second and third floor units. These standards apply to the floor surfaces only. An underlayment material will be required under the flooring surfaces. An inspection fee will be required to make sure the correct material has been installed. Details are on the website under Information, Governing Documents, Board Policies and Resolutions. The direct link is http://www.surfsideiii.com/docs/board/Resolutions/2012-2_Hard_Floor_Soundproofing_On_Second_And_Third_Floor_Condo_Units.htm.

Pool drain and car wash

The pool deck has a series of concrete deck drains that drain out to the parking lot and then drain to Surfside Drive, where it follows the gutter and flows into the Bubbling Springs canal. Also, the car wash area drains onto the parking lot and goes to Surfside Drive, where it too flows to Bubbling Springs. The city will be making repairs to the curbing just outside of our Surfside entrance/exit in March, which will be followed by the resurfacing of Surfside Drive. In preparation for those repairs, the water flow from the car wash and the pool drains has to stop. The Board is seeking bids to install an environmentally friendly solution where this water will be diverted to the car wash area, where it will drain into a series of sand and gravel layers. To accomplish this, the car wash will be closed for a period of time. The Surfside entry/exit will also be closed for approximately one week when the curbing repairs are done by the city.

Townhouse fencing standards

The Board has decided on a standard for the townhouse patio fencing. The fencing will remain the same combination of wrought iron and wood fencing. However grape stakes are no longer available so cedar will be used. The standard is published on the website under Information, Governing Documents, Board Policies and Resolutions. The direct link is <http://www.surfsideiii.com/docs/board/Resolutions/2012-1 Privacy Fencing-Security Screening Resolution.htm>.

Standards for townhouse fencing:

- 3" cedar slats, same height as current wood fencing material
- Galvanized posts and brackets
- Douglas fir cross supports
- Wrought iron to match townhouse building type and painted same as building trim.
[Railing will consist of 2"x 2" x .095" thickness @ top, bottom and side rails with 1/2" solid pickets.]
- Gates permitted.
- Sealed within 6 months

The association has not set a time when it will replace the townhouse patio fencing. If owners want to replace their patio fencing at their cost they can do so as long as they follow the above standards. Owners must submit an Architectural application before commencing work.

Additional Items To Complete

Saturday, at the open meeting and as part of the Treasurer's report, a list of additional repair/maintenance items was discussed. As requested by the owners in attendance, this list is published at the end of the newsletter.

Legal News

A member of our legal team, William Slaughter, reports that about a month ago Gabrielle M. Lashly argued our side of the Susan Salehi appeal. Mr. Slaughter was present as an observer. At that time Paul Lewow had thought he had won, but we have been notified that Salehi's appeal was denied. The attorney fees will still be an obligation that Lewow has owing. Salehi could now take this to the Supreme Court. Bill believes that this may be a defining case for new law regarding injunctive relief and penalties.

Further information is available on the Surfside III website; here is a link to the document:
<http://www.surfsideiii.com/docs/newsletter/LewowV.SS3.htm>

Internet Security

It is important to maintain digital security on your wireless internet services/stations/modems. It has been noted that some persons in the complex are piggybacking on 'unsecured' wireless nodes for their devices, such as iPhones, iPods, and other personal computer and tablet devices.

Although this is usually harmless, these people could be downloading illegal or inappropriate files through your wireless network, such as pornography, illegal security items, terror communications, etc. This could result in your being tied up in unnecessary investigations in the future. These users could be monitoring your use of the internet through the same unsecured device if you have not turned on the appropriate firewall security. If you have limits on your Gigabytes of download, these "free" down loads could also run up that number costing you money.

Please consider searching on the internet under "internet security" to fully understand your risks and the software available to prevent unwanted persons on your system. Hire a professional internet setup person to install an encryption key on your network. At the same time consider protective anti-virus and firewall software.

Clean Up Day

Have you noticed some color and new plants in the SS III entryway, by the corner of Building 3, in the greenbelt between the townhomes and Building 8 and other places? If not then please take a moment to look for the pansies, snap dragons, and other plants.

Sixteen volunteers and five donors contributed time and work hours to add a little color and beauty to Surfside III on February 4th. Linda Veach and Lynda Prill co-chaired the event with persons from their teens into their 70s helping plant flowers, pick up trash, remove dog doo-doo, and refresh warning paint on steps and high risk areas. Donations included seven flats of perennials and annuals, large geraniums and a dozen succulents. Also several donated container plants, including two large jade plants and a 6-foot ficus tree, were placed on the north side of the clubhouse by the pool table windows and the exercise room windows to dress up the area.

The group is planning to repeat this effort several times a year. Your participation and suggestions as well as donations are welcome. Please contact robert.banfill@surfsideiii.com or leave your name with Carol at the office.

FROM THE ON-SITE OFFICE

Garbage, etc., etc.

After an inspection of the common area walkways, there were a number of condo unit floors stained just outside the front door areas. Please don't drop off storage bags in the evening and pick them up in the morning on the way to work. Also, if something spills and stains the deck area, take some detergent with warm water and a sponge and wipe down with a rag. The Maintenance Manager will not be responsible for cleaning these areas; instead, it is the responsibility of the resident to maintain them.

If the area is not cleaned in a reasonable amount of time, our Maintenance Manager will clean it and the homeowner will be billed back.

Thank you in advance for your cooperation.

Dryer Vents (repeated by popular demand)

A number of homeowners responded favorably to this notice previously published in last month's newsletter. As some pointed out, it was a reminder. Therefore, we feel it is important that we publish it this month as well.

Cleaning the lint trap is important for your safety. If not routinely cleaned, it can cause water damage, water condensation, possible fire hazard, health risk, higher electrical costs and possibly damage to your dryer. We need everyone's cooperation to take responsibility in your unit to maintain the dryer properly. Although this notice will be distributed to each unit and townhome, if you are an owner who has a tenant living here, take a moment to contact them and remind them of their responsibility.

If your clothes take a long time to dry, or are hotter at the end of the drying cycle, the vent may be working with a reduced air flow. And when your duct becomes plugged, you are more likely to experience moisture or water damage. For vent cleaning, check the internet and get several estimates.

Thanks in advance for your cooperation!!

Verizon Yellow Pages

The Verizon Yellow Pages will no longer be dropped off at the Surfside III Property. Hundreds of Yellow Pages have been thrown out because of today's technology. However, if you aren't there yet, you can call [1-800-888-8448](tel:1-800-888-8448) for a directory.

COMMITTEE BRIEFS

For more information visit: <http://www.surfsideiii.com/docs/committee/committee.htm>
Please contact the chair to volunteer.

Neighborhood Watch Committee: Val Lameka; 805-986-2855; v.lameka@yahoo.com

January was a very good month for Surfside III residents and police activity -- not perfect, of course, but better. So most of our meeting was spent on new laws that Sacramento thought we needed, and local police matters that affect all of Port Hueneme. Our new police Chief, Kathleen Sheehan, continues to accomplish amazing things in modernizing our community policing. Keeping Surfside III a safe, desirable place to live begins with our surroundings outside the fence.

The police have asked us to call 911 if we see Ken Cooper (former resident of Building 1), as they have a warrant for his arrest.

Our next Neighborhood Watch meeting will be Thursday, March 1, at 7 pm in the clubhouse.

Please send questions or reports to Val Lameka.

J Street Drain Project (JSPD) Committee: Marion Kelemen; (805) 986-0303; lighthousecrew@verizon.net

On Tuesday, March 27 [no notification yet regarding time of meeting], the Watershed District [VCWPD] will present the Final Environmental Impact Report [FEIR] on the J Street Canal Expansion Project for approval at the Ventura County Board of Supervisors Meeting. The FEIR is scheduled to be published for review on March 15 or 16 - which will allow only 10 or 11 days for us to determine if our concerns have been adequately addressed - if it is published as scheduled.

The JSDP Committee has repeatedly submitted reasonable concerns of the SSIII community about this project. Questions regarding flood control dependent on "A Man on a Tractor Moving Sand", mosquito breeding in the canal, and safety of our buildings adjacent to the construction area during de-watering and pile-driving activities have yet to be answered.

Please plan on coming to the meeting to let the supervisors know that the JSDP is not a flood control project and it is a threat to the health and safety of our community.

FROM THE EDITOR

Please send all newsletter submissions to me at dkessner@csun.edu. Please avoid any special formatting and use Arial 10-point font if you have it. The deadline is the 20th of each month for the following month's issue. Owners and renters should be aware that the Newsletter is always available on the website: www.surfsideiii.com. This includes back issues.

The **Owners' Corner** is a forum for all of you to voice your opinions on anything that might be of interest to everyone else. Please feel free to take advantage of this.

The City of Port Hueneme has a free electronic newsletter with information on various city-related matters and events. To sign up to receive it, visit the city website: www.ci.port-hueneme.ca.us, then in the column at the far left, click on "Sign Up for E-News."

CONTACT INFORMATION

MAINTENANCE/RESIDENT SUPPORT (PHONE NUMBERS AND E-MAILS BELOW):

Contact Lordon Management, Jennifer Critchfield; for e-mails always copy Donalea Bauer

Include your phone number(s) and/or e-mail for response before end of next business day. If you get her voice mail, but would like to speak with her directly, hit zero and talk to the operator.

If more urgent, call Donalea Bauer.

Surfside III On-site Property Manager's Office: 600 Sunfish Way, Port Hueneme, CA 93041

Phone: 805-488-8484

OFFICE OPEN:

Mondays & Fridays – 8 am-12 noon

Wednesdays – 1-5 pm

THERE WILL BE NO ON-SITE TELEPHONE SERVICE WHEN THE OFFICE IS CLOSED.

Please note that calls regarding maintenance or billing should be directed to Lordon Management.

Surfside III Direct Contact:

Surfside III COA
600 Sunfish Way
Port Hueneme, CA 93041
<http://www.surfsideiii.com>
manager@surfsideiii.com
Phone: 805-488-8484

Carol Short, On-site Property Manager

Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673
For after-hours emergencies, dial 5 or
626-771-1075

Donalea Bauer, Vice President, community manager

Email: donaleabauer@lordonmanagement.com

Phone: 800-729-5673 x 3342

Jennifer M. Critchfield, assistant community manager

Email: jcritchfield@lordonmanagement.com

Phone: 800-729-5673 x 3380

Our Board:

Bill Betts - President bill.betts@surfsideiii.com

Ira Green - Vice-president ira.green@surfsideiii.com

Skip Perry - Treasurer skip.perry@surfsideiii.com

Michael Madrigal - Secretary michael.madrigal@surfsideiii.com

Bob Banfill - Director bob.banfill@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Nicole Castillo, ext. 3339; nicole@lordonmanagement.com

All insurance and collections: Mia Preciado, ext. 3337; mpreciado@lordonmanagement.com

Your account, billing address, etc: Liz Lopez, ext. 3319; llopez@lordonmanagement.com

Liens, legal issues: Donalea Bauer (see above)

**Changes To The Rules & Regulations Adopted By the Board
At Their Open Board Meeting On February 11, 2012
And Effective On February 22, 2012**

15. Sleeping in a vehicle anywhere on SSIII grounds is NOT allowed at any time. Any violation of this rule by an owner, a renter, or a guest of owner or renter, will result in a fine of \$100 per incident to the owner regardless of where they are parked. Animals may not be left unattended in any vehicle.

The rewrite below replaces paragraphs 1 through 20.

PART II: GENERAL

1. All excessive noise, such as made by, but not limited to - stereos, musical instruments, TVs, loud voices, parties, barking dogs, car and motorcycle engines, construction, loud household appliances [use limited from 8 am to 9 pm], and any other noise which is so excessive as to disturb nearby neighbors - is prohibited.

Parties in common areas shall continue no later than 9 pm on weekdays, 10 pm on weekends [Friday and Saturday], and 10 pm before weekday holidays, to avoid disturbing nearby neighbors.

2. Any person involved in an incident of physical violence, which results in a verified police report, gives the Board of Directors cause to issue a \$200 fine without a warning to the owner of the unit.
3. In any instance when a call to police is required to stop excessive noise or disturbance, a valid complaint and verification thereof will result in a warning to the owner. Subsequent violations will result in substantial fines. [See Part I: "Fines Without Warning" No.13.]
4. Alcohol (beer and wine, but no hard-alcohol) is allowed only in common area picnic locations [in and adjacent to covered areas with picnic tables and barbeques] during gatherings of owners, renters, and their guests only when such events have been pre-registered with on-site Office.
5. Balconies or patios are not to be used for open storage of any kind, or for the drying or airing of clothes, towels, blankets, wet suits, etc., except wetsuits may be dried [24 hours max.] on plastic chairs. A neat and orderly appearance must be maintained at all times.

Furniture and plant stands on balconies and patios shall be limited to the normal types of outdoor furniture - built for the purpose and maintained in good condition - that are normally made of bamboo, willow, cane, wickerwork, pine, spruce, redwood, plastic, wrought iron, aluminum or plastic-covered metal frames. Padding must be stuffed into a wind and rain-resistant cloth.

Storage units or cabinets should not extend above railing or wooden fences and not exceed 36" in depth. These must be maintained in good condition and without overflow of contents.

Standard garden-tool or utility boxes that extend above railings are permitted only if they are in neutral colors and they do not block neighbors' views. Only two are allowed per exclusive-use area.

Plants [other than located in natural ground] must be in containers with trays to retain water. Every container must drain into a tray that is sufficiently large to collect excess water and be slightly elevated above the floor to prevent containment of water under the saucer, resulting in deterioration of the floor surface.

- Plants must be watered at their base, not sprayed.
- No plants or containers may touch railings.
- Any new plants or trees planted in town home patios should be in pots so as not to interfere with patio or building structures.
- All plants must be maintained in good condition.

No pets shall be left unattended on balconies due to significant damage to walls and floors from urination, defecation and complaints from nearby units about odors.

No trash may be stored on balconies or discarded over railings. No cigarette butts may be discarded over railings.

Open-flame barbeques/smokers are prohibited on patios and balconies for health and safety reasons. Only gas/propane barbeques are allowed. A complaint filed will result in a warning. If two or more complaints [can be from same person] have been filed with the On-Site Office, a \$50 fine for each violation will be charged.

Smoking on patios and balconies is prohibited. Note: Courts have held that Associations can pass rules against smoking on balconies because they have good reason to regulate smoking -- it is a health hazard, a fire risk, and a nuisance. Restricting smoking is NOT a violation of a person's civil or constitutional rights.

Due to structural damage caused by excess water to buildings and railings, balconies, patio decks [other than concrete] and furniture must not be washed down or cleaned using water. No water may be allowed to flow over balcony-floors.

Residents may hang decorative items from wood beams on balconies, framing structures or overhangs as long as the hanging objects are not unsightly, offensive, unsafe, deteriorated, noisy, or do not substantially obstruct neighbors' views -- and there is no damage to the wood. Installing any decorative item on any stucco surface exposed to wet weather is prohibited.

When any hanging or mounted object is removed, the perforation into the wood or other surface must be filled and the surface must be returned to its original condition. Damage to structural material caused by objects that have been attached to the structure is the responsibility of the owner and will be inspected by Surfside III Condominium Owners Association.

When a unit is vacated by a renter or sold, an inspection must be scheduled before re-occupancy or 15 days before close of escrow. All repairs to the structure required after inspection are to be performed by Surfside III contractors and billed back to unit owner.

The visual appearance of balconies, decks and patios is critical in maintaining the property-value of SSIII units. Any visible exclusive-use area that is in a consistent state of neglect, disrepair, clutter, disorder, or is unsightly due to a large number of objects in disarray, will be subject to a warning and subsequent fines.

In the effort to upgrade and preserve the good appearance of the SSIII community, complaints by neighbors and periodic inspections by management staff regarding non-compliant appearance will generate warnings to owners of units in violation. This will allow residents a reasonable time to remedy any non-compliant conditions. Decisions regarding violations and fines shall be determined by management and the Board.

Ten days after warning, fines will be issued to owners who allow private-use areas (balconies, driveways, front or back patios) to become so offensive that a complaint is lodged with the On-Site Office or Board, and is verified by management staff. Also, if inspection of a site by management staff indicates that the condition is a clear violation of reasonable standards of appearance and/or maintenance (including either non-compliant items, an excess of items, and/or excessive vegetation), and which therefore may constitute a threat to the property value of neighboring units and/or the complex as a whole, a fine of \$100/month will be charged.

An exception shall be made for units which are in the process of construction or remodeling, but only for a reasonable amount of time to be approved in writing by the On-Site Office.

6. Bicycle storage rooms are for the storage of bicycles only. No gasoline driven cycles of any type may be parked in these rooms or on any sidewalk or walkway or on the balconies. No furniture storage is permitted in the bicycle storage rooms.
7. Garage sales will not be permitted at any time.
8. Only employees of Surfside III, members of the Board of Directors, or other authorized personnel assigned to do so are allowed access or entry to restricted areas, such as electrical or other control boxes, timers, filter rooms, storage or shop areas, or to climb onto walls or roofs. This includes making adjustments to irrigation system devices, sprinkler heads, or gate valves. Any individual observed violating this rule will be subject to a fine.
9. All trash must be placed in the trash bins; recycling material must be placed in the recycling containers. Nothing should be placed outside the bins. No trash, garbage, or debris shall be left in common area view at any time. Dumpster diving is strictly prohibited. Any person violating this rule will be given one warning - and subsequent incidents will result in a \$50 fine for each violation.
10. Construction and homeowner repairs are allowed Monday thru Saturday from 8 am to 8 pm and 10 am to 6 pm on Sundays.
11. Exclusive use items in townhomes, such as water heaters, are the responsibility of the owner.
12. In conformance with California Corporation Code, it is no longer the policy of Surfside III COA to give out association members' name and address lists for reasons other than election campaigns. The code specifies, para 8330 (b) (1) "Where the corporation...provides a reasonable alternative pursuant to subdivision (c) it may deny the member access to the list." Subdivision (c) states that an alternative to reaching the owners must be provided within 10 business days. The Newsletter is offered as an alternative, as it is mailed to all owners.
13. Flyers may not be posted by owners or renters anywhere on the common area unless sponsored by Board members or approved by Surfside III committees and the Board.
14. Residents are not to rake or sweep debris, feces, etc., from exclusive areas to any common area. This debris is to be collected and disposed of in the appropriate dumpsters.
15. Any owner/renter/resident must refer to special Ace Duraflor procedures regarding plumbing repairs that are available on a flyer in the on-site office and on the SSIII website before starting any plumbing work.

PART II: RENTAL UNITS

4. All owners must insure that a unit registration form has been completed and is on file in the On-Site Office, in order to allow usage of the Common Area and/or recreational facilities and/or parking spaces. They must also insure that the tenant has received and acknowledged the receipt of the Rules and Regulations. Upon completion of the registration, use of the common areas, recreational facilities, and parking spaces will be allowed.
5. Owners and/or their agents are responsible to make certain that their tenants register with the office/on-site manager and/or Property Management Corporation within five (5) working days after occupancy and receive and acknowledge receipt of the Rules and Regulations. Failure of the tenants to register within ten (10) days will result in a \$200 fine, which is in addition to the \$100 new tenant move-in fee assessed to the owner.

PART II: ARCHITECTURAL ALTERATIONS, ADDITIONS, OR MODIFICATIONS

13. Soundproofing on second and third floor condo units is required when hard floor surfaces are installed. Sound heard in the room below – conducted through hard floors such as tiles, wood, laminate, hardwood timber, parquetry, bamboo, vinyl etc. is impact sound transmission. Soundproofing flooring, using an underlay, absorbs the energy of the sound waves and reduces the intensity of impact sound heard below.

Approved Products for Wood & Tile Floors are:

- Option 1 - QT 4010 Underlayment, 10 mm
 - Option 2 - Regupol 6010, 10mm
- a) Owner must submit application for architectural committee approval.
 - b) Owner must obtain permits from the City once their application is approved by the Board.
 - c) Copies of permits to be submitted to the On-site office for SSIII files
 - d) The Surfside III On-site office must be notified to confirm product before and after installation.
 - e) Cost of on-site inspections by office shall be \$150.
 - f) Cost of inspection shall be paid prior to construction.
 - g) Soundproofing shall be installed as per manufacturer's recommendations by a licensed contractor,

PART II: PARKING

15. NO large vehicle [larger than 229 inches long or 80 inches wide] **or** any open-bed vehicle that is consistently over-loaded [beyond the edge(s) of the bed] with goods or materials, may be parked within the Surfside III complex - except in the designated "oversize" Parking Spaces near the RV Parking Area [no "parallel" parking allowed] or in the RV Parking Area. Residents in townhomes with adequate driveway space may park larger vehicles but not RVs, overloaded vehicles or large vehicles with permanently painted commercial signs. The measurement is from the front bumper, guard, or similar to the back bumper, trailer hitch or other object.

Both Oversize Spaces and RV areas require a reservation and payment of monthly fee of \$75.

Owners will be fined \$200 for each instance of violation by their owner's, renter's or guest's vehicles. Short-term (active) loading or unloading activities will not be cited.

16. Vehicles that are parked in visitor spaces and not currently registered shall be towed at the expense of the Condominium Association, which expense may be recovered upon the recovery of the vehicle by the owner.
17. Vehicles that are parked in privately assigned spaces may be towed or ticketed at the behest of the owner of that space.
18. Police will issue a ticket for an illegally parked car if an officer of the Board or the Association Office manager requests it as a favor to the owner of that space.
19. The owner of the space may call the police to ticket a car for illegally parking in their space, or may tow it away at their own expense. If the car is registered and not missing any parts, there may be no fee to the carport owner for towing the vehicle if the towing company is willing to do this.
20. In any instance when illegal parking in a privately-assigned space has resulted in a trip charge from the towing company, that fee will be billed back to the owner who parked illegally – including instances when a renter of a unit or a guest of a renter, has committed the illegal parking violation. A verified payment of a trip charge by the owner of the assigned space will be reimbursed and the violating owner will be fined.
21. Vehicles parked in a red curb zone areas are required to be ticketed and towed as soon as possible by request of an officer of the Board or Association Office manager.
22. Office Management routinely inspects all vehicles parked in Visitor and Private spaces for operability and current registration in accordance with Surfside III Rules and Regulations. A notice to tow after 96 hours will be issued to violating vehicles found in visitor spaces, while automatic \$50 fines will be issued to the owners of the private spaces containing violating vehicles.

Proposed Changes to the Rules and Regulations

The following proposed changes to the Rules and Regulations are being submitted for a 30-day comment period, which is required by the Davis-Stirling Act, before the Board can adopt them. Please send Ira Green your comments at ira.green@surfsideiii.com.

PART II RENTAL UNITS: REGISTRATION

5. Owners and/or their agents are responsible to register their tenants with the office/on-site manager and/or Property Management Corporation within five (5) working days after occupancy. They are also responsible to provide their tenants with a copy of the SSIII Rules and Regulations. [R&Rs are also on the "Surfsideiii.com" website] Acknowledgment of receipt of the Rules and Regulations by tenant is required on the Registration Form. Failure to complete these requirements within ten (10) days of occupancy will result in a \$500 fine which is in addition to the \$100 new tenant move-in fee assessed to the owner.

PART II CHANGE IN STATUS: NOTIFICATION AND INSPECTION

When a unit is vacated by a renter or sold, the owner must notify the On-Site Office within five (5) days. Management will schedule an inspection by a qualified person authorized by the Board before re-occupancy or 15 days before close of escrow. Any damage to the structural integrity or mechanical systems of the unit will be verified by a licensed contractor and repaired by Surfside III contractors. In the instance of structural and/or mechanical damage, the cost of inspection by the

Townhome tile numbers	owner responsibility
Townhome garage lights	
Townhome overhead garage doors	owner responsibility
Covers/awning over dumpster areas, plus increase by Bldg 3	
Street signs and poles	
Signage stop signs, etc.	
Maintenance tool shed	
Fire extinguisher cases	
Vent Grates	
Mail Boxes	
Flag holders for all units	Owner responsibility?
Overhead projector/screen/PA system for library area	