



Community Standards Quick Reference Guide

Updated August 14, 2026

La Solana is a condominium community of 252 owners residing in seven 3-story apartment buildings. Owners own their units "from the interior walls in" and share common ownership of all other facilities. In such a close-knit community, all residents need to be "Good Neighbors" who comply with Rules and Regulations approved by the Board of Directors to provide a safe and harmonious environment.

This document highlights the Rules and Regulations that "Good Neighbors" are expected to follow. It is intended as a quick reference for residents and does not replace or supersede La Solana's complete Rules & Regulations or other governing documents or adopted policies. Residents should refer to the complete Rules and Regulations for additional details, requirements, definitions and enforcement provisions.

Access Cards

- Access Cards are required for owners and tenants to enter the Clubhouse and Pool.
- Cards are issued and registered by the Office. Card Readers record each time that card holders enter and leave the Clubhouse or Pool. Cards are not waterproof and should not be carried into the pool or spa.
- Owners' Access Cards are deactivated while a unit is leased and the lessee is given a temporary Access Card. Owners' Access Card is reactivated when the lease expires and the temporary card is returned.
- Lost or damaged Access Cards may be replaced at a cost of \$75.

Clubhouse Rules

- The clubhouse is always locked. Access card holders may enter daily between 8:30am and 11pm.
- Clubhouse doors must not be propped open to prevent unauthorized people from entering.
- The Office is staffed on weekdays from 8:30am to 4:30pm, except for posted holidays.
- Proper attire is required in the clubhouse. Shoes, bathing suit cover-ups and/or shirts must be worn.
- Clubhouse users must refrain from loud, profane, or abusive language.
- Smoking and vaping are NOT permitted in the clubhouse.
- The clubhouse may be rented by owners or tenants in good standing. See Office for details.
- No pets are permitted, except for leashed service or support animals, who may not occupy any furniture.
- The clubhouse hosts many social events, many of which require signing up in advance.
- Various activities are scheduled regularly in the clubhouse. A monthly calendar of events is available.

Noise Limits

- Noise from televisions, parties, and voices must not be intrusive for other residents.
- Residents must observe quiet hours on property before 7am and after 10pm.
- Occupants of upper-floor units should minimize footfall noise by using area rugs or carpeting and avoiding activities such as vacuuming, running, and/or jumping during quiet hours.

Pool and Spa Rules

- The Pool and Spa area is open 24/7 via two pool gates to anyone with an Access Card.
- Pool gates must be closed and locked at all times. They should NOT be propped open.
- Proper swim attire is required. Pool shoes are permitted. Cut-offs and street clothes are prohibited.
- People with communicable illnesses, open wounds, and/or nasal or ear discharges are prohibited from using the pool or spa.
- Diving, jumping and rough housing are not permitted.
- Restrooms in the clubhouse nearest the pool entrance may be used via Access Card.
- Smoking and vaping are prohibited in the pool and spa area.
- Spa users must be at least 12 years old. 12–15-year-olds must be accompanied by an adult.
- Children who are not yet toilet-trained may enter the pool with protective swimwear.
- Profane or abusive language is prohibited. Loud music is prohibited before 9am and after 10pm.
- Food and beverages in non-glass containers are permitted in the pool area, but not in the pool or spa.
- No pets are allowed, except for leashed service or support animals, who may not occupy pool furniture.
- Oversize flotation devices are prohibited. Smaller devices (e.g., swim fins, masks, etc.) are permitted.
- A gas barbeque grill is available for use by owners and tenants. Users must clean the grill after use.

Parking and Vehicle Restrictions

- Speed Limit is 15 miles per hour – Be aware of people in crosswalks.
- All Owners' vehicles must display a La Solana parking pass.
- Parking passes must always be visible in front windows or windshield.
- Owner's first vehicle must be parked in the covered space assigned to the owner's unit.
- Owner's second vehicles may be parked in uncovered parking spaces.
- Guests may park in any uncovered parking spaces that are not otherwise restricted (e.g., handicapped).
- Only vehicles with a valid handicap license plate or placard may use handicap spaces.
- Vehicles must not block access to fire lanes or designated parking spaces.
- Avoid excessive vehicle noise, idling or loud stereos in all parking areas.

Pets

- La Solana allows generally recognized domestic animals to be kept as pets, including dogs, cats, small birds, and fish. Exotic animals of any kind are prohibited.
- Dogs must be registered with the Office within 10 days of occupancy. Only one dog per unit is allowed.
- Owners are liable for all damage caused by their pets.
- Pets must be under control and on a leash no longer than 6 feet while outside your unit.
- Pets must not create a nuisance for neighbors. Excessive barking/noise should be addressed promptly.
- Pet waste must be cleaned up immediately. There are receptacles on site for this purpose.
- No dog runs, animal pens or similar enclosures/structures are permitted within a unit or on any patio.

Golf Carts

- There are a limited number of Golf Cart Parking Spaces with electrical outlets for charging.
- All Golf Cart Parking Spaces are owned by and assigned to individual unit owners.
- Any owner or tenant who wishes to store a golf cart at La Solana must rent or own a Parking Space.
- Parking Space owners may elect to rent their space to another owner or tenant. The Office has details.
- Golf Cart Parking Space owners may sell their space to another La Solana owner. The Office will assist in filing the paperwork for legal transfer from one unit to another.

Bicycles

- Bicycles may be stored in the secured enclosure behind Building 7 or on an Owners' patio.
- Bicycle owners may rent a key to the locked storage area for a \$50 deposit from the Office. The deposit will be refunded when the key is returned to the Office.
- Bicycles may not be parked or stored in building courtyards or walkways, under stairways, or inside the meter and cable rooms located outside of each building.

U. S. Mail

- Each unit has a mailbox in the mail room next to the clubhouse. Owners are given two mailbox keys.
- Owners and long-term renters should inform the U.S. Post Office online when starting and stopping mail delivery to a La Solana address. Address changes must include the unit number (e.g., 3112).
- The Mail Delivery Person should not be interrupted while they are delivering mail.

Trash and Recycling

- A Trash Compactor and Recycling Bin are located next to the Maintenance Building.
- Owners are provided with 2 keys that unlock the door to the Trash Compactor and Recycle Bin room.
- Owners must provide a key for this area to renters for use during their stay.
- Household trash in commercial grade trash bags may be placed in the Trash Compactor.
- Large household items (e.g., area rugs, furniture, refrigerators, microwaves, dishwashers, TV's, etc.) and cans of undried paint are not permitted in the Trash Compactor.
- Clean recyclable materials, including glass and cardboard may be placed in the Recycle Bin. A list of acceptable items for recycling is posted near the Recycling Bin.
- Renovation materials may NOT be placed in the Trash Compactor or Recycling Bin.
- Plastic bags and Styrofoam may be placed in the Trash Compactor --NOT the Recycling Bin.
- All boxes must be broken down flat before placing them in Recycling bin to conserve space.
- Contact the office to determine whether something may be placed in Trash Compactor or Recycling Bin.

Building Doors and Carts

- Building entrance doors must be closed at all times to prevent stray animals from entering buildings.
- Each building has a cart for use by residents to carry groceries, suitcases, etc. to their units.
- Carts are stored on 1st floors near the fountain. They must be returned to that location after use.
- Carts may NOT be used to haul trash or garbage or any other unsanitary materials.
- Carts are for resident use only. Contractors may NOT use carts for any purpose.

Balcony and Patio Restrictions

- Furniture designed for outdoor use and in good condition may be placed on patios/balconies.
- No hooks or other items may be attached to the patio ceiling.
- Hummingbird feeders must be hung on a portable stand at least one foot in from ledges and railings.
- No wind chimes are permitted on balconies or patios.
- Towels and other items may be dried on patios if not visible; nothing may be placed on railings.
- Only Electric BBQ grills are permitted on balconies/patios for outdoor grilling.
- Pet doors that interfere with securing doors to patios and balconies are not permitted.
- Open-flame items are not allowed on balconies or patios.

Smoke, Odors, and Air Quality

- Smoking is permitted within owners' units and in the designated area by the maintenance building between buildings 6 & 7. It is NOT permitted anywhere else on the property.
- No smoking or vaping is permitted in the clubhouse.
- Residents should be mindful that smoke, strong cooking odors, incense, and other airborne nuisances can travel between units. Smoking on patios and balconies is discouraged.

Unit Renovation and Maintenance

- Construction, remodeling, and repair work must be scheduled between 7am and 6pm.
- Contractors must remove all construction materials. Disposal in our Trash Compactor is not permitted.
- Residents shall notify affected neighbors (next to, above, and below) as to the work, timing and duration of major projects.

Tenants and Guests

- Owners are responsible for ensuring that tenants and guests comply with association rules.
- Any violations caused by tenants and/or guests are treated as violations by the owner.

Social Events -

- Owners, tenants and their house guests are allowed to attend La Solana-sponsored social events. Individual residents may bring one guest if they choose to do so.

Respectful Conduct

- Residents should interact with neighbors, vendors, management, and volunteers in a respectful manner.
- Harassment, intimidation, threatening conduct, or abusive communications are not acceptable.
- Owners or tenants who persist in inappropriate conduct will be reported to City Property Management.

Respectful Communication- (Conversations, email, text messages, social media, etc.)

- All residents should communicate with neighbors, Board members, committee members, management, vendors, and staff in a respectful manner.
- Harassing, threatening, abusive, or repetitive communications that interfere with community operations will be reported to City Property Management for corrective action.