



# THE OAKS

Community Association

5607 Jackson Valley Road | Lone, CA 95640 | 209-274-6056 | office@theoaksione.com

## RULES & REGULATIONS ADOPTED

OCTOBER 8, 2022

### INTRODUCTION

The “Rules and Regulations” have been created and adopted by the Oaks Community Association per October 11, 2022, Board Meeting in order to administer the Governing Documents and 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 in accordance with the Governing Documents and at the discretion of the Board of Directors.

### GENERAL RULES

1. All residents in the park must be registered with the office within no more than 30 days, including all household members, pets, and vehicles. Residents, or Landlords/Owners not ensuring this is done for any of their Tenants, are subject to a \$25.00 a month fine until registration is fully completed and submitted to the office. All Residents are responsible for providing any registration updates to the office within 10 days of when any prior information becomes inaccurate (for example, residents need to be added, removed, vehicles added/removed, pets added/removed, etc.). Again, should updated registration information is not provided to the office within 30 days of the changes occurring, Residents and Landlords are subject to a \$25.00 per month fine until updated registration information is provided to the office. All tenant information must be signed off by Owner as well.
2. 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.
3. Activity or behavior that causes a disturbance, nuisance, or otherwise disrupts the quiet enjoyment of another is prohibited.
4. Any activity or use of a separate lot that could cause an increase in premium or cancellation of any insurance policy is prohibited.
5. No commercial business other than a small in-home business shall be conducted within the community.
6. “For Sale” signs are limited in size as permitted by law. Only 1 (one) sign is allowed on each property.
7. Christmas lights and any other holiday decorations shall be installed no more than 30 days before the holiday and removed within 15 days after the holiday.
8. Littering anywhere in the community is not permitted.
9. Loitering in the streets is prohibited at all times.
10. All reasonable request or instructions from staff or employees of the Oaks shall be adhered too.
11. Members using or renting the facilities, including the clubhouse, pool, spa, and RV storage area, must be members in “Good Standing” and current (not more than sixty (60) days delinquent) in the payment of any bills past due to The Oaks (utilities, RV storage, assessments, etc.).
12. 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.



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## VEHICLES and PARKING

1. All vehicles used by owners and or, tenants or guests within the community must be currently registered with the Department of Motor Vehicles and registered with The Oaks Community Association within 30 days of becoming a resident or purchasing a new vehicle.
2. Only motor vehicles as defined by the Motor Vehicle Code shall be parked in a designated parking area on individual lots or community parking areas.
3. All Vehicles operated in The Oaks shall meet registered state Vehicle Code requirements for public street operation, be driven only by a licensed driver, have minimum required insurance, or better, and adhere to all public road laws.
4. Vehicles that are inoperative or not currently registered with the Department of Motor Vehicles shall not be parked anywhere in the community visible from the street.
5. The speed limit for all vehicles in the community is 10 (ten) miles per hour.
6. Major repairs on vehicles, RVs, boats, etc., are not permitted within the community or the RV Storage area.
7. Car Washing may be done in your driveway for your personal vehicles and Members must use a hose nozzle at all times to conserve and to control water run-off into the street.
8. Trailers, campers, boats, etc., shall not be parked on a lot if visible from the street or visible from a neighbor's property.
9. Parking on the street in areas with curbs painted red is prohibited.
10. "Guest Parking," marked by green curb in front of spaces, is intended STRICTLY for guests. No parking in Guest Parking spaces by Residents is allowed and anyone not adhering to these rules is subject to parking fines.
11. "Guest Parking" shall be limited to a maximum of ONE Guest only in ONE parking space per household unless prior approval is granted by the Association Management/Office.
12. Guest Parking, GREEN CURB, shall not be used for longer than 72 hours without obtaining prior approval from the Association Management/Office, and moving vehicle from one space or lot to another does not restart that 72-hour clock.
13. Parking in front of the mailboxes is limited to 15 minutes.
14. Short Term Parking, WHITE CURB, is limited to 4 hours maximum and intended for things like while Members are using the Clubhouse and Pool areas.
15. DO NOT PARK in the ORANGE CURB spaces to the right of the office (while facing the office) Monday thru Friday from 6 a.m. to 6 p.m., these spaces are utilized by the office staff.
16. Office, Maintenance and Security staff and vehicles are not subject to any parking or vehicle restrictions during business use due to the nature of their jobs.
17. Parking spaces are color-coded as follows:
  - a. GREEN - Guest Parking
  - b. WHITE - Common Area Short-Term Parking (maximum 4 hours, except by mailboxes is 15-minute limit)
  - c. ORANGE – Reserved Staff Parking, Monday-Friday, 6 a.m. – 6 p.m.



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## PETS

- a. All pets must be licensed by Amador County Animal Control and must be current on all vaccinations and a copy of that registration and vaccination record provided to The Oaks Office within 10 days of occupancy in the park or obtaining a new animal.
- b. All pets must be registered with The Oaks Community Association.
  - a. EXCEPTION: fish, caged birds, and small, harmless caged animals such as hamsters, etc.
- c. Owners/tenants are responsible for pets of guests.
- d. Pets (including but not limited to cats & dogs) shall not cause a disturbance or nuisance.
- e. Pets (including cats & dogs) shall be kept on a leash within the community unless within a fenced yard.
- f. Pet owners shall be responsible for cleaning up after their pet(s).
  - a. Clean up in the common areas shall be immediate.
  - b. Clean up of owners' own yard shall be not less than once a week.
  - c. For your convenience, several pet clean-up stations are located within the community.
- g. 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. If you are a tenant, your rental agreement must allow for pets, or you will be asked to remove them from the park/residence.
- h. Pets are not allowed in the Fishing Pond area.
- i. 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.
- j. 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.
- k. 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 & 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 REGISTERED 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 bike racks.
  - c. Smoking is prohibited except in areas posted as designated smoking areas.
  - d. Underage (21 or younger) smoking is prohibited
  - e. No radio, stereo, tape player, CD player, or other similar devices shall not be used in the outside areas



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unless such devices are used in conjunction with headphones or earpieces in a manner which prevents other users of the same areas from hearing the sounds from the devices.

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

## 2. POOL & SPA AREA

- a. The pool and spa are open year-round.
- b. Pool hours are 9:00 AM to 9:00 PM for general swimming.
- c. No smoking, including electronic or vapor cigarettes, allowed in the pool area.
- d. All persons requiring diapers or incontinence products must wear diapers or other incontinence products approved for swimming. Regular diapers are banned.
- e. No one under the age of 14 shall be permitted into the pool area without a parent or adult guardian.
- f. No one under the age of 14 is allowed in the spa.
- g. Absolutely no glassware is allowed in the common areas, including 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, no cut-offs, t-shirts, etc. as they damage our filters.
- j. No hair clip or pins made of metal shall be worn in the pool or spa, nor any sharp objects of any kind be allowed in the pool area, playground, etc. at any time.
- k. No horseplay, running, diving, jumping, or throwing others into the pool or spa is allowed.
- l. No obscene or vulgar language is allowed, and this will be a basis for being banned from community areas.
- m. No lifeguard is provided. Use of pool/spa is at the user's own risk, regardless of any pool attendant who may be on site.
- n. If coming in from the pool, 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.
- o. Any and all additional or temporary rules so posted will be enforced.

## 3. CLUBHOUSE

- a. The clubhouse may be reserved for a private party by members who are currently considered to be members in "Good Standing" and current (not more than sixty (60) days delinquent) in the payment of any bills past due to The Oaks (utilities, RV storage, assessments, etc.), and as long as 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 rental fee and security deposit.
- b. If coming in from pool, 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 anywhere on the sidewalk areas.



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## 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.

## 5. FISHING POND

- a. Anyone under the age of 14 must be accompanied by an adult.
- b. Anyone under the age of 18 must have a signed permission slip from a parent or guardian
- c. All trash, garbage, and debris must be removed.
- d. No swimming is permitted in the pond.
- e. No boats or any other type of flotation devices are allowed in the pond.
- f. No vegetation can be removed from around or near the pond.
- g. No pets allowed in the pond area.
- h. There are no restroom facilities near the pond, and you are not to use outdoor areas as a restroom.
- i. No lifeguards are on duty; all users of the facilities use at their own risk.
- j. Access is allowed from 1 hour before sunup to 1 hour after sundown.
- k. Do not leave any bait or fishing hooks or lines on the shore.
- l. Shoes should be worn at all times.
- m. Personal flotation devices (life jackets) must be worn if fishing from the dock.
- n. Do not drink the pond water.

## LOT MAINTENANCE

1. The CC&R's, Bylaws and Architectural Guidelines should be thoroughly reviewed for detailed governance guidelines, these are just an overview.
2. Lots and all improvements thereon must be maintained in a neat, clean, attractive, and sanitary condition.
3. All areas visible from the street, other than driveways, must be landscaped, and all landscaping must be kept healthy and neatly maintained. Landscaping is defined as anything other than dirt or weeds. Originally engineered slopes may have natural growth not to exceed 4 inches.
4. 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.
5. 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, Architectural Guidelines), and these "Rules and Regulations."

## RULES FOR PERSONAL USE OF GENERATORS

The use of personal generators will be allowed under the following considerations:

1. Generators can only be placed in use during an emergency and while the electrical power is off.
2. Generators must be located and vented safely allowing exhaust to be vented away from all other residences.
3. Before using and placement of a permanently installed generator, the homeowner must obtain board approval.



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4. The generator must operate at an acceptable noise level.
5. Generators load level must not exceed manufactures specifications
6. Electrical cords must be properly sized for the individual Generator.
7. Electricity from permanently installed generators must not flow or back-feed into external power lines.
8. Homeowners who choose to permanently install generators are responsible for obtaining any required permits from State and Local agencies.

## **SAFETY RULES**

1. Residents and guests [of all ages] must always follow bike safety rules while riding inside the park including, but not limited to: wearing a bike helmet, not wearing headphones while riding, riding on the correct side of the road, riding at a safe speed, being aware of parked and moving cars, etc.
2. "Riding" pertains to any form of transportation other than a legally registered vehicle: bicycle, scooter, skateboard, hoverboard, electrically powered vehicles, etc.
3. Climbing and hanging on fences or trees is strictly prohibited.
4. Minors must always be respectful to those in the Community, to the Oaks employees and management. Cursing is not permitted. The purpose of this rule is to remind residents to be respectful of staff, as we also require our staff to be respectful to Members, their family, and their Guests.
5. Children without the ability to make good judgment calls must be supervised by an adult at all times in the common areas.
6. Management and employees have the authority to redirect and immediately suspend anyone, including minors, who are acting inappropriately or in an unsafe manner. Management and employees hold the right to immediately suspend any person from the use of common area until further investigation for the safety of the community.

## **RULES FOR FIREPLACES AND OUTDOOR BARBEQUES, HEATERS, AND OTHER HEAT PRODUCING APPLIANCES**

1. All indoor and outdoor fireplaces, heater, cooking appliances and other heat producing appliances should be inspected annually for safety and proper airflow.
2. Household members should be knowledgeable as to how to properly start and stop a fire and what action to take in case of an emergency.
3. Indoor Fireplaces
  - a. Only the listed items are authorized for indoor burning.
    - i. Season Wood
    - ii. Untreated Wood
    - iii. Commercially Manufactured Fire logs and Pellets
    - iv. Natural Gas or Propane
4. Outdoor Appliances:
  - a. Outdoor appliances are limited to commercially manufactured Barbeques, smokers, heaters, above ground or tabletop fire pits, and other similar appliances which are designed to use commercially manufactured materials as a combustion source such as;
    - i. Propane



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- ii. Pellets
- iii. Natural Gas
- iv. Charcoal
- b. Appliances should be placed a safe distance from structures and not directly under awnings or other overhangs.
- c. Appliances should be placed on a level surface area.
- d. Appliances while in use should not be left unattended.

## **HOME INSTALLATION and REMOVAL (SEE CC&R's and Architectural Guidelines)**

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.
4. Members seeking permission to install or remove a home must currently be "In Good Standing" and current (not more than sixty (60) days delinquent) in the payment of any utilities and assessments.

## **ARCHITECTURAL RULES and DESIGN REVIEW (SEE Architectural Guidelines)**

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.
5. The property owner must obtain any permit(s) required by The California Department of Housing or any other governing authority before beginning any work.
6. Members must be members in "Good Standing" and current (not more than sixty (60) days delinquent) in the payment of any past due balances due to The Oaks, such as utilities, RV storage, assessments, etc. before consideration of a design review. The exception is for corrective actions requested by the Board, Committee or Staff.



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## 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. If the Owner/Tenant dispute the violation, they have the right to attend a hearing to dispute the violation. Hearings are scheduled the fourth Tuesday of the month. Please attend the first scheduled hearing after the date of the invoice. If you cannot attend this hearing date, contact the office to reschedule for the next hearing date. A notice of the decision will then be sent. If the violation is upheld, the violation must be corrected within 30 days of the violation date. Major violations, those that are estimated to be \$1K or more to correct the violation will be allowed more time to correct the violation but need to submit a plan of action for the completion with anticipated dates. Any uncorrected violation, or recurrence of the same violation within a 12-month period is subject to a fine of up to **\$100.00 per occurrence**. **After 15 days** from the date the initial \$100 fine was assessed, should the violation remain uncorrected, additional daily fines may be assessed at a rate of **\$20.00 per day**. **It will be up to the Member to contact the office to request Violation re-inspection once they deem it corrected so that we may confirm resolution/correction and cease the levying of fines if we concur.**
3. Violation of parking rules is subject to a fine of up to **\$100 per occurrence**. Typically, you will receive one courtesy notice, then a fine of \$25.00, then \$100 per occurrence for repeated parking violations by the same Lot/Owner/Tenant. If the Owner/Tenant dispute the violation, they have the right to attend a hearing to dispute the violation. Hearings are scheduled the fourth Tuesday of the month. Please attend the first scheduled hearing after the date of the invoice. If you cannot attend this hearing date, contact the office to reschedule for the next hearing date.
4. Resident, Vehicle and/or Pet registration not completed - \$ 25.00 per month until provided
5. 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 and or fine.
6. Tampering with meters will result in a fine of not less than \$500.00 per occurrence. Meter tampering means doing anything that causes the meters to run slower or not at all. It also includes anything that is used to divert electricity, gas, or water from around the meters. Meter tampering is theft of utilities from your neighbors and the rest of the Community and is considered a criminal offense. Anyone suspected of meter tampering will be reported to the Amador County Sheriff's Office and the Amador County District Attorney for prosecution.



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7. An owner who receives a notice of suspension and or a fine has the right to attend a hearing to dispute the suspension. Hearings are scheduled the fourth Tuesday of each month from 5:30pm to 6:00pm. You should attend the next hearing after the date of the invoice or notice of suspension. During the violation hearing members have the right to present testimony and produce witnesses.
8. For a detailed list of The Oaks fees, please see our Collection Policy and Schedule of Fees posted on our website at [www.theoakscommunityassociation.org](http://www.theoakscommunityassociation.org), or request a copy from the office.

## **Election and Voting Rules:**

**Candidate Qualifications, Nominations & Removal – Please refer to current Election Rules posted on our website at [www.theoakscommunityassociation.org](http://www.theoakscommunityassociation.org) or request a copy from the office.**