

TITLE: <u>General Management</u>	INDEX NUMBER
	<u>2.100</u>

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2.101 Commercial Activities

Both the CC&Rs and zoning ordinances of the City of Huntington Beach prohibit the use of the condominium, garages, carports, or dock spaces for commercial purposes.

2.102 Damage To Common Property

Per Article V and VII (h) of the CC&Rs, each owner is responsible for restoring and repairing to its former condition any damage to common property by the owner, the owner's tenants or their guests.

2.103 Pets

Article VII (f) of the CC&Rs permits each owner to maintain one dog and one cat as pets as long as they are kept for pleasure only and not permitted to constitute a nuisance on the premises.

All dogs must be on leash when on common property.

Designated, non-paved garden areas are provided along the street (not in breeze ways) for pet excretion. Owners are responsible for removing their pet's excretion.

Violation of this regulation may result in the demand for removal of the pet from HMA property.

2.104 Tenants and Guests

All HMA owners, tenants and guests are asked to cooperate in allowing each resident the full enjoyment of their residence. Owners, including off-site landlords, will be held responsible for the actions of their tenants and guests.

Owners are obligated to provide tenants and guests with a copy of the HMA Rules and Regulations.