



Good Neighbor Policy

Revised December 2017

The purpose of this Good Neighbor Policy is to serve as a reminder to Owners of general rules and regulations from the More Mesa Shores CC&R's. Owners should also give this document to their tenants so they will be aware of these rules and common courtesies. The basic goal is to provide for an enjoyable living experience for all. If issues arise with a neighbor please contact the neighbor and try and resolve the problem in a neighborly way.

BEACH ACCESS AND USE:

Beach Gate: The beach gate is to be kept locked at all times. Please do not place rocks or other impediments in the gate to keep it propped open. This could impair the alignment of the gate and allow the public access to our beach, which could cause a liability issue.

Parking: There is no parking allowed at the beach gate, or proximity streets, except for brief unloading or loading of beach equipment and passengers going to the beach.

Trash: There is a trash and recycling container at the top of the beach stairs. Please clean up our beach and throw trash away. If the containers are full please pack your excess trash back to your home. Whenever possible please make a habit of bringing up any trash whether it's yours or not.

Parties: If you plan on having a party or event at the beach please post a notice at the beach gate in advance stating the date and time of event and your contact information. This will allow other homeowners to be aware of an event and will help avoid conflicting events. Please ensure that the beach is made clean after any event.

Beach Equipment: Please do not tie anything to our stairs such as kayaks or similar equipment. Ocean tides may pull or bang equipment against the stairs and cause severe damage to the structure.

Beach Key Cards: Every lot in More Mesa Shores is given one key card to the beach. Additional cards, up to 3, are \$75.00 per card; lost cards are \$25. If your property is tenant occupied make sure all key cards are returned when the tenant vacates the property. When selling your property key cards will be transferred to the new owner.

Dogs on Beach: The beach accessed by the private MMS gate is public and, as such, is subject to all applicable Santa Barbara County regulations. Dogs are welcome on the beach but, per Santa Barbara County regulations must be leashed at all times. Dogs may not be let off their leash. Be courteous of your neighbors, clean up after your dog and keep it under control as well. Dog cleanup bags are located beside the gate for your convenience.

ROADS, PETS & PARKING:

Parking: The CC&R's do not permit parking on any of the streets in our neighborhood. We hope that homeowners will park their cars in their driveway or garage. If a guest or service provider parks on the street make sure they park in a safe place that does not block traffic. Please try to avoid all parking on Orchid Drive.

RV and Boat Parking: Should be off street and be as inconspicuous as possible and comply with all County Ordinances.

Parties: If you are planning a party at your property and guests will be parking on the street please give advance notice in the form of a note to all your neighbors that will be affected by the parking and any noise resulting from the party. Also let your guests know in advance about where to park. If the party goes into the evening please be considerate of your neighbors and bring the party inside after 10:00 PM.

Pets: While walking your dog or pets in the neighborhood please keep your pets on a leash. Also please pick up after your pets. For your convenience the HOA has supplied doggie bags which can be found at the entrance to More Mesa off Orchid Drive below Via Valverde, at the bulletin board on the corner of Orchid Drive and Barwick Road, the end of Austin Rd. east and at the entrance to the beach access.

PROPERTY MAINTENANCE & CONSTRUCTION :

Property Maintenance & Weed Abatement: Homeowners are encouraged to maintain their property in good repair, to be free of litter, dead vegetation, overgrown weeds, unsightly, abandoned vehicles or storage piles of combustible materials which present a fire hazard and could be deemed as unsafe.

Garbage Containers: Please remove empty garbage, recycle and green waste containers from the street after collection. Help keep our streets and properties uncluttered and beautiful for all of our neighbors to enjoy. Marborg will also provide this service for a fee.

Architectural Committee: Per the CC&R's if you are planning to do work on your property which requires a building permit the plans must be approved by the Architectural Committee. Your neighbors should also be consulted for any feedback or concerns they may have. Also if you are planning to do work that will involve heavy trucks or other vehicles a Road Bond will be held by the HOA to cover any damage to the roads from these vehicles.

Please visit the More Mesa Shores website to view the CC&R's and other HOA documents at WWW.MoreMesaShores.com. If you would like copies of meeting minutes please contact a current board member and they will be happy to provide copies to you.

Board of Directors
More Mesa Shores Homeowners Association