

June 28, 2024

To: Portola Springs Community Association Owners

Re: Proposed Revisions/Changes to Association Rules and Regulations

Dear Community Members:

In accordance with California Civil Code section 4360(a), the Board of Directors hereby provides you with a minimum of twenty-eight (28) days' notice of a proposed change to the Portola Springs Community Association Rules and Regulations and Design Guidelines. The purpose of this notice is to offer Members an opportunity to provide comments and opinions on the proposed changes. The text of the proposed changes to the Rules and Regulations is provided below for your review. Proposed additions are marked as underlined. These are an addition to the proposed changes from the April 2024 Board Meeting. If you would like a copy of the previously provided proposed changes, please contact Management.

### **RULES AND REGULATIONS**

The first proposed change is to include verbiage in Section 11.9 of the Association's Rules and Regulations that roller skates, skateboards, bicycles, roller blades or other wheeled vehicles are not permitted on the basketball courts. The purpose and effect of this proposed change is to ensure that the basketball courts are only used for basketball. This will help clarify the proper purpose of the basketball court and promote safe usage.

#### **Proposed Change #1: Rules and Regulations, Park and Basketball Court Rules 11.9**

Skate boarding, roller blading, and motorized equipment (i.e., scooters) are prohibited at all times. Additionally, roller skates, skateboards, bicycles, roller blades or other wheeled vehicles are not permitted on the basketball courts at all times-

The second proposed change is to include verbiage in Section 12 of the Association's Rules and Regulations that bicycles with a wheel diameter greater than 16 inches are prohibited from the tot lot. The purpose and effect of this proposed change is to promote the safety of those using the tot lot area.

#### **Proposed Change #2: Rules and Regulations, Section 12 Tot Lot Rules 12.7**

Public broadcasting (i.e., deejays), skate boarding, roller blading, bicycles with wheel diameters greater than 16 inches, and motorized equipment (i.e., scooters, eBikes) are prohibited at all times

All Association Members are welcome to provide their comments to the Board before these proposed changes to the Association Rules and Regulations are formally adopted. Members may do so by writing to the Portola Springs Community Association c/o Keystone Pacific Property Management, 240 Commerce., Suite 200, Irvine CA 92602, or by attending the Board of Directors meeting to be held virtually via *Zoom.us* (login information and instructions can be found on the July Newsletter and the Meeting Agenda posted to the Community website a week prior to the Board Meeting), on July 29, 2024, at 3:30 p.m. You may also submit your comments via email to the Association's General Manager, Ellis Calvillo, at [ecalvillo@keystonepacific.com](mailto:ecalvillo@keystonepacific.com). All comments must be delivered prior to July 29, 2024, in order to be considered. Alternatively, if you attend the Board Meeting and provide your comments during the meeting, your comments will be considered by the Board of Directors prior to it making a decision on the proposed changes.

Sincerely,

Your Board of Directors  
Portola Springs Community Association