



Pepper Townhomes Association

10769 Woodside Avenue, Suite 210

Santee, Ca 92071

Office: (619) 270-7360 Web: www.peppertownhoa.com



January 27, 2026

IMPORTANT NOTICE

Dear Member,

Enclosed are the draft Fine and Enforcement Policy and the draft Dog Run Rules that the Board approved at their January 14, 2026 meeting. They intend to formally adopt the policy and rules at the March 11, 2026 meeting. In compliance with California Civil Code, this notice is being sent to the Membership for a 28-day review and comment period.

Please read the enclosed documents carefully and submit any questions or comments to Management at kara@360hoa.com.

Sincerely,

The Pepper Townhomes Board of Directors

Enclosures



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IMPORTANT NOTICE

Dear Member,

In anticipation of the dog run opening on level three, the Board again reviewed the dog run rules at their January 14, 2026 general session meeting. Upon review, the Board decided to add a provision outlining the operating hours. The purpose and effect of adding operating hours for the dog park is that the park will not be available to residents after hours. In compliance with California Civil Code, this notice is being sent to the Membership for a 28-day review and comment period. The proposed Rules are as follows:

Dog Run/Park Rules

1. Hours of use are 8:00AM to 8:00PM
2. The Pepper Townhomes Association is not responsible for injury or damage sustained within or as a result of the use of the dog park. Pepper Townhomes will not be responsible for any fights, attacks, injuries or other issues that may occur. Users enter at their own risk.
3. **Use of the park is for RESIDENTS ONLY. Anyone else may be prosecuted for trespassing.**
4. Dogs must be on a leash prior to entering and upon leaving the park.
5. Dogs showing aggression must be removed immediately.
6. Dogs must be kept from jumping on other dogs or people.
7. Dog owners must collect and dispose of all dog waste.
8. Dogs must be within sight and under voice control of owner at all times.
9. Dogs in season (heat) or displaying symptoms of illness are not allowed. Please closely monitor any un-neutered males.
10. Unaccompanied persons under age fourteen (14) are not allowed.
11. Smoking, eating, and glass containers are prohibited.
12. **Under NO circumstances may dogs be left unsupervised in the park.**
13. Limit time use of the park to no more than thirty (30) minutes, when other dogs/residents are present. If the park is full, please come back at a later time.
14. No buckets or water pools.
15. Dogs must be kept from digging holes in the run area.

Please take the time to review the proposed rules. If you have comments on the proposed rules, please submit those comments to kara@360hoa.com no later than February 27, 2026 by 5 PM so the Board may consider your comments before formally adopting them at their March 11, 2026 general session meeting.

Thank you for your time and consideration.

Sincerely,

Pepper Townhomes Association
Board of Directors