

CALIFORNIA SUNSET HOMEOWNERS ASSOCIATION  
43529 Ridge Park Drive  
Temecula, California 92590  
(951) 699-2918

**\*Notice to Homeowners\***  
**Rules & Regulations Regarding Tenants**

Dear Homeowners:

It is especially important for those Homeowners within the California Sunset Homeowners Association, who have tenants, to provide them with a copy of the Rules & Regulations of the Association as well as any CC&R requirements that may relate to the tenants' occupancy of the property.

It has been noted by the Board of Directors, that when certain violation letters have gone out, the Homeowners will call and state that their Tenants' were not aware of certain guidelines within the Association. This can be frustrating for all. A few of the most common violations have been for the following:

1. Trash cans must be stored out of sight behind the fence line.
2. Portable basketball hoops must be stored out of sight when not in use.
3. Vendor advertisement type signage is not allowed.
4. Oil stains in driveway.
5. Landscape maintenance: lawns must be mowed and trimmed, fertilized and watered, on a regular basis. Trees and vegetation need to be kept trimmed, dead growth removed, bare areas filled in. Weed abatement on a regular basis from lawn and planters.
6. Pets are required to be on leashes at all times or fenced in your yard. Dog owners are responsible for immediately picking up animal droppings from any common or private areas within the community.
7. Commercial vehicles and recreational vehicles (RV's, motorhomes, boats, jet skiis, trailers) of any type are not allowed to be stored on any lot within the Association.

Homeowners should have received copies of CC&R's, Architectural requirements and Rules & Regulations through escrow when they purchased their homes. If for whatever reason you cannot locate them, you may contact Avalon Management to retain a new copy for a small fee.

The California Sunset Homeowners Association is requesting that all Homeowners with Tenants be required to give a copy of the Rules & Regulations as part of their lease agreements. Avalon Management will assist you as much as possible in this endeavor. You may contact their office for any questions or concerns @ (951) 699-2918.

Thank you.

Sincerely,

Board of Directors  
California Sunset Homeowners Association