



LINDA ISLE COMMUNITY ASSOCIATION

RULES AND REGULATIONS

The following are Rules and Regulations for Linda Isle residents as duly adopted by the Board of Directors of the Linda Isle Community Association. These Rules and Regulations apply to Association members, tenants, guests, and visitors for the benefit of everyone and have been instituted to maintain a more secure, safe island and one of which we can be proud. The cooperation of everyone is respectfully solicited and sincerely appreciated.

RULES FOR RESIDENTS

It is the responsibility of all residents, children, and guests to assist in keeping and maintaining the island in a neat, clean, and attractive condition. Each owner, at their sole cost and expense, shall be required to maintain, repair, replace and restore all improvements located on their property and the property itself in a neat, sanitary, and attractive condition; including, but not limited to, landscape, docks, exterior paint on stucco & trim, balconies & patios etc.

Island residents are expected to know and observe the Rules and Regulations. Owners are responsible for making sure their tenants know and observe all Rules and Regulations. Copies are available on the Association's website www.lindaislehoa.com at no charge.

Parents are directly responsible for the supervision of their children on the island, ensuring that children do not play in the street traffic or parking areas and do not skateboard or roller skate in the clubhouse or tennis court areas. Portable or moveable basketball stanchions, backboards, and hoops are not permitted in front of the residence at any time.

The key to the Clubhouse is to be kept at the guardhouse. Keys are not to be given to minors, and are to be issued only upon registration/reservation.

No signs will be exhibited indicating that a resident's vehicle, boat, etc. is "FOR SALE" or "FOR LEASE" anywhere on the Island, including on cars, docks, and boats. No signs will be exhibited regarding advertising of any kind, including residents' vendors.

Boat docks are not permitted to be subleased or rented to any person not actually residing at the dock address.

Homeowners, residents, and visitors should avoid damaging the Association Common Area Property. The Board reserves the right to invoice or assess a Member's account for reimbursement to the Association for common area damage repairs caused by residents or visitors.

Front, side and rear yard areas must be maintained in an aesthetically acceptable manner and should be free of junk, debris, animal feces, and other unsightly materials.



Parties/Additional Guard for Party Traffic For More Than 20 Vehicles: In the event that a resident plans a gathering at their residence or at the community clubhouse and the number of vehicles entering the community will be more than 20, *including* catering or vendor services, Uber or Taxi services, an additional guard will be required at a cost to the resident. The Additional Guard “Form” is available at the Guard House, Association website www.lindaislehoa.com or contacting/emailing Management at Marlah@BHEManagement.com. Failure to retain an extra guard may result in the vehicles exceeding 20 being turned away and not allowed entry. Please see the following bullet pointed information:

- **Securing an Additional Guard:** The request for an additional guard must be made and secured at least (7) business days prior to the party/event (*to allow adequate time to staff an additional guard*) by contacting Management. The Additional Guard Form is available at the Guard House, website www.lindaislehoa.com or emailing Management at - Marlah@BHEManagement.com. Failure to retain an extra guard may result in the vehicles exceeding 20 will be turned away and may not enter.
- **Additional Guard Cost:** The extra guard rate is \$50.00 per hour with a four (4) hour *minimum (rate subject to change without notice)*. This form must be ***received*** in Management’s office (BHE Management Corporation, 30011 Ivy Glenn, Suite 118, Laguna Niguel, CA 92677) along with the check made payable to Linda Isle Community Association with “**extra guard**” noted in the memo ***at least five (5) days prior to the preview/event.***
- **Submission of Alphabetized Guest List:** An alphabetized guest list ***must*** be submitted to the Guard/Gate attendant at least ***forty-eight (48) hours prior to the event date.*** Failure to submit the list may result in guests being turned away.
- **Cancellation Fee:** Guard service cancellation 24 hours’ notice or will result in a \$50.00 cancellation fee assessed to the Owners account.

Home Rentals: Rentals less than thirty (30) days are ***prohibited***. Newport Beach (“City”) Municipal Code (“NBMC”) Section 5.95 prohibits short-term rentals in property zoned “Single-family Residents” such as Linda Isle. The City defines “short term” as occupancy for a period of 30 consecutive days or less. Violation of the Code will be reported to the City and the violating homeowner may also be called to a hearing before the Board of Directors, where they may be subject to additional fines by the Linda Isle Community Association (Please note: fine amounts will be based off of NBMC, Section 5.95.)

Homeowners are responsible for their tenants knowing and observing the Rules and Regulations. Homeowners will be held responsible for tenant violations. Copies of the Association’s Rules are available on the website www.lindaislehoa.com at no charge.



POLICIES ON PROPERTY BEING SOLD OR SERVICED

There is a **NO OPEN HOUSE** policy on Linda Isle. Homes will be shown to "qualified" buyers by appointment only. Restrictions in the Irvine Company leases and the By-Laws of the Linda Isle Community Association specifically prohibit the display of Real Estate signs, contractor signs, "FOR LEASE" signs, "OPEN HOUSE" signs, or advertising anywhere on the property, other than ONE "For Sale" sign, not to exceed 12" X 18" in size. The "For Sale" sign must conform to the Linda Isle Community Association, Board Approved sign standards.

Security/Guard has been advised that admittance will only be made when the homeowner or leasing broker (whose name must be recorded with the guard), notifies the Guards or when the realtor or representative meets the buyer at the gate. Previews of properties for sale by realtors are scheduled twice per month and are strictly controlled through the Guard House – phone number (949) 673-6199.

All Broker Previews or marketing, selling events **require an additional gate attendant to facilitate the processing of their guest vehicles coming through the entry.** Be advised guest parking is limited and open to all residents' guests.

Request For Additional Guard: The request for an additional guard must be made and secured at least (7) business days prior to the preview (*to allow adequate time to staff an additional guard*). The Guard Form is available at the Guard House, on the Association website, or by contacting Marlah@BHEManagement.com.

Additional Guard Cost: The extra guard rate is \$50.00 per hour with a four (4) hour *minimum (rate subject to change without notice)*. This form must be **received** in Management's office (BHE Management Corporation, 30011 Ivy Glenn Drive, Suite 118, Laguna Niguel, CA 92677) along with the check made payable to Linda Isle Community Association with "**extra guard**" noted in the memo **at least five (5) days prior to the preview/event.**

Cancellation Fee: Guard service cancellation requires at least 24 hours' notice or will result in a \$50.00 cancellation fee assessed to the Owners account.

Guest List: An alphabetized guest list must be submitted to the gate attendant at least forty-eight (48) hours prior to the event date.

Insurance Indemnification Requirement: Any event utilizing a business/service, such as a car valet, food truck, cooking or chef services, which will operate on the common area requires a \$1,000,000.00 Insurance Certification indemnifying and naming Linda Isle Community Association from the homeowner. The certificate shall be provided to BHE Management Corporation at least 48 hours prior to the scheduled event. Catering/food trucks cannot be staged in the common area/parking spaces and must be on homeowner private property.

Vehicle Pass Displayed in View: Guests **must** display the pass on dash with address of the house for sale **visible.**



FAILURE TO COMPLY = ACCESS DENIED: Failure to comply with the Requirements Will Result in Guests Denied Access

Parking Violations – Violators Will Be Towed

Double and short curb parking is prohibited. Parking in the fire lanes or curbs marked “no parking” is not allowed. The Association patrol service will tow at the owners expense.

TENNIS COURT

1. The court may be reserved commencing at 7:30 A.M. Monday morning for the ensuing days taken on a first-come basis; first by those phoning in their reservation. Reservations will NOT be taken prior to Monday morning. The guardhouse phone is (949) 673-6199.
2. Reservation time will be limited to 1 1/2 hours, with time periods starting at 7:00 AM. Reservations are limited to two weekday periods and one on the weekend and holidays. If the court is free at the end of the playing period, time may be extended. If those making the reservation have not occupied the court within ten minutes of the starting time and the reservation has not been canceled, there will be no reservations booked for the ensuing week for that resident and the court becomes available on a first-come basis.
3. Others must honor all reservations if the court is in use at the reserved time.
4. The court is closed for cleaning and maintenance on Thursday from 12:00 PM to 5:00 PM.
5. Tennis shoes must be worn on the court at all times.
6. Skates, bikes, skateboards, dogs, etc., are not permitted on the court.
7. Please put all refuse in the trash receptacle provided at the court.
8. Weekend rules apply on all observed and Federal holidays.
9. The hours of tennis court operation are daily from 7:00 AM until 10:00 PM.

BEACHES

1. No dogs are allowed on the beach.
2. Beach parties shall be by permission from the Clubhouse, Beach, and Tennis Court Committee. Residents shall be responsible for housekeeping and all trash removal.
3. No fires on the beach.



STREETS AND PARKING AREAS

1. SPEED LIMIT ON LINDA ISLE IS **15 MILES PER HOUR**. If a homeowner/resident is found to be in violation repeatedly, they may be called to a hearing before the Board of Directors where fines may be assessed.
2. A current year vehicle decal is required for expedited resident entry. All vehicles without a resident decal will be stopped and an ID will be required for validation. Residents who choose not to display a vehicle decal in their window, will be required to show a current ID or visitor pass to the guard prior to passing through the gate. Vehicles parked on Linda Isle must have a current vehicle decal visible on the windshield or a current visitor pass on the vehicle dash at all times.
3. No mini-bikes, electric scooters, or motorcycles are allowed on Linda Isle Drive for the purpose of pleasure riding.
4. No parking of any vehicle other than operable automobiles in common area parking is permitted. Golf carts are not permitted to be parked in any vehicle parking space. Vehicles must be parked in a designated parking space, in an appropriate manner. There shall be no items other than operable automobiles stored, left, or used in the common area parking spaces or common area street. Prohibited items are subject to removal or tow. Double parking is prohibited. Parking along red curbs, short curbs and curbs marked with "no parking" is prohibited. The Association patrol service will tow at the owners expense.
5. Maximum time limit that automobiles may be parked in any common area parking space is 96 hours.
6. Any vehicle parked for a period of time in excess of the stated maximum is subject to tow at owner's expense.
7. A complete stop is required at the stop sign.
8. Two (2) vehicle decals will be provided to each residence without providing a vehicle registration. Information required is the house address to which the vehicle is attached, residents name and vehicle's make/model/year and license number. Any additional decals requested will require a copy of the vehicle's current year registration to be provided. Decals will be issued only for vehicles that are kept full time on Linda Isle by Residents living there full time. Non-Resident family members, friends or frequent visitors will not be issued decals. Approval from the Board of Directors is required for issuance of additional decals, in an excessive number. Note: There will be NO decals issued for domestic help. Motorcycles and Recreational Vehicles will not be issued decals.
9. Trash containers may be put in front of the residence the night before trash pickup day and must be returned to the resident storage area by the end of trash pickup day.



VENDOR SERVICES WEEKENDS

Authorized automobile/boat detailers and housekeepers may enter the Island Monday-Friday between 7:00 AM and 5:00 PM and Saturdays between 9:00 AM and 4:00 PM.

CONSTRUCTION VENDORS/HOLIDAYS/ENTRY

Contractors are only permitted on Linda Isle the following days & times: Monday – Friday: 7:00 AM - 5:00 PM with only light construction, (no external noise), permitted from 7:00 AM - 8:00 AM to match Architectural Rules. Contractors must be off the island by 5:00 PM.

Contractors, work crews and service vehicles are required to park in front of the residence where services are being provided, in a manner so as not to impede vehicle or pedestrian traffic. Dogs are not permitted on the Island with service personnel at any time. All homeowner's personal workers/contractors who choose to eat/take breaks on the island, must do so only at the property where they are contracted. Eating and resting is not permitted in the HOA common areas or in guest parking spaces.

Construction or Vendor Services will not be permitted on Federal Holidays: This restriction includes personal service vendors such as, but not limited to; landscape, dry cleaners, spa cleaners, car detailers, boat washers, interior maintenance/work etc. Holidays are to improve the quiet enjoyment of the residents and community, with no vendor vehicles (including interior or exterior work), for relief of noise and eyesores. The entry guards are not in a position to discern a window washer from a window replacement vendor. Owner must coordinate their construction and personal vendors accordingly.

- 1) New Year's Day
- 2) Martin Luther King Day
- 3) Presidents Day
- 4) Memorial Day
- 5) Independence Day
- 6) Labor Day
- 7) Columbus Day/Indigenous Peoples Day
- 8) Veterans Day
- 9) Thanksgiving Day
- 10) Christmas Day

****If any holiday falls on a week day or is observed on week day, same "no construction" rule applies.***



CONSTRUCTION VENDOR ACCESS DENIAL

Any violation of the Governing Documents by an owner/resident may result in the Board denying construction vendor access into the Community. Please note, this enforcement action will be taken only after proper Notice and Hearing procedures, as defined in the CC&Rs. Additionally, any such suspension may not be for a period of more than thirty (30) days for any non-continuing infraction, but in the case of a continuing infraction (including nonpayment of any assessment after the same becomes delinquent or *any ongoing unauthorized construction*) may be imposed for so long as the violation continues.

COMMUNITY ISLANDS, PLANTERS, SIDEWALKS AND DOGS

1. Dogs are not allowed to run on the island unleashed at anytime. Dogs are to be on a leash at all times when off the owner's property. The laws of the City of Newport Beach pertaining to pets shall be strictly enforced on Linda Isle.
2. Dogs are not allowed in the Association planters, tennis courts, or beach area. Owners/residents or dog walkers are absolutely required to clean up after their dogs. Do not leave waste or doggie waste bags for someone else to remove - use a pooper-scooper & doggie waste bag and take it home with you.
3. Dogs are not permitted to continually bark and annoy neighbors.
4. Residents must ensure that common area sidewalks/streets are kept free and clear of vehicles, electric vehicle/golf cart charging cables, overgrown landscaping, shrubbery, potted plants, yard furniture, construction materials, equipment and debris. Residents must have a safe walkway all around the island.
5. The parking stall planters are common area and the responsibility of the Association to maintain. Irrigation will be controlled by the common area controllers. No bricks, decorative items, or plant materials are to be placed in the common area planters.

CLUBHOUSE

1. The Clubhouse is available for use by any resident. (Please refer to the Clubhouse Rental Reservation Form for additional details and requirements).
2. Reservations for Clubhouse use must be made at least 7 days in advance. Obtain a "Linda Isle Clubhouse Reservation Request" form from the guard, BHE Management Corporation at 949-363-1963 or the Association's website www.lindaislehoa.com. A security deposit of \$300.00 for damages, noise, or littering, (partially or fully refundable) and a non-refundable rental fee of \$200.00 must be paid at the time of reservation (both checks must be made out to Linda Isle Community Association noting in the memo "clubhouse rental fee / deposit").
The Board will adjudicate disputes over the return of deposits. Clubhouse capacity is limited to 75 people. In case of a plumbing or other facilities emergency, while renting the Clubhouse, please call Management/BHE Management Corporation, 949-363-1963 (Emergency after hours representatives are available). This information is posted inside the Clubhouse.



3. Food and Entertainment Trucks to service a Clubhouse function are to pay a non-refundable \$150 paver fee per truck with the check made payable to Linda Isle Community Association.
4. All trash must be removed from the Clubhouse area. Trash cannot be left at the curb. The City of Newport Beach considers the Clubhouse a commercial use property and does not service it. Failure to remove and dispose of your trash will result in an automatic \$150.00 deduction from your \$300.00 deposit.
5. A complete alphabetical guest list must be given to the guard at least 48 hours in advance of the event. **NO KEY will be issued to the resident without this alphabetical list and guests not on the list will not be admitted to the Island.**
6. No "Live Band" music is permitted at the Clubhouse. If records or music of any kind is used, keep the sound modulated so as not to disturb Island residents.
7. No music of any kind is permitted after 10:00 PM and all evening meetings or events must end by 10:00 PM.
8. The adult resident must be present at the Clubhouse during the entire event.

OWNER DOCK

1. Each Owner shall be required to submit to the Association, vessel registration or documentation information for boats docked at Owner's dock ("Registered Owner Boats").
2. Only Registered Owner Boats shall be permitted to be docked in the Community at Owner docks.
3. Owners shall be subject to the enforcement process in the event non-registered boats are docked at Owner's property.

COMMUNITY DOCK

1. The dock facilities are for the use of Linda Isle residents and guests.
2. Tie-up by residents or their guests must be reserved through the gate attendant by providing gate attendant with a contact telephone number and vessel registration for any boats intended to be docked. No boat may tie up longer than a three-day period, and reservations are on a first come basis.
3. Dock and Clubhouse facilities must be left clean and free of trash.
4. There are no "Live Aboards" allowed on boats docked at the Community Guest Dock at any time.



**LINDA ISLE COMMUNITY ASSOCIATION
VIOLATION FINE SCHEDULE**

We, the Board of Directors for the LINDA ISLE COMMUNITY ASSOCIATION, resolve to adopt a monetary penalty fine schedule for violations of the Covenants, Conditions and Restrictions as follows:

1) CC&R's/ Rules & Regulations

First Offense	\$150.00
Second Offense	\$300.00
Third Offense	\$600.00

2) Architectural/Construction

First Offense	\$500.00
Second Offense	\$1,000.00
Third Offense	\$2,000.00

3) Failure to Secure Additional Gate Guard

First Offense	\$500.00
Second Offense	\$1,000.00
Third Offense	\$2,500.00

4) Dock/Slip Rental to Non-Residents - \$100.00 per ft. of boat length per month.

5) Home Rental Violation:

Violation of the minimum thirty (30) day home rental restriction - \$5,000 per offense.

All penalties will be levied only after a hearing is held at which time the member will be given an opportunity to appear & be heard.

The Board of Directors reserves the right to proceed with legal action to gain compliance with the Covenants, Conditions and Restrictions, Rules & Regulations and/or Architectural Guidelines at any time after said violation is sanctioned at a hearing of which the homeowner was given the opportunity to attend & be heard.