

# California Park Association

## Rules and Regulations

The Board of Directors of the California Park Association, at a regularly scheduled meeting of the Board of Directors on November 14, 1984, established the following Rules and Regulations for California Park Association.

### 1. GUESTS USING THE COMMON AREA FACILITIES

Guests may use the common area recreation facilities only under the following conditions:

- A. Lakes, park and common areas are for the exclusive use of the residents and their guests. The Board reserves the right to deny the use of these facilities to guests or residents who disobey the published Rules and Regulations;
- B. Guests may use these areas only if the guest is accompanied by a resident who has a membership card or has a guest card issued by the Association in their possession.

### 2. GENERAL RULES FOR CHILDREN IN THE LAKES AND COMMON AREAS

Children may use the lakes, or park area only under the following conditions:

- A. Members acknowledge that there is no security or lifeguard personnel on duty and that they are to exercise reasonable judgment with regard to children's use of the lakes and common areas.

### 3. ABANDONED PROPERTY IN THE COMMON AREAS

Items left in the common area will be disposed of after a reasonable length of time.

### 4. HOURS OF USE IN THE RECREATION FACILITIES

Adults may only use the lakes and park areas from the hours of one half hour before sunrise until 11:00 p.m., seven (7) days a week and these facilities shall be "closed" during the other hours.

**5. USE OF MOTORS ON LAKES**

- A. Boat Trailers and vehicles parked at the launch ramp must bear “Cal-Park HOA” sticker to avoid a parking violation.
- B. No gasoline powered motors may be used to propel water vessels on the lake.
- C. Electric trolling motors may be employed.

**6. ANIMALS IN THE COMMON AREA**

No pets or other domestic animals shall be allowed in the common areas of the project except under the following conditions:

- A. The pet must be on a leash or under the direct control of a nearby person at all times.
- B. No such pet shall be allowed to make excessive noise or otherwise cause a nuisance at the project.
- C. No such pet shall be left unattended so as to create a burden upon the others in the project or represent a burden upon the management.
- D. All pet owners are required to clean up after their pets.

**7. UNREASONABLE AMOUNTS OF NOISE AND DISTURBANCES**

No Person shall make unreasonable amounts of noise and/or disturbances which would have the effect of unreasonably disturbing the other occupants of California Park. In particular:

- A. The persons using the lakes and park areas should take special precautions to not unreasonably disturb the occupants of nearby residences;
- B. Throughout the entire project, no person shall use a radio, television set, stereo system or other sound device which unreasonably disturbs the neighbors;
- C. No person shall maintain a social gathering or party which unreasonably disturbs the neighbors. In particular, no social event or party shall be maintained within the streets, driveways or front lawn areas of the project without obtaining the prior permission of the Board of Directors.

**8. OPERATING AND PARKING RULES FOR MOTOR VEHICLES**

Motor vehicles shall only be parked or operated within California Park in accordance with the following restrictions;

- A. No motor vehicles (including motorcycles) shall be operated in a manner which creates unreasonable amounts of noise or creates an unreasonable risk of harm to other users and occupants of the project.
- B. No vehicles shall be operated in any area other than the established streets and driveways within the project. In particular, no vehicle shall be operated upon the landscaped areas of the project, except for landscaping and maintenance vehicles under the supervision of the Managing Agent.
- C. No vehicles shall be parked within the project except upon the individual driveway areas and upon the public streets.

**9. RECREATIONAL VEHICLE PARKING PROCEDURE**

No mobile home, trailer of any kind, truck larger than  $\frac{3}{4}$  ton, camper or boat shall be parked for more than 24 hours in any driveway or lot without first obtaining a permit from the Managing Agent.

Residents may make an application for a 96-hour parking permit by contacting the Managing Agent. Upon Issuance, the permit must be prominently displayed upon or within the subject vehicle during the time the vehicle is parked within Association premises.

**10. PROPERTY OWNERS AND PARENTS**

The Property owners and parents shall be responsible for the misconduct of their tenants and/or children or guests which they have invited onto the project. In particular:

- A. In the event that a property owner has rented his/her dwelling, that owner shall be legally and financially responsible for any misconduct and/or any damages by his/her tenants and guest of the tenants;
- B. The parents of any children within the project shall be legally and financially responsible for any misconduct or damages caused by the children of those parents;
- C. Any tenants within the project will be legally and financially responsible for any misconduct or damages caused by their invited guests.

**11. INSPECTION OF THE ASSOCIATIONS RECORDS**

Pursuant to Article X of the Bylaws, any member of the Association (or his duly-appointed representative) may request that the membership records, books of account, minutes of the membership meetings, minutes of the Board of Directors meetings, and minutes of any committee meetings shall be made available for inspection, as follows;

- A. Written notice shall be given to the Managing Agent at least forty-eight (48) hours in advance. The notice shall specify the type of information which is requested, and shall specify the reason for which the request is being made. The member shall be entitled to only make requests for documents for purposes which are reasonably related to his/her interest as a member.
- B. The Managing Agent (acting as the authorized representative of the Secretary of the Association) shall make these records available at the Managing Agent's office at a pre-arranged time, which shall be during normal business hours, Monday through Friday.
- C. In the event that the member requests copies of documents, the Managing Agent shall, at his/her earliest reasonable convenience provide copies of the requested documents; and
- D. Prior to the time that the copies are delivered to the member, the member shall (at his/her expense) reimburse the Managing Agent for the normal, customary and reasonable photocopying charges.

Adopted the 9<sup>th</sup> day of January, 1985

Reprinted December 12, 1997  
November 19, 2003

CALIFORNIA PARK ASSOCIATION