

RIDGECREST OF SHASTA COUNTY HOMEOWNERS' ASSOCIATION

Good Neighbor Reminders for Community Living

Architectural control

CCR: Section 4.09. Architectural Control. No structural alterations to the interior of or Common Area surrounding any unit shall be made without Architectural Review Committee (ARC) approval.

CCR: Section 4.07. Antennae; Roof Projections. No satellite dishes may be erected on the roof or outside structure of the complex without ARC approval.

Barbeque – No charcoal bar-b-q or gas barbeque with a tank over 2.5 pounds allowed.

California Fire Code Section 308.3.1-Open Flame Cooking Devices

This law prohibits the operation of charcoal burners and other open-flame cooking devices on combustible balconies or within 10 feet (3048 mm) of combustible construction, with the following exceptions: (1) One and two-family dwellings; and (2) Where buildings, balconies and decks are protected by an automatic sprinkler system.

California Fire Code Section 308.3.1.1-Liquefied Petroleum Gas Fueled Cooking Devices

This law prohibits the operation of LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds (nominal 1 pound [0.454 kg] LP-gas capacity) located on combustible balconies or within 10 feet (3048 mm) of combustible construction, with the exception of one and two-family dwellings.

Clotheslines

CCR: Section 4.11. Clotheslines. No exterior clotheslines or other outside clothes drying or airing facility shall be erected or maintained on the properties in any location where the same would be visible from any street or neighboring Unit. (You may not use the deck railing as a towel drying facility).

Garbage/Trash

CCR: Section 4.06. Trash: Storage of Materials

All garbage and trash shall be regularly removed from the Property, and shall not be allowed to accumulate thereon. It shall be placed and kept in covered sanitary containers where it is not visible from any neighboring unit except for a reasonable time prior to collection.

CCR: Section 5.02. Owner's Maintenance Obligation

If an owner fails to maintain his Unit and/or installed improvements of his Exclusive Use Common Area as provided herein in a manner which the Board reasonably deems necessary to preserve the safety, appearance and/or value of the Project, the Board may notify the Owner of the work required and request that it be done within a reasonable and specific period.

Noise/Nuisances

CCR: Section 4.12. Power Equipment and Car Maintenance. No power equipment, work shops or car maintenance of any nature shall be permitted on the Project without the prior written approval of the Board.

CCR: Section 4.17. Nuisances. No noxious, illegal or seriously offensive activities shall be carried on within any Unit, or in any other part of the Project, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to or which may interfere with the quiet enjoyment of each Owner's Unit or Common Area.

Parking

Parking Regulation 9-95.1 c. Phase I (8 plexes) - For those Units which are assigned Detached garages, the number of vehicles per household shall be limited to two (2). Further, if a household has two (2) vehicles, one (1) must be parked inside the above mention Detached Garage. Additionally, no vehicle may be parked within twenty-five (25) feet behind garage doors.

Phase I - Perimeter Units: For those Units which have Attached, Double Garages and driveway aprons, the number of vehicles per household shall be limited to four (4). Further, parking shall be limited to within the Attached, Double Garage, or on the Driveway Apron only.

Phase II - All units: For those units which have Attached, Double Garages with no driveway aprons, the number of vehicles per household shall be limited to three (3) with the first two (2) of these vehicles being parked in the attached garage. The third vehicle may be parked in the common area on a first-come, first-served basis.

Additionally, no vehicle may be parked within twenty-five feet (25') behind garage doors. ***(Please see the reverse for additional parking regulations).***

d. No vehicle shall remain parked in any of the common area parking for a period exceeding seven (7) days.

e. No vehicle shall be parked for any length of time in any area either painted red, or painted or posted with a "NO PARKING" sign or painted area.

- f. No vehicle shall be parked in the authorized GREEN zone for a period exceeding thirty (30) minutes.
- g. In the case of oversized passenger vehicles that cannot fit into garages or in other cases of extreme hardship or need, the Board of Directors may grant a variance to park in a common area parking space that shall be designed by the Board.
- h. Vehicles belonging to Guests:
 - a. Any “guest” passenger vehicle may not use the common area for a period of more than fourteen (14) days unless special approval is requested and granted by the Board of Directors of Project Managers.
 - b. No type of RV or other oversized guest vehicles may be parked on the project at any time.

SECTION 2: Vehicle Restrictions:

- a. No trailer, camper, motor home, truck (other than a standard size pickup), inoperable automobile, boat, or similar equipment shall be permitted to remain upon any area within the property, other than temporarily (forty eight (48) hours maximum). Moving such vehicles every day shall not defeat the purpose of this restriction. All such vehicles shall be stored in the RV parking lot at the sole discretion of the Board of Directors.
- b. Commercial vehicles shall not be stored on any portion of the property. Commercial vehicles shall not include sedans or standard size pickup trucks which are used for both business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board.
- c. All motor vehicles shall display current licenses and be maintained in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emissions, leaks or appearance.
- d. No off-road unlicensed motor vehicles shall be operated upon the Property.
- e. All Parking restrictions shall be strictly enforced.

SECTION 3: Project Vehicle Registrations: Each Unit in the Project may be subject to Vehicle Registration, consisting of listing each vehicle to be parked within the Project, either in the garages or the Common Area, with the Committee or Project authority designated by the Board. The purpose of this registration is to enforce the above regulations regarding number of vehicles allowed and common area parking of the same. All oversized vehicles to be parked in the RV lot shall be subject to the registration procedures adopted by the Board.

Pets

CCR: Section 4.05. Animals

No animals, reptiles, rodents, birds, fish, livestock, or poultry shall be raised, bred, or kept in any Unit or portion of the Project; except that no more than two usual and ordinary household pets such as dogs, cats, fish or birds inside bird cages may be kept, provided that they are not kept, bred or maintained for any commercial purposes, and they are kept under reasonable control at all times. Notwithstanding the foregoing, no pets may be kept on the Project which result in an annoyance or nuisance to other Owners. No dog shall enter the Common Area except while on a leash which is held by a person capable of controlling it. Owners shall prevent their pets from soiling any portions of the common area

Health & Safety Code 122335

This code prohibits persons from tethering, fastening, chaining, tying or restraining a dog to a dog house, tree, fence or other stationary object for more than three hours in a 24-hour period. Violations can result in a misdemeanor and fines.

Pool

See attached pool rules.