

Garden Grove Townhome Owners Association, Inc.

Policy on locking devices on gates in the rear limited common area

As there has been a few occasions where HOA maintenance workers have been unable to access rear "patio" areas on Units with fences enclosing the rear common limited area that have been padlocked and notices posted that 48 hours notice is required to enter the area.

This is in violation of CC&Rs Section 2.4 (c), 2.5(b), 2.5(c), 5.1(in whole) which allows HOA maintenance access to any common area (limited or otherwise) as needed. Section 2.5(c) grants public safety agencies access to any part of the common area in the performance of their duties.

Section 5.3 of the CC&Rs requires reasonable notice only for ENTRY into the unit itself. There is no such requirement for any common area which includes limited common areas.

Based on the above, the Board of Directors has enacted this following policy:

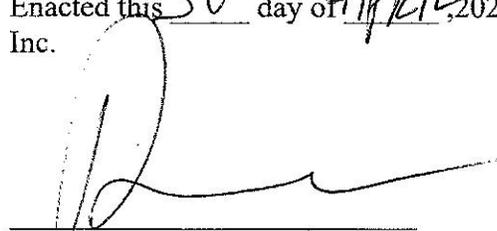
Any latch or other device that closes off a gate to the rear common limited area is **STRONGLY RECCOMENDED** to be via a **non-locking** latch that does NOT require a key, combination, fingerprint or other restricted method of opening the rear gate. If the owner, wishes to place a securing mechanism on the rear gate, it is **SUGGESTED** to be a snap-ring, D-ring, thumb latch or other simple mechanical method of securing the rear gate so it stays closed.

That should the owner decide to use a locking latch that requires a key, combination, fingerprint or other restricted method of opening the rear gate, the owner accepts full liability for any damage that may be caused by maintenance or emergency personnel entering the rear common area in the performance of their duties.

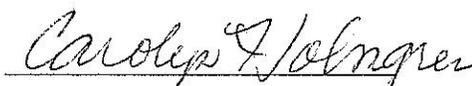
That maintenance entry, in the case of an issue that is or potentially will damage any unit will be repaired at any time of the day or night with or without notice to the owner. Routine maintenance will only be performed during normal "working hours" of 8am to 6pm any day of the week with notice attempted prior to entering the rear common area.

Emergency entry by maintenance or public safety personnel in the performance of their duties may occur at any time of the day or night without any prior notice.

Enacted this 30th day of APRIL, 2025 by the Garden Grove Townhome Owners Association, Inc.



President



Secretary