

THE GLEN-FELIZ ASSOCIATION BUILDING RULES

- Before building occupancy changes, owners must notify the Property Manager or Board by submitting a New Occupant Form either by email or mail. Please call or email PCM: (626)437-4700 or Liza@pcmcondomgmt.com or the board for a copy. There is a \$150 non-refundable move-in fee payable to the Glen-Feliz Homeowners Assoc. All Occupants must read, sign and return a signed copy of these building rules to the Property Manager.
- No pets allowed without prior approval of the Board. A written application, with photo of the pet, must be submitted by email or hard copy to the Property Manager/Board. If approved, a \$500 deposit is required.
- The Board has installed special satellite dish racks on the roof. All satellite dishes must be installed on one of these racks.
- No washers or dryers allowed to be installed in individual units.
- Do not barbecue on balconies or patios. Do not hang clothes, rugs, etc., on balconies. Only patio furniture and/or plants are allowed on the balconies (no storage of bicycles). In addition, plants should not drain directly onto the balconies or patios. Water run-off causes discoloration.
- Please cut and flatten cardboard boxes and other large articles to fit in the recycle & landfill bins. No contractor waste without prior arrangement with the Board.
- Do Not abandon furniture or other items in the garage by the bins, even with a 'free' sign. They can be donated to Goodwill, Out of the Closet, St. Vincent de Paul, etc., or a notice may be posted on the bulletin board. Free pickup by the city is available by calling 1-800-773-2489 or visiting lacitysan.org and click 'start a service request.'
- Prior to renovations, large moves, or any work involving contractors, the Board must be notified in writing. No worksite waste in the bins without prior arrangement from the Board.
- Oversize vehicles & trucks are not permitted. Vehicles must be able to park entirely within the spaces provided and not obstruct the garage in any fashion.
- Oil leaks must be fixed in a timely manner and oil stains in your parking space removed.
- Do not store anything on the floor of the garage. Fire regulations do not permit it.
- Do not disturb other tenants with loud stereos, TV's, radios, music or video games. The City of LA has increased restrictions on noise from 10pm- 7am.
- The Home Owners Association is responsible for maintenance of common areas, but problems in your unit are the responsibility of the owner.
- Although this is a gated building, complete security cannot be guaranteed. Please be vigilant when driving into & out of the garage to ensure that no one enters the opened gate. Do not leave garage door openers in your vehicle.
- Do not let strangers into the building, even if they mention a tenant's name. Delivery persons are to be met at the front door.
- The laundry room is available for the use of residents only. Please sign up on the blackboard and comply with the rules posted on the wall. If you change your mind, please remove your sign-up.
- Please conserve water and electricity. Turn off lights & thermostat when not in use or when you plan to be out of town.
- Doormats are not permitted in the hallway; this is both as a safety measure and to keep the hallways uniform.
- Hallway decorations and displays are not permitted unless approved by the Board.
- Electrical outlets in the garage areas are not to be used to charge electric vehicles. Contact Property Manager for instruction and fees to use EV chargers.
- This building endeavors to be smoke-free. Please refrain from smoking in the building, in all areas.
- Yard sales are prohibited on the property, including all grass areas on Huxley Street and Los Feliz Blvd.

All violations are \$100.00 each for each occurrence. The Board will use its discretion regarding interest, if the violation goes unpaid. Please make checks payable to: Glen-Feliz Condominium Association.

I, (print) _____, Occupant of Unit # _____, have read and understand the Building Rules as stated and the violation fee as listed.

Occupant Signature: _____ Date: _____

Send signed copy of all pages to:

PCM

P.O. Box 40639

Pasadena, CA 91114-7639

OR

Liza@pcmcondomgmt.com

ENFORCEABLE PER CCR'S ARTICLE V SECTION 5.04 WHICH AUTHORIZES THE ASSESSEMENT OF PENALTIES. The attached schedule indicates the penalties that can be assessed for violations of the rules. - Glen Feliz Condominiums February 2022