

ESSENTIAL INFORMATION FOR REALTORS

ROLLING HILLS COMMUNITY ASSOCIATION 1 PORTUGUESE BEND ROAD ROLLING HILLS, CALIFORNIA

All property in Rolling Hills is subject to the laws and regulations of two governing entities: The Rolling Hills Community Association (RHCA) and the City of Rolling Hills. The following are highlights of some of the more important facts relating to ownership of property in the community. The duties and obligations of the Association and the City are totally separate and distinct.

SELLING PROPERTY IN THE CITY OF ROLLING HILLS: All realtors are required to purchase an annual vehicle road use permit to sell property in Rolling Hills. Clients must be in the realtor's vehicle except when small children must be in a car seat and the client car can follow the Broker. Broker open viewings are allowed with road use permits required for all attending agents. Public open houses are prohibited. Advertisements for property listings cannot include the street address.

GENERAL CITY INFORMATION: There are 690 homes in the city, all of which are single family dwellings on a minimum of 1-acre lots. There are several common area facilities within the city, including 2 riding rings, 3 tennis courts, and 26 miles of bridle trails. Entrance to the city is through one of three gates, which are manned 24 hours a day, 7 days a week.

PROSPECTIVE BUYERS MUST BE MADE AWARE OF THE FOLLOWING ITEMS:

1. **EASEMENTS:** All property is subject to perimeter easements varying in width around each property boundary and in some instances, road easements. **All easements must be kept free of building, fencing, plantings or other obstructions.** Existing structures or landscape in easement are not grandfathered and replacement construction requires Board permission. These regulations and any easement violations must be disclosed to potential buyers. A property survey is strongly recommended.
2. **DRAINS:** Drains are the responsibility of each homeowner.
3. **FENCING:** Perimeter fencing must be 3-rail fences painted white, new and replacement fencing require a survey and fence permit from the Association. Fence location must be approved by RHCA.
4. **PRIVATE TENNIS COURTS, RIDING RINGS AND POOLS:** Tennis courts, riding rings and pools and spas require permits from the City and design approval from the Association.
5. **DOGS:** Regulated by the City of Rolling Hills. Maximum of three per household.
6. **VIEWS:** Neighbors are encouraged to work together to preserve views. In the event neighbors cannot work out a private agreement, both City and RHCA have processes to restore and preserve views.
7. **PAINT:** Exteriors of buildings must be painted pure white with no tint. Residents may submit color samples to the Architectural Committee if they wish to paint trim, doors or shutters a color other than white.
8. **ROOF:** New roof installation shall use approved fire retardant materials as required by the Building Code of the City of Rolling Hills and shall be approved by the Association Architectural Committee.
9. **RUBBISH:** Billing for trash service is a line item of the Los Angeles County tax bill.
10. **RENOVATIONS AND NEW CONSTRUCTION:**
 - A. All new buildings or additions must be approved by the RHCA Architectural Committee and the City of Rolling Hills.
 - B. Subdivisions of property are regulated by the Association and the City of Rolling Hills.
11. **EXTERIOR LIGHTING:** Exterior lighting is subject to the City Lighting Ordinance and Architectural review. Light fixture design and location must be approved by the Architectural Committee.
12. **BUILDING REGULATIONS:** Copies of the Association Building Regulations are free to property owners.
13. **TAXES AND ASSESSMENTS:** The Association levies an annual assessment which is fixed by the Board of Directors. The current Assessment rate is 20 cents per hundred dollars of the assessed valuation established by Los Angeles County.

Detailed information concerning the above can be obtained at the Community Association Administration Office or you can call (310) 544-6222 with any questions.

❖ **Please sign to acknowledge that you have received the above disclosure:**

Name _____ Office _____ Date _____

Realtor License # _____