

Malibu-Encinal Homeowners Association

*Broad Beach Road, East Sea Level Drive,
Seafield Drive & West Sea Level Drive
Malibu, CA 90265*

April 21, 2009

All Homeowners
Malibu-Encinal HOA
Broad Beach Road, East & West Sea Level, & Seafield Drives
Malibu, CA 90265

Re: Malibu-Encinal HOA - New Policies

Dear Homeowners:

Enclosed are two policies and rules that were adopted by the Board of Directors at their last meeting April 19, 2009. The first policy deals with the Private Roads and Parking Restrictions. The second Policy and Rule applies to the Pet Restrictions. Please read both policies carefully and contact your Board of Directors or the managing agent if you should have any questions. Both policies will be effective after 30 days from today's date.

Thank you for your interest in the Malibu-Encinal HOA and your compliance with the adopted Rules and Policies.

MEHOA Board of Directors

REAL SUPPORT PROPERTY MANAGEMENT
28990 PACIFIC COAST HWY. #107
MALIBU, CA 90265
PHONE: 310.457.0019 FAX: 310.457.1330
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PRIVATE ROADS

MEHOA POLICY – Adopted 2/8/09

EAST & WEST SEA LEVEL DR – SEAFIELD DR – BROAD BEACH RD.

Private roads (East and West Sea Level Dr. and Seafield Dr.) are part of the common area of the Association over which all owners have non-exclusive rights of passage and parking. These private roads are also dedicated for the enjoyment by all Association members and do not constitute the private property of any particular homeowner; therefore no “Reserved Parking”, “Private Parking”, traffic cones or similar designations shall be placed on any portion of the roads. Note, portions of the paved roadway encroach on adjacent private property and to the extent of such encroachments, even though paved, continue to be the private property of the adjacent owner.

(BROAD BEACH RD. IS NOT A PRIVATE ROAD BUT ADHERES TO THESE RULES WHERE APPLICABLE)

FIRE DEPARTMENT ACCESS

Fire Department must have unobstructed 20 foot access, at all times, on all roads to enable fire equipment to reach all structures.

ENCROACHMENTS

A number of homeowners have used portions of these private roads as sites to install their own plants, planter boxes, walls, etc. As a friendly reminder, the Association’s Board may, from time to time, find it necessary to modify and remove these uses.

SPEED LIMIT

Please observe the 15 MPH on our streets, (25 MPH on Broad Beach Rd.)

PARKING

Vehicles must be parked within driveways or in front of your own property. However, you may not park in front of your own property or any other property, if your parked vehicle reduces the roadway clearance to less than the 20 feet required for Fire Department access. Association members may park on the road in front of unimproved lots to the extent that parking is not otherwise available on or in front of their own property, so long as vehicular access is not denied to the owner of that lot and private parking areas are not blocked. Association member guests must adhere to all of the foregoing parking rules. Construction vehicles may only be parked on the road in accordance with the foregoing rules and as necessary for use of equipment that is not readily removable from a vehicle.

DOGS
MEHOA POLICY
April 19, 2009

TRACT 10630

MEHOA CC&R's Article 26:

No horses, unleashed dogs, asses and horned animals shall be permitted to run at large thereon.

City of Malibu

Malibu has adopted Title 17, Chapter 12 of the L.A. County regarding beach activities.

Animals are not allowed on any public beach in Malibu. Owners of private beaches may have their dogs, on a leash, on their own beach. Even on private beaches, dogs are not allowed on the public part of the beach, below the mean high tide line.

Los Angeles County Code 17.12.290

No dogs, cats or other animals are allowed on any of the Los Angeles County Beaches.

Interpretation:

1. Tract 10630 beach is within the City of Malibu. The City has adopted the Los Angeles County Code. 17.12.290
2. Tract 10630 homeowners are not permitted to have dogs that run at large within the tract. Dogs must be leashed
3. Leashed dogs are not permitted on the sand of any beach lot that you do not own or on any beach lot you do not have recorded ingress and egress rights.
 - a. You could walk your leashed dog on the sand extension of Sea Level Dr., since you have recorded ingress and egress rights on Lot A.
 - b. Covenant Lot Owners could walk their leashed dogs on the sand of their beach lots.
 - c. Homeowners could walk their leashed dogs on Lot 140, Community Beach Lot, since you have recorded ingress and egress rights to the property. (Lot 140 is on the sand, directly across from 31725 East Sea Level Dr.)
 - d. Homeowners can not walk their dogs on the sand of State owned lots. You have public rights granted by the State but not specific recorded ingress and egress rights.
4. Dogs are not permitted below the high tide line or in the water on any beach.