



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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## INTRODUCTION

The "Rules and Regulations" have been created and adopted by the Oaks Community Association to ensure a safe comfortable living environment for the residents of The Oaks. Nothing in these "Rules and Regulations" is intended to conflict with applicable State or local enactments or the provisions of the Association's Governing Documents (CC&Rs).

These "Rules and Regulations" apply to all lot owners, residents, tenants and guests, and may be amended and modified from time to time by the Board of Directors of the Association. These rules are not intended to be all-inclusive. Matters not covered herein shall be handled at the discretion of the Board of Directors.

## GENERAL RULES

1. All public laws and ordinances shall be obeyed, and no acts shall be committed which would constitute a violation or place the Association in violation of any of these laws or ordinances.
2. Activity or behavior that causes a disturbance, nuisance, or otherwise disrupts the quiet enjoyment of another is prohibited.
3. Any activity or use of a separate lot that could cause an increase in premium or cancellation of any insurance policy is prohibited.
4. No commercial business other than a small in-home business shall be conducted within the community.
5. "For Sale" signs are limited in size as permitted by law. Only 1 (one) sign is allowed on each property.
6. Christmas lights and any other holiday decorations shall be removed within 15 days after the holiday.
7. Littering anywhere in the community is not permitted.
8. Loitering in the streets is prohibited at all times.
9. All reasonable request or instructions from staff or employees of the Oaks shall be adhered to.
10. Members using or renting the facilities, including the clubhouse, pool and spa must be members in good standing.
11. Quiet time in the community are the hours from 10:00 PM to 8:00 AM. Please keep noise to a minimum during this time.

## VEHICLES and PARKING

1. All vehicles owned and or used by owners and or tenants within the community shall be registered with The Oaks Community Association.
2. Only motor vehicles as defined by the California Motor Vehicle Code shall be parked in a designated parking area on individual lots or community parking areas.
3. Vehicles that are inoperative or are not currently registered shall not be parked anywhere in the community visible from the street.
4. The speed limit for all vehicles in the community is 10 (ten) miles per hour.
5. Major repairs on vehicles, RVs, boats, etc., are not permitted within the community.

6. Trailers, campers, boats, etc., shall not be parked on a lot if visible from the street or from a neighbor's property.
7. Parking on the street in areas with curbs painted red is prohibited.
8. "Guest Parking" is intended for guests but may be available on a limited basis for the use of residents.
9. "Guest Parking" shall be limited to a maximum of only 1 parking space per household unless prior approval is granted.
10. Guest Parking shall not be used for longer than 72 hours without obtaining prior approval from the Association.
11. Parking in front of the mailboxes is limited to 15 minutes.
12. Parking spaces are color-coded as follows:
  - a. GREEN - Guest Parking
  - b. WHITE - Common Area Short-Term Parking

## **PETS**

1. All pets must be licensed by Amador County Animal Control and be current on all vaccinations.
2. All pets must be registered with The Oaks Community Association.
3. **EXCEPTION:** fish, caged birds, and small, harmless caged animals such as hamsters, etc.
4. Owners/tenants are responsible for pets of guests.
5. Pets (including but not limited to cats & dogs) shall not cause a disturbance or nuisance.
6. Pets (including cats & dogs) shall be kept on a leash within the community unless within a fenced yard.
7. Pet owners shall be responsible for cleaning up after their pet(s):
8. Clean up in the common areas shall be immediately.
9. Clean up of owners' own yard shall be not less than every few days.
10. For your convenience, several pet clean up stations are located within the community.
11. Not more than 2 (two) pets are allowed per household. The 2 (two) pets shall only be either: 2 cats, 2 dogs or, a combination of 1 cat & 1 dog.
12. Should a pet have a litter of puppies or kittens, the puppies or kittens shall be removed from the property within 60 (sixty) days of birth.
13. The maximum dog size allowed is 24 inches at shoulder height.
  - a. **EXCEPTION:**
    - i. properly designated service animals, and
    - ii. dogs acquired prior to January 1, 2003.
14. Any pet deemed to be aggressive will not be allowed to stay in the community and will be immediately reported to Amador county animal control.

## **CLUBHOUSE and ADJOINING AREAS**

The adjoining areas include the swimming pool and spa area, basketball court area, children's playground area and mailbox area.

1. **GENERAL:** All areas. Use is restricted to owners and residents in good standing and their guests.  
**EXCEPTION:** the mailbox area is for the collection of mail only.
  - a. The use of bicycles, roller skates, roller blades, skateboards, scooters, or any other similar wheeled equipment is strictly prohibited.
  - b. All bicycles must be placed in the bike racks.
  - c. Underage (21 or younger) smoking is prohibited.
  - d. No radio, stereo, tape player, CD player, or other similar devices shall be used in the outside areas unless such devices are used in conjunction with headphones or



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earpieces in a manner which prevents other users of the same areas from hearing the sounds from the devices.

- e. No outside areas shall be reserved for private functions.
- f. No pets allowed, other than properly designated service animals.
- g. No obscene or vulgar language is allowed.
- h. No reckless, boisterous, or violent behavior is allowed.

## 2. POOL and SPA AREA

- a. The pool and spa are open year-round.
- b. Pool hours are 11:00 AM to sundown for general swimming. Adult only swim times are 9:00 AM to 11:00 AM, and 8:00 PM to 9:00 PM.
- c. No smoking allowed in the pool area.
- d. No persons wearing diapers are allowed in the pool.
- e. No one under the age of 16 shall be permitted without a parent or responsible adult or with a signed permission slip from the minor's parent or guardian. A responsible adult is a person over 18 years old. Permission slips are available at the office or can be downloaded from our website [theoakcommunityassociation.org](http://theoakcommunityassociation.org).
- f. No one under the age of 16 is allowed in the spa.
- g. Absolutely no glassware is allowed in the pool and spa areas.
- h. No food allowed in the pool and spa area.
- i. Only approved swimwear shall be worn in the pool or spa.
- j. No hair clip or pins made of metal shall be worn in the pool or spa.
- k. No horseplay, running, diving, jumping, or throwing of others into the pool is allowed.
- l. No lifeguard is provided. Use of pool/spa is at the user's own risk.
- m. Any and all additional rules so posted in the area will be enforced.

## 3. CLUBHOUSE

- a. The clubhouse may be reserved for a private party by members who are currently considered to be "In Good Standing", and if the rental does not interfere with the general use of the residents. The party reserving the facility must sign a user agreement, and pay the required security deposit.
- b. No wet swimsuits are allowed in the clubhouse. Prior to use of the restroom facilities, please towel-dry yourself to avoid damage to the carpeted area.
- c. No Bicycles or skateboards are allowed on the sidewalk areas.

## 4. MAILBOX AREA

- a. Absolutely no loitering or playing is permitted in or around this area.
- b. No Bicycles or skateboards are allowed in the mailbox area.

## FISHING POND

- 1. Anyone under the age of 14 must be accompanied by an adult.
- 2. Anyone under the age of 18 must have a signed permission slip from a parent or guardian.
- 3. All trash, garbage and debris must be removed.
- 4. No swimming is permitted in the pond.
- 5. No boats or any other type of flotation devices are allowed in the pond.
- 6. No vegetation can be removed from around or near the pond.

7. There are no restroom facilities near the pond.
8. No lifeguards are on duty all users of the facilities use at their own risk.
9. Access is allowed from 1 hour before sun up to 1 hour after sun down.
10. Do not leave any bait or fishing hooks or lines on the shore.
11. Shoes should be worn at all times.
12. Personal flotation devices (life jackets) must be worn if fishing from the dock.
13. Fishing from the dock not allowed on dock near water intake.
14. Do not drink the pond water.

## **LOT MAINTENANCE**

1. Lots and all improvements thereon must be maintained in a neat, clean, attractive, and sanitary condition.
2. All areas visible from the street, other than driveways, must be landscaped, and all landscaping must be kept healthy and neatly maintained.
3. All items such as tools, equipment, furniture (other than appropriate patio furniture), appliances, garbage cans, etc., must be stored so the items are not seen from the Street or neighboring lots.
4. Failure to maintain the lot at acceptable standards as determined by the Board of Directors will result in enforcement as allowed by law & the Association's Governing Documents (CC&Rs), and these "Rules and Regulations."

## **HOME INSTALLATION and REMOVAL**

1. All homes and accessory structures and buildings, including awnings, skirting, carports, porches, storage sheds, fencing and gates must be approved in writing by the Association before being installed on individual sites.
2. Upon removal of a home, the lot must be left in a level, bare, and clean condition.
3. The property owner is responsible for obtaining any permit(s) required by The California Department of Housing and or Amador County.
4. Members seeking permission to install or remove a home must currently be a "Member In Good Standing".

## **ARCHITECTURAL RULES and DESIGN REVIEW**

1. No exterior additions, modifications or alterations of any kind shall be made without prior written approval by the Association. This does not apply to maintenance or replacement of 'Like kind' items such as repainting a home exactly the same color or replacing a shrub with a similar one.
2. A 'Design Review Request' must be submitted and approved prior to commencing any work.
3. All homes are subject to architectural approval of, but not limited to, the following criteria:
  - a. Size of home
  - b. Type of siding
  - c. Roofing material
  - d. Awning and railings
  - e. Skirting
  - f. Storage buildings
  - g. Fencing and gates
  - h. Landscaping
  - i. Removal of trees
4. Roof or window-mounted "swamp" coolers &/or air conditioners are not permitted if they can be seen from the street.



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5. The property owner is responsible for obtaining any permit(s) required by The California Department of Housing and or Amador County.
6. Members must be "Members In Good Standing" before consideration of a design review

## **ENFORCEMENT of MONETARY FINES &/or SUSPENSIONS & REVOCATION of PRIVILEGES**

1. It is important that all members and residents adhere to the community's Governing Documents in order to preserve and enhance property values. In accordance with the California Civil Code, the Oaks Community Association Board of Directors has adopted a Rule Enforcement Policy. This policy is to help ensure compliance with the Association's Governing Documents, 'Rules & Regulations', and Architectural Guidelines.
2. Management will notify the owner and if applicable the tenant of the nature of the violation, and of the corrective measures necessary to correct the violation. Reasonable time will be allowed to take corrective action. Any uncorrected violation or recurrence of the same violation is subject to a fine of up to \$100.00. After 30 days from the date the initial fine was assessed, additional fines will be assessed at a rate of up to \$20.00 per day, should the violation remain uncorrected.
3. Violation of parking rules is subject to a fine of up to \$100.
4. Violation of Section IV rules is subject to the following:
  - a. Misbehavior ..... 15-day suspension & revocation of privileges
  - b. Boisterous /violent behavior ..... 60-day suspension & revocation of privileges
  - c. Violation of Suspension ..... longer suspension & revocation of privileges
  - d. Violation of a 60 to 90-day suspension will result in an automatic \$100.00 fine to the owner, in addition to another 90-day suspension. In the event the violation was committed by a minor, the parent/ guardian, or if guest, the owner will be notified in writing of the infraction and resulting suspension.
5. An owner who receives a notice of suspension and or a fine has the right to appeal to the Board of Directors. The appeal must be stated in writing and delivered to The Oaks Office, Located at 5607 Jackson Valley Road, Ione, CA. within ten (10) days of issuance. A Hearing by the Board of Directors will then be scheduled for the next scheduled Board of Directors Meeting. During the violation hearing members have the right to present testimony and produce witnesses.