

LAKE RIVERSIDE ESTATES COMMUNITY ASSOCIATION



**41610 Lakeshore Boulevard
Aguanga, California 92536**

RULES AND REGULATIONS

**Adopted by the Board of Directors on October 15, 2005
and Amended by the Board of Directors on
January 21, 2006, and October 20, 2007.**

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Lake Riverside Estates Community Association

Rules and Regulations

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ARTICLE I. INTRODUCTION

- A. Lake Riverside Estates is a residential community with a country atmosphere, where members' right to enjoy their own properties and common facilities is of paramount importance.**
- 1. Members, by purchasing lots in Lake Riverside Estates, agree to abide by these and all other Rules and Regulations contained in the governing documents including Covenants, Conditions, and Restrictions (CC&Rs) and Bylaws. (CC&Rs p. 7, 24, Bylaws, p. 4).**
 - 2. To protect those rights of enjoyment there must be rules. Without rules, one member's idea of enjoyment could become another member's burden.**
 - 3. The rights of all members must be protected equally.**
 - 4. Therefore, these governing documents contain specific reasonable requirements for the use of member lots and common facilities.**
 - 5. The Board of Directors, the Architectural Committee, the Environmental and Improvement Compliance Committee, and the Rules Committee strive to preserve the physical and aesthetic quality of the association's and owners' properties while providing consideration of individual preferences and the unique characteristics of each property; to enhance the environmental quality and economic value of all properties; and to work in cooperation with the property owners to make the community a desirable place in which to work, live, and play. (CC&Rs p. 11).**
 - 6. Property in Lake Riverside Estates Community Association is subject to recorded Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Rules and Regulations as well as the ordinances of Riverside County, state laws including the provisions of the California Vehicle Code, and federal laws. Association rules may be more restrictive than current county ordinances or state or federal laws but not less restrictive and may be amended or changed by the Board from time to time. (CC&Rs p. 42).**
 - 7. Owners' lots are subject to ordinances relating to R-1 zoned properties; that is, one-family dwellings. (CC&Rs pp. 5, 19-20).**
- B. The Architectural Committee evaluates all submittals on the individual merits of the application. In order to develop and maintain property values, the Board of Directors has established these architectural rules that include architectural requirements and standards, application process, and jobsite procedures. Building construction or property improvements of any kind require the approval of the Architectural Committee. (CC&Rs, pp. 25-27, Bylaws, p. 21).**
- C. The Environmental and Improvement Compliance Committee makes periodic and final inspections of work in progress for timely completion and conformity to approved plans for any construction. Regarding existing residences, the committee, through periodic inspections of existing properties, verifies maintenance and improvements as outlined in**

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the governing documents of the association. (CC&Rs pp. 28-29, Bylaws pp. 21-22). The Environmental and Improvement Compliance Committee shall have the power to recommend to the Board the levying of fines or imposition of penalties where applicable; notwithstanding the foregoing, the Board may levy fines or impose penalties as determined by the Board.

- D. The Rules Committee** is responsible for enforcement of sections of the governing documents designated by the Board. The Rules Committee shall have the power to recommend to the Board the levying of fines or imposition of penalties where applicable; notwithstanding the foregoing, the Board may levy fines or impose penalties as determined by the Board. (Bylaws p. 26).
- E. The Board of Directors** consists of five directors elected by the membership and appoints the Architectural Committee, the Environmental and Improvement Compliance Committee, and Rules Committee members. (Bylaws p. 9-11, 20) The Board may suspend a member's association rights and privileges including the voting rights of any member of the association during any period of time during which a member is determined by the Board to have not complied with the obligations imposed by these Rules and Regulations. (CC&Rs, p. 12, 39, Bylaws p. 2).
- F. Appeal Process.** In the event an owner disagrees with the decisions of any of the above listed committees, the owner may appeal in writing to the Board. (CC&Rs p. 27, 29, Bylaws p. 26).
- G. Member Complaints.** In order for a complaint to be investigated and acted upon, all concerns must be submitted in writing to the association office. The committee members reviewing complaints shall maintain confidentiality subject to legal disclosure requirements. (CC&Rs p. 28).
- H. Right to Enter.** The association, or its duly authorized agents, shall have the right, from time to time with reasonable notice and without liability to the owner, to enter upon any lot for the purpose of performing inspections relating to the effective administration of the association's governing documents. (CC&Rs p. 13, 28, Bylaws p. 13).
- I. Non-liability.** Neither the Architectural Committee, the Environmental and Improvement Compliance Committee, the Rules Committee nor the members thereof, the association staff, nor management nor the Board of Directors shall be liable to any member, owner, occupant or other person or entity for any damage, loss or prejudice suffered or claimed as a result of any such approvals, resulting inspections, or enforcement of the governing documents. (CC&Rs p. 13, 27, 28, 41).
- J. Rules and Regulations Superseded.** In case of conflicts or inconsistencies, the provisions of California laws, the Declaration, the Articles of Incorporation, the Bylaws and the Rules and Regulations (in that order) shall prevail. (CC&Rs p. 42).

ARTICLE II: SPECIAL NOTICES TO PROSPECTIVE BUYERS

- A. Airport Vicinity.** The property is presently located in the vicinity of an airport, within what is known as an airport influence area (CC&Rs p. 22). For that reason, the property may be

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subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

- B. Horse Keeping Properties and Equestrian Activities.** Four horses are permitted on each owner's lot. (CC&Rs p. 21). Horses are ridden on roads, alleys and common areas. A speed limit of 5 mph is required when vehicles pass equestrians and pedestrians. If you are interested in keeping horses, you may wish to consider the setback requirements for shelters for horses before you complete your purchase and determine whether the lot is suitable for horse keeping.
- C. Documents Provided to Prospective Purchaser.** Each owner shall provide to a prospective buyer a copy of a summary of any notice sent to the owner that sets forth any alleged violation of the governing documents that remains unresolved. The notice shall not be deemed a waiver of the association's right to enforce the governing documents against the owner or the prospective purchaser. (Bylaws p. 29).

ARTICLE III. ARCHITECTURAL RULES AND REGULATIONS

A. Architectural Requirements and Standards

- 1. Owner of Record Requirements.** The application for new construction or improvements to existing properties with residences must be submitted by the owner on title.
 - a) When a property is sold, architectural approval for new construction or improvements to existing properties does not run with the land. The new owner of record must resubmit plans to the Architectural Committee for approval.
 - b) The committee will not review plans submitted by prospective buyers.
 - c) The owner of record must be in good standing on all lots owned; i.e., current in assessments and not in violation of any governing documents at the time of submission to the association office.
- 2. Residence Requirements.** No structure, including but not limited to, detached garages, hangars, stables, sheds, or other outbuildings, shall be constructed/installed on any property without a residence already having been constructed or being built concurrently.
- 3. Submission Requirements.** An applicant must follow the Architectural Application Requirements outlined in this document. The Architectural Committee may disapprove applications that are incomplete.
 - a) No work requiring permits shall commence until the required County of Riverside permits have been received and stamped approved by the

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Architectural Committee.

- b) No work shall commence without the posting of the appropriate job card.
- 4. **Approval Criteria.** Approval shall be based, among other things, on conformity, harmony of design and location in relation to surrounding improvements, effect on location and use of improvements and landscaping on neighboring properties, aesthetic beauty, assurance of adequate access by the association in connection with the performance of its duties and the exercise of its powers under this declaration, and conformity with rules and regulations and/or architectural standards adopted by the Board.
 - a) Besides evaluation of the particular design proposal, approval includes consideration of the characteristics of the individual site, since what may be an acceptable design in one instance may not be acceptable in another.
 - b) Approval criteria apply to new construction, improvement projects, and proposed changes. (CC&Rs pp. 25-26).
- 5. **Improvement Projects.** No building, fence, wall or other structure or improvement shall be constructed nor shall any exterior addition, change or alteration be made in, on or to properties including, without limitation, painting, repainting, major landscaping and other improvements until the plans and specifications, locating plat and color scheme showing the nature, shape, dimensions, materials and location of the same shall have been submitted to and approved in writing by the committee.
 - a) In no event shall the term "improvement" be interpreted to include projects that are restricted to the interior of any residence. (CC&Rs p. 4).
- 6. **Changes and Alterations during Construction.** Any proposed external change planned during construction must be submitted to the Architectural Committee for approval.
 - a) If any alteration/improvement to an existing structure or the addition of new structures on developed property is to be undertaken, plans shall be submitted to the Architectural Committee for approval.
- 7. **Demolition of Improvements.** When a remodel or similar improvement requires that the demolition of a major exterior portion of an existing home is imminent (for example, removal/relocation of walls, exterior architectural elements, or roof line alterations) approval must be obtained from the Architectural Committee before any such demolition may commence.
 - a) The Architectural Committee also requires that all proposed changes to the exterior of the home be submitted and approved prior to the commencement of the proposed demolition. (CC&Rs p. 35).
 - b) Improvements, partially or totally destroyed, will be allowed to remain on

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properties for not more than six months from the date of destruction.

- i. Owners are obligated to take immediate steps to render damaged or destroyed improvements safe pending their removal.
 - ii. Damaged or destroyed improvements which constitute a threat to health, life or property which are not rendered safe by the owner shall be considered a nuisance by the association and enforcement action may be taken prior to the expiration of the six month grace period.
8. **Airport and Vicinity.** Nothing shall be constructed or placed in the "Object Free Zone" adjacent to the airport in accordance with policies set forth by the FAA. (CC&Rs p. 22).
9. **Horse Keeping Properties.** No more than four (4) horses are permitted on each property. (CC&Rs p. 20).
 - a) Horses and other agricultural animals must be housed not less than 100 feet from any street (measured from the edge of the road easement), 20 feet from all other property lines or easements (whichever is greater) and 50 feet from any residence.
 - b) Appropriate shelter must be provided for horses and other agricultural animals.
10. **Domestic Pet Enclosure.** *No pet enclosures shall be erected, placed, or permitted to remain on any property except as approved by the Architectural Committee and the Board. Domestic pets must be provided with appropriate shelter. (Adopted by the Board on October 20, 2007.)*
11. **Other Animal Shelters.** *An owner may keep not more than twelve of each of the following animals on his/her property for noncommercial purposes: cats, poultry, rabbits, chinchillas, guinea pigs, parakeets, and small fowl.*
 - a) *Two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than one hundred (100) feet from any street (measured from the edge of the road easement), twenty (20) feet from any property line or easement, whichever is greater, and fifty (50) feet from any residence, and shall be maintained on the rear portion of the lot.*
 - b) *Shelter appropriate to the particular animal is required pursuant to any applicable sections of the governing Documents and the Riverside County Code. (Adopted by the Board of Directors on October 20, 2007.)*
12. **Landscaping.** Existing native trees and shrubs shall be maintained wherever possible in the landscape design.
 - a) Each owner shall plant, keep, maintain, water and replant all slope banks located on his or her lot, so as to prevent erosion and create an attractive appearance.
 - b) No structure, planting or other material shall be placed or permitted to

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remain, and no activities shall be undertaken which may damage or interfere with established slope banks, create erosion or sliding problems, or which may change the direction or flow of drainage channels or obstruct or retard the flow of water through drainage channels. (CC&Rs pp. 9-10, 25).

- c) Plantings are to be in conformance with fire department regulations for fire prevention.
- d) The installation of fire retardant plants is encouraged. Those species on the list of invasive plants are not permitted.

13. Site Utilities. On site electrical and telephone utilities are to be underground, including those on easements and common areas within the Development.

14. Water Courses. The natural course of surface water flowing to adjacent properties shall not be altered. Erosion control must be provided. (CC&Rs, p. 25).

15. Easements. No owner may place any sign, structure, outbuilding, dumpster, water tank, construction equipment, portable toilet, trailer, RV, trees, shrubs, hedges or other thing on any easement or common area including, but not limited to, road easements, alley easements, water well and conduit easements, grave site easements, airstrip easement, channel access and drainage easements without Board approval. (CC&Rs p. 10).

16. Square Footage. Plans for new construction of residential buildings shall contain a minimum of 1800 square feet of living space excluding garages, porches, patios and decks, or additional buildings.

17. Garages. *Every newly constructed residence must have a garage of at least 500 square feet, and the garage must be built concurrently with the new residence.*

- a) *No living accommodations are permitted in the garage. (Adopted by the Board of Directors on October 20, 2007.)*

18. Building Height. No building shall be over 35 feet in height.

19. House Numbers. House numbers shall be at least three inches in height and shall be visible from the road.

20. Setback Requirements. Structures, other than horse and other animal shelters, shall be set back at least fifty (50) feet from the property line on frontage roads measured from the edge of the road and at least twenty (20) feet from the side and back of adjoining properties measured from the property line or easement, whichever is greater. On flag lots, structures shall be placed at least twenty (20) feet from each property line or easement, whichever is greater.

21. Driveways. Vehicular driveway entrances must be located at road easements

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on the owner's property; aircraft taxiways are permitted on the airport easement. No vehicular driveway entrance is to be located on common areas or alley easements, water well and conduit easements, gravesite easements, airstrip easement, or channel access and drainage easements without Board approval. On corners, driveways are to be located fifty (50) feet from the tangent of the intersection radius.

22. *Manufactured, Modular, or Factory Built Custom Homes.* *Manufactured, modular, or factory built custom homes must have been manufactured within twelve (12) months prior to the time of installation.*

- a) Manufactured, modular, or factory built custom homes that do not meet these requirements and/or are not according to the plans approved by the Architectural Committee may not be allowed to enter the Development.*
- b) Property owners planning to bring manufactured, modular, or factory built custom homes into the Development must provide the Compliance Committee with a minimum of seventy-two (72) hours' notice. (Adopted by the Board of Directors on October 20, 2007.)*

23. Foundations. Exterior foundations for residences, including modular and manufactured homes, must be of poured concrete or concrete block and low profile.

24. Exterior Finish. Exterior finish is to be compatible with the neighborhood. This includes stucco, wood, wood composite, and cement siding.

- a) Metal siding that is formed, textured, or finished to resemble plank board, shingle, or shake siding will be considered.
- b) No reflective finishes are permitted on exterior surfaces other than glass and typical hardware.
- c) Any exterior being refinished must be approved by the Architectural Committee.
- d) Original colors will be reevaluated according to current architectural standards.

25. Roofing. Roofing material for homes requires a 30# snow load and 70 mile per hour wind rating and must be engineered for seismic zone 4.

- a) Standard designs; i.e., gable, hip, and gambrel are generally accepted.
- b) Corrugated metal roofing that is formed and finished to resemble shingles, shake, tile, or standing seam roofing will be considered.
- c) All roof over-hangs for homes are required to be a minimum of 16" measured horizontally from the exterior wall surface to the outside edge of

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the roof structure (fascia) on all sides.

d) Homes of flat roof design will be considered on an individual basis.

26. Gutters. Gutters, downspouts, and scuppers shall be compatible with adjacent surface color.

27. Outbuildings. All outbuildings are to be compatible with the residence structure in color scheme, and eaves must be approved by the Architectural Committee.

a) If the outbuildings are not being added to an existing residence, the residence must be built concurrently with the outbuilding.

b) No living accommodations are permitted in any outbuilding.

28. Water Tanks. Water tanks are to be low profile and of earth color, green, tan, or matching residence color. Landscaped screening must be provided. Tanks, if required, must be installed, filled, and operable prior to the beginning of construction using combustible materials.

29. Storage Containers. Only one storage container per property during construction will be permitted and must be removed within two months of occupancy.

30. Fences. Perimeter fences shall be ranch or country style wood, vinyl rail, picket, chain link or non-climb with top rail, block, stone, wrought iron or other similar material.

a) Perimeter fence or wall heights shall not exceed six (6) feet above the adjacent grade.

b) Interior fencing for recreational purposes or animal keeping may exceed the five-foot limit with Architectural Committee approval.

c) Chain link shall not be placed on the property facing a frontage road including cul-de-sacs.

d) Proposed walls/fences that run parallel to any adjacent easement such as road or alley easements, airstrip easement, or channel access and drainage easements must be constructed inside of the individual owner's property line.

e) Notwithstanding the foregoing, fencing may be installed on a utility easement as long as ingress and egress are provided. (CC&Rs p. 10).

31. Lighting. All lighting must comply with Riverside County Ordinance 655. The intent of this ordinance is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical observation and research.

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- a) All lighting must be shielded downward and must not encroach on neighboring property.

32. Impairment of Lots and Easements. No owner or occupant shall do any work nor allow any condition to exist which will adversely affect the other lots or their owners or occupants. (CC&Rs p. 22).

B. Architectural Application Requirements

- 1. Surveying Requirement.** Owners applying for approval of new construction or improvements to existing residences, including grading, wells, septic systems, and fences may be required to show evidence that the property has been surveyed by a person licensed by the California Board of Professional Engineers and Land Surveyors and that the corners have been marked prior to any applications being submitted to the Architectural Committee.
- 2. Application Process.** Prior to applying to the County of Riverside Building Department or purchasing any construction material or home, three (3) sets of the required application must be submitted to the Architectural Committee. The application shall include:
 - a) Owner's information:
 - 1) Name, mailing address, and phone number of owner.
 - 2) Owner's lot number and Lake Riverside Estates address, if available.
 - b) Plat map from the County of Riverside records (Tract Map No. 3925) including:
 - 1) Road and alley easements.
 - 2) Other easements (including but not limited to firebreak easements, firebreak and slope easements, open area and drainage easements, airstrip clearance and access easement, well easement, and gravesite easements).
 - c) Numbers of adjoining lots.
 - d) Natural course of surface water.
 - e) Plot plan including:
 - 1) Dimension of the property.
 - 2) Location and material description of all proposed and existing building, driveways, fencing, gates, walls, propane tanks and lines, well, water tank(s), standpipes, septic tank and leach field, and landscaping.

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- 3) Distances of all improvements from property lines and other improvements.
- 4) The plot plan must be drawn to a scale of at least 1" to 40' for new residential construction and 1" to 60' for remodels, additional structures, or perimeter fences.
- 5) Elevation contours at 10' intervals.

f) Building plans including:

- 1) Foundation plan.
- 2) Floor plan.
- 3) Elevations. Elevations are to include north, east, south, and west and indicate garage, windows, doors and chimneys.
- 4) Roofing material.
- 5) Exterior finish materials and color scheme.
- 6) Landscaping plans including:

i. Provision for existing native vegetation areas.

ii. Proposed new landscaping.

3. *Physical Verification of Approved Plans. Prior to the commencement of any construction or improvement, the Environmental and Improvement Compliance Committee may conduct an inspection of the actual location of the residence, garage, other structures, propane tank, well, water tank(s) and other significant improvements.*

a) *Applicant/Owner must mark the corners of structures and other improvements with stakes, spray paint or other acceptable means.*

- 1) *The Applicant/Owner must then contact the Environmental and Improvement Compliance Committee to schedule a date and time (a) to inspect the physical location of any and all improvements, and (b) to check the water tank(s) prior to the commencement of construction.***

b) *Applicant/Owner and Contractor agree that approval of the submitted plans is expressly conditioned upon construction which does not materially differ from that which has been approved by the Architectural Committee and/or Association.*

- 1) *Any modification or material deviation from the approved plans***

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requires prior written approval from the Architectural Committee and/or the Association.

- 2) Applicant/Owner and Contractor agree that if any material deviation from the approved plans does occur that, once they are notified in writing by the Environmental and Improvement Compliance Committee, they will immediately (not later than twenty-five (25) days after notification) cause such construction to be corrected at their sole cost and expense in order to conform to the approved plans /or request approval of the deviation from the Architectural Committee.*
 - 3) If approval is not obtained, the Applicant/Owner and Contractor shall remove the non-conforming construction and complete the project in accordance with the original Architectural Committee approval.*
 - 4) If Applicant/Owner and/or Contractor fails to correct a material deviation from the approved plans, the Architectural Committee shall have the right to reject any future applications for construction from the Applicant/Owner and to prevent the Contractor from performing any additional work on any lot within the Development on the basis that they failed to comply with the Architectural Rules and Regulations until the situation is resolved to the satisfaction of the Architectural Committee and/or Association.*
 - c) Material deviation shall include, but is not limited to, a change in color, dimensions, materials or the location of the construction as depicted on the approved plans, drawings, specifications and other supporting materials submitted by the Applicant/Owner for approval by the Architectural Committee. (CC&Rs p. 26). (Adopted by the Board of Directors on October 20, 2007.)*
- 4. Performance Deposit and Fee.** The performance deposit and processing fee must be paid by check, money order, or cashier's check.
- a)** A non-refundable processing fee is payable at the time of application.
 - b)** A refundable deposit is payable to guarantee that the construction is completed in a timely manner, that the conditions of individual approvals are adhered to, that the construction site and adjacent properties are cleaned of debris and rubbish, that the natural water course(s) have been maintained, and that any other requirements have been complied with.
 - c)** Upon satisfactory completion of the construction phase of the home and garage, one half of the owner's performance deposit will be remitted to the depositor.

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- 1) Upon satisfactory completion of all other requirements, including major landscaping, the remaining one half of the owner's performance deposit will be refunded.
 - 2) If these requirements are not met, the performance deposit may be forfeited.
 - d) Any Owner/Builder with an outstanding violation or an unpaid fine arising out of the Owner/Builder's work on an earlier project shall be subject to the imposition of an additional performance deposit over and above the basic deposit required for any subsequently proposed project. The additional deposit shall be subject to forfeiture for violation(s) of any rule in accordance with the association's penalty schedule following notice and hearing, but the deposit amount in no way limits the association's remedies or its right to take additional enforcement actions for violations.
- S. Timeline for Approval/Disapproval.** The Architectural Committee shall approve or disapprove the submitted plans or request additional information within sixty (60) days of the submittal.
- a) The Owner shall be notified in writing if the plans are incomplete, approved, or disapproved.
 - b) In the event the committee fails to approve the submitted plans within sixty (60) days, the applicant may send written notice, via certified mail, to the committee advising the committee that the plans will be deemed approved if not disapproved sixty (60) days from the receipt of said certified letter if said improvements conform and are in harmony with the overall design and style of the association.
 - c) Incomplete plans will neither be approved nor disapproved; they will be returned to the owner for resubmission. (CC&Rs p. 26).
- 6. Appeal Process.** In the event plans and specifications submitted to the Architectural Committee are disapproved, the Owner may appeal in writing to the Board.
- a) The written request must be received by the Board not more than forty-five (45) days following the written final decision of the Architectural Committee.
 - b) Within forty-five (45) days following receipt of the request for appeal, the Board shall render its decision in writing to the Owner. Failure of the Board to render a decision within the forty-five (45) day period shall be deemed a decision in favor of the applicant. (CC&Rs p. 27).
- 7. Modifications.** Once a work of improvement has been duly approved by the

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Architectural Committee, no modification shall be made in the approved plans and specifications thereof and no subsequent alteration, relocation, addition or modification shall be made to the work of improvement, as approved, without a separate submittal to, and review and approval by, the Committee. (CC&Rs p. 26).

8. **County Permits.** An Owner will obtain the approval of the committee with respect to such owner's plans, specifications, plat map, plot plan, and color schemes before submitting the same to the County for a building permit.
 - a) Notwithstanding the foregoing, prior to an owner submitting plans, specifications, plat map, plot plan, and/or color scheme to the committee, such Owner shall consult the County to identify and determine all regulations, standards, guidelines and other criteria that will be applicable to such owner and the approval which such owner intends to request of the committee. (CC&Rs p. 26).
 - b) After obtaining Riverside County Building Department permit or stamped plans, a copy of the permit or stamped plans must be submitted to the Architectural Committee prior to any work commencing.
9. **Job Cards.** Once the Architectural Committee has verified the permit or approved plans, the appropriate job card will be issued.
 - a) The job card is to be placed in plain view at the project site.
 - b) Different job cards are issued for different phases of construction; the appropriate job card must be displayed. Failure to do so may result in a stop work order.
10. **Stop Work Order.** *If the Association determines that an Owner is constructing improvements or performing acts related to or in preparation for construction improvements on his or her lot without obtaining approval from the Architectural Committee, or that an Owner has failed to fulfill any conditions of approval that must be fulfilled prior to commencing construction, or that an owner has modified his or her Architectural Committee approved construction plans and specifications or is altering, relocating, adding or modifying any approved improvements without obtaining separate approval of the modifications from the Architectural Committee, or as otherwise set forth in these Rules and Regulations, the Association may post a Stop Work Order ("Red Tag") on the lot.*
 - a) *Once a Stop Work Order has been posted, the Owner of the affected Lot must immediately cease and desist all work on the lot until the Order has been removed by the Association.*
 - b) *Once the Association has posted a Stop Work Order ("Red Tag") on a lot, it may prohibit any contractors, subcontractors, vendors or any other persons from performing construction related activities on the red-*

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tagged Lot.

- c) A \$200.00 fine may be imposed for the issuance of any Red Tag placed on a lot.*
- d) A \$500.00 fine may be imposed for every day work is performed under a posted Red Tag violation, to be paid before removal of Red Tag.
(Adopted by the Board of Directors on October 20, 2007.)*

- 11. Certificate of Occupancy.** If the County of Riverside requires a release for occupancy, this release must be turned in to the association office.
- 12. Timeline for Completion of Work.** Plans approved by the Architectural Committee shall be valid for one (1) year from the date approved or as long as a valid Riverside County Building Department permit exists.
 - a) If the one-year expiration is approaching, and work has not been completed on the project, the applicant may submit a request for an extension from the Architectural Committee.
- 13. Improvements to Existing Residences.** Owners making improvements to a property with an existing residence are exempt from an application fee and performance deposit unless the improvement is such that it requires a county permit and is a new structure or new addition consisting of living space totaling 100 square feet or more in which case an application fee and a performance deposit must be paid.
- 14. Waiver.** All proposals are considered on an individual, case by case basis.
 - a) The prior approval of improvements or matters requiring approval does not constitute a waiver of the committee's right to withhold approval as to any similar plan, drawing specification, or other matter. (CC&Rs p. 27).
- 15. Variances.** The Architectural Committee shall be entitled to recommend that the Board allow reasonable variances in order to overcome practical difficulties or avoid unnecessary hardships. (CC&Rs p. 26-27).

C. Jobsite Procedures

- 1. Property Owner's Responsibility.** The property owner is responsible to ensure that all jobsite contractors, workers, installers, and delivery personnel comply with the association governing documents. (CC&Rs pp. 5, 7).
 - a) All written correspondence will be directed to the property owner.
 - b) If violations or verbal discourtesy arise during job progress, the owner may receive a warning letter and/or be subject to being fined.

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- 2. Construction Trailers.** The parking of construction trailers on vacant lots during construction is not permitted unless prior approval has been obtained from the County of Riverside.
- 3. Job Card Posting.** All job cards must be posted at lot entry and be adequately affixed to a secure stake, post or column in a conspicuous manner.
 - a) Any construction activity on property not displaying a proper job card is subject to stop work procedures and subsequent enforcement, which may include fines.
- 4. Hours of Construction.** There shall be no construction between the hours of 6:00 p.m. to 6:00 a.m. from June through September, and there shall be no construction between the hours of 6:00 p.m. and 7:00 a.m. from October through May.
- 5. Traffic Control.** The maximum speed limit is 25 mph.
 - a) Heavy equipment must proceed more slowly in order to minimize dust; heavy equipment with more than two axles or towing a trailer is limited to 15 mph.
 - b) Compliance with stop signs is required.
 - c) Roads may be closed during inclement weather.
 - d) The speed limit on alleys, including around the lake, is 10 mph.
 - e) Heavy equipment with more than two axles or towing a trailer is not permitted on alleys.
 - f) The speed limit when passing equestrians and pedestrians is 5 mph.
- 6. Construction Debris and Trash Maintenance.** Lot owners are responsible for debris and trash removal of home improvement and construction projects.
- 7. Lake Riverside Estates Community Association Well Water Service.** Owners must check in with the association office for current procedure status. The use of this service is a privilege and may be revoked at any time for noncompliance with rules and procedures.
- 8. Portable Toilet Facility.** Unless toilet facilities are available on the property, portable chemical toilet facilities must be provided. Such facilities must be promptly removed at the completion of the project.
- 9. County Inspection Requirements.** Completions must be filed with the association office. Projects requiring several permits; i.e. well, septic system, grading, building structure and/or manufactured home, must have all permits on file with the association office.

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- 10. Request for Maintenance Department Services.** Requests for road maintenance or other related maintenance requests must be filled out in writing in the association office and may require Board approval. The maintenance staff cannot respond to verbal requests by individual property owners.
- 11. Construction Safety.** The safety of construction workers and other individuals on or near the construction site is the sole responsibility of the property owner.
- 12. Contractor's/Subcontractor's Signs.** The owner may allow the licensed general contractor developing a property to display one (1) contractor's sign not to exceed six (6) square feet in size during the construction period. The owner may allow one (1) sub-contractor's sign to be placed on the building site while working during a particular phase; the size is not to exceed six (6) square feet. Signs must not remain more than thirty (30) days after completion of the building phase or project.

ARTICLE IV. PROPERTY MAINTENANCE REQUIREMENTS

- A. Maintenance of Lots.** Residences, outbuildings and other structures, yards, and fences must be maintained in good repair and must not be allowed to deteriorate to the extent of being unsafe and/or unsightly so as to present a nuisance, or so as to substantially detract from the appearance or quality of surrounding lots or other areas of Lake Riverside Estates.
 - 1.** Architectural, structural and appurtenant elements of properties must be maintained in good repair.
 - 2.** Colored exterior elements and fencing must not be allowed to peel, chip or fade.
 - 3.** All shelters for horses must be maintained so as not to create a nuisance.
 - a)** Corrals, barns, and storage facilities may not be allowed to deteriorate to the extent that they become visually or structurally dilapidated.
 - 4.** All yard areas of horse keeping properties must be maintained free of unreasonable amounts of stored items including chattel, riding equipment, feed, etc., where these are visible to neighbors or from roads or common areas.
 - 5.** Landscapes must be maintained to ensure that properties do not deteriorate to the extent so as to present a public or private nuisance.
 - a)** This includes the regular mowing, weeding, watering and trimming of vegetation elements. Rockscapes, hardscapes, and landscape appurtenances may not be allowed to deteriorate or become unsightly.

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b) Overgrown landscape elements must be trimmed.

c) Landscape elements, which overgrow to the extent that they create a clear sight hazard in right-of-ways, must be removed. (CC&Rs pp. 17, 31-32).

B. Brush and Fire Hazards. Owners must comply with requirements to meet the minimum standards set forth by the Fire Department annual fire safety inspection.

1. These requirements include but are not limited to the home ignition zone (within 10 feet of all structures), the defensible space zone (within 30 feet of all structures), the wildland fuel reduction zone (within 100 feet of all structures), and other requirements to meet fire safety codes. A list of requirements is available in the association office.
2. The association is authorized to perform fire hazard control on a lot for a fee payable by the owner if the owner refuses or fails to perform the required work after reasonable notice.
3. Major brush abatement (except for fire code compliance) must receive prior approval by the Architectural Committee. (CC&Rs pp. 32-33).

C. Dangerous Use of Lots. Nothing shall be done or kept on any lot or within the common areas, common facilities, and easement areas which will increase the rate of insurance relating thereto on any policy maintained by the association without the prior written consent of the association, and no owner shall permit anything to be done or kept on his or her lot or within the common areas, common facilities or easement areas which would cause any improvements to be uninsurable against loss by fire or casualty or which would result in the cancellation of insurance on any residence or any part of the common areas, common facilities or easement areas. (CC&Rs p. 23).

D. Nuisance Conditions. A nuisance condition may be declared on a property when circumstances warrant such action.

1. Examples of nuisance conditions include, but are not limited to, properties existing in states that unreasonably interfere with other members enjoyment of the environment, lack of over-all maintenance on a property, allowing a property to deteriorate to the extent that a portion or all of it requires restoration, abandoned homes, or any dilapidated or unsecured structure which may tend to attract vandals.
2. Dilapidated or unsightly sheds/storage structures will not be allowed on lots and will be declared a nuisance condition requiring restoration or removal. (CC&Rs p. 22).

E. Rubbish. All rubbish must be kept in covered containers.

1. Refuse containers or dumpsters must be placed at least ten (10) feet from any easement.

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2. Under no circumstances may garbage be left to accumulate on any property in Lake Riverside Estates. (CC&Rs p. 22).
 3. Rubbish includes, but is not limited to, cans, bottles, paper, shrub and tree limbs, trimmings, twigs, leaves, grass clippings, trash, litter, garbage, barrels, bricks, boxes, crates, cartons, containers, cardboard, packaging or construction waste, asphalt and concrete rubble, scrap metal or other materials, tires, vehicle parts, discarded mattresses, junked appliances, equipment and furniture, carcass of a dead animal, vegetative waste, or other organic or inorganic refuse, or nauseous or offensive matter of any kind.
- F. RVs and Non-operating Vehicles.** Recreational vehicles (RVs) such as motor homes, travel trailers, boats/boat trailers, car dollies, utility trailers, truck campers, camper shells, and similar vehicles shall not be stored in a location offensive to neighbors.
1. Except when stored in a garage, no stripped down, dismantled, inoperative, abandoned, wrecked or junk motor vehicle may be kept, parked, stored or maintained on any lot. The presence of such a vehicle constitutes a nuisance and shall be removed by the property owner. (CC&Rs p. 23).
- G. Signage.** (CC&Rs p. 21). All sign material and lettering must be of professional quality.
1. All signs must be kept in good repair at all times.
 2. Any unsightly signs will be removed.
 3. An owner of real property or his or her agent may display or have displayed on the owner's real property, or on real property owned by others with their consent, signs which do not exceed two (2) feet by three (3) feet and do not adversely affect public safety, including traffic safety.
 - a) Such signs include advertising that the property is for sale, lease, or rent; directions to the property, the owner's or agent's name, and the owner's or agent's address and telephone number.
 - b) "For sale," "for lease," or "for rent" signs and stakes must be removed within five days after close of escrow or after the listing has expired.
 4. Temporary signs to direct prospective buyers or visitors to an owner's lot may be placed on the property for open house, caravans, weddings, birthdays, garage sales or other events, but must be removed immediately after the event.
 5. Directional signs are not permitted unless placed on property with the owner's consent.

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- a) Directional signs shall not be placed on road, alley, or other easements or on common areas.
 - b) Such signs will be immediately removed by the Environmental and Improvement Compliance Committee.
- 6. No more than one unlighted sign advertising a garage sale shall be posted, erected or maintained except on the premises where such sale is to be held.
 - a) The sign shall not exceed four square feet in area.
 - b) No such sign shall be maintained for a period of more than five days immediately preceding the commencement of the garage sale.
 - c) Each such sign shall be removed at or before the close of the last day which the garage sale was conducted.

ARTICLE V. OTHER ASSOCIATION RULES

- A. Entry Gates.** Any infraction of the association governing documents by visitors, vendors and contractors, including speeding, will be the responsibility of the property owner.
 - 1. Vendors and contractors must enter through the lower (Lake Riverside Drive) gate. The upper (Lakeshore Blvd.) gate is for members and their guests only.
- B. Traffic Control.** The speed limit on any roads within Lake Riverside Estates is 25 mph.
 - 1. The speed limit on alleys, including the alley around the lake, is 10 mph.
 - 2. The speed limit for passing equestrians and pedestrians is 5 mph.
 - 3. The driver of any vehicle approaching any equestrian shall exercise proper control of his or her vehicle and shall reduce speed or stop as may appear necessary or as may be signaled or otherwise requested by the equestrian.
 - 4. Equestrians and pedestrians should not impede traffic.
 - 5. Every property in Lake Riverside Estates has ingress and egress by means of a road. No vehicular ingress or egress is permitted to or from alleys without Board approval.
- C. Removal of Vehicles from the Development.** *The Association may cause the removal of a vehicle parked within the Development to the nearest public garage as outlined in Section 22658 of the California Vehicle Code. Implementation of this rule will follow current provisions of the California Vehicle Code. (Adopted by the Board of Directors on October 20, 2007.)*

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- D. Common Facilities.** Common facilities are for the use of members and their guests. Reservations may be required for members' use of the common facilities, but in no case may the common facilities be reserved exclusively by any member to the exclusion of other members without approval by the Board.
- E. Association Building.** The Association building contains the Association office and upper level meeting room. Currently, California Department of Forestry Station #77 is located in the building as well.
1. Members may reserve the meeting room for non-commercial purposes.
 2. A permit requesting to reserve the meeting room must be filled out and turned in to the association office for approval.
- F. Lake/Lake Area.** The lake and lake area are for the exclusive use of members and their guests.
1. No swimming in the lake by persons or horses is allowed.
 2. Boating is allowed on Lake Riverside.
 - a) No gasoline-powered boats are allowed unless approved by the Board.
 - b) Electric motors are allowed.
 3. Fishing is allowed by owners and their guests.
 - a) No license is required.
 - b) Owners must accompany their guests while at the lake.
 - c) Posted catch restrictions must be adhered to.
 4. No hunting is allowed in the lake area or on any area within the Development.
- G. Picnic Tables and Benches.** Picnic tables and benches are located in and near the pool area and around the lake.
1. The tables are to be left clean, the trash is to be picked up and removed or placed in the appropriate trash cans, and the area is to be left clean and ready for the next member's use.
 - a) Trash cans are not to be used for household trash.
 2. All persons using or possessing illegal substances and/or minors using or possessing alcoholic beverages will be reported to the proper authorities.
 3. No open fires are permitted without a California Campfire Permit issued by the Fire Department Station #77.

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- a) Charcoal only is to be used in the association Bar-B-Qs.
- 4. Horses are not allowed in the association picnic /BBQ area.
 - a) Owners must clean up after their dogs.
- 5. If an owner wishes to bring more than fifteen guests to the picnic area, a request must be filled out and turned in to the association office for approval.
- H. **Swimming Pool.** The maximum occupancy of the pool area is fifty (50) persons.
 - 1. No entry is allowed without an authorized pool key.
 - a) Pool keys are subject to review by a pool monitor.
 - b) One pool key is issued per lot, and a deposit is required.
 - c) A fee is charged for a pool key replacement.
 - d) The pool area gate must remain in a closed and locked position.
 - 2. There is no lifeguard on duty.
 - a) No diving is allowed.
 - b) Persons using the pool must walk, not run.
 - 3. Children fourteen (14) and under must be supervised by an adult.
 - a) Untrained children must wear swim diapers.
 - 4. No smoking, alcohol, or glass containers are allowed.
 - a) Because of the prevalence of bees, no food is allowed.
 - 5. Bicycles, skateboards, and any type of roller skates are not allowed.
 - a) No street clothes are allowed in the pool.
 - b) No pets or other animals are allowed in the pool area.
 - 6. Four guests per property owner are allowed.
 - a) Property owners are responsible for their guests' behavior.
 - 7. If a property owner wishes to bring more than four guests, a facilities request form must be filled out and turned in to the association office for approval.
 - a) A facilities request is limited to fifteen (15) persons and a two-hour time

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period.

- b) There is no exclusive use of the pool; the facility is available on a first-come first-served basis up to the maximum persons allowed.

8. No furniture, chairs, or umbrellas are to be removed from the pool area.

I. Restrooms in the pool area and association building are for the use of employees, property owners, and their guests only.

- 1. Adults should accompany children for their safety and to ensure that the facilities are used properly.
- 2. Any vandalism should be reported to the pool monitor, security, or association office.

J. Playground. Horses are not allowed in the playground area.

- 1. Owners must clean up after their dogs.

K. Parking Areas. No camping or overnight parking is permitted.

- 1. No consumption of alcohol or any illegal substance is permitted in the parking lots.

L. Aircraft/Airport Use. The airport diagram and procedures available in the Association office are considered a part of the airport rules. Lake Riverside Estates Airport is an FAA restricted private-use airport solely for use by LRE members and their guests. (CC&Rs p. 22).

- 1. All aircraft using the runway and designated parking areas must be insured for liability and property damage.
- 2. All pilots using the airstrip must be licensed, where required by the FAA, and meet all FAA requirements for piloting their aircrafts.
- 3. All aircraft using the tie-down areas must be no more than six months out of annual inspection. The Association has the right to remove non-compliant or abandoned aircraft from the tie-down area at the owner's expense.
- 4. No aircraft may park on the runway or within 75' of the edge of the runway.
- 5. Nothing shall be constructed or placed within the "Object Free Zone" in accordance with policies set forth by the FAA.
- 6. Aircraft not housed or tied down at a residence adjacent to the airport or in the designated tie-down areas must be towed to and from the airport.

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7. All pilots utilizing the airport must have a copy of the Lake Riverside Estates Airport Information and Procedures Data Sheet. Copies may be obtained at the association office or from members of the Lake Riverside Estates Airport Committee.
 8. All aircraft using the runway must be equipped for two-way radio communication.
 9. All pilots using the runway must announce their intentions on 122.90 before taking the runway, entering the pattern or back taxiing.
 10. All pilots must follow the appropriate traffic pattern on the diagram.
 11. Members must be present to meet their guests as they arrive or provide a letter of authorization.
 12. No parking on a private lot adjacent to the runway is permitted unless invited by the owner.
 13. No touch and goes are allowed.
 14. When departing pilots should use the best angle of climb and be noise sensitive at all times. Calm runway is 10.
 15. No unauthorized vehicles or persons are permitted on the runway.
- M. Horse Keeping.** The noncommercial keeping of four (4) horses is permitted per lot. (CC&Rs p. 20).
1. A young horse or foal will be counted as a "horse" as soon as it reaches six months of age.
 2. Horses must be provided with appropriate shelter and such shelters must receive the approval of the Architectural Committee.
 3. Areas where feed is stored must be designed and maintained so that they will not result in vermin infestation.
 4. Horse manure shall not be allowed to accumulate in such a manner as to create a fly breeding hazard.
 5. Properties that fail to meet these criteria will be declared to constitute a nuisance condition.
 6. In order to protect the natural creeks and waterways, waste material shall not be allowed to accumulate near these areas. Properties that fail to meet this criterion will be declared to constitute a nuisance condition. (CC&Rs p. 24).

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N. Dogs. No more than four (4) dogs shall be permitted per property.

1. A dog is considered of age at four months.
 - a) Dogs must not be kept for commercial purposes.
 - b) Dogs must be licensed and vaccinated, provided with suitable shelter, and must not be tethered.
2. Any dog that is off the premises of its owner is considered at large.
 - a) When a dog is at large, the dog must be physically restrained by a suitable leash and under the control of a person capable of handling the dog. Voice control, eye control or signal control of the dog does not constitute required restraint when the dog is at large.
3. No owner may keep or allow to be kept or suffer or permit any dog to remain upon the premises under the control of such person, when such dog habitually barks, whines or makes loud or unusual noises in such a manner as to disturb the peace and quiet of the neighbors surrounding or in the vicinity of such premises, or whose barking or howling or other sound or cry interferes with any person of ordinary sensibility in the reasonable and comfortable enjoyment of life and property.

O. Other Animals. All animals must be confined to the owner's property unless under the owner's control.

1. When an animal is at large, (off the owner's property), the animal must be physically restrained by a suitable leash and under the control of a person capable of handling the animal.
 - a) Residents must ensure that animals in their care receive required vaccinations and have the required license(s).
2. Cats, poultry, rabbits, chinchillas, guinea pigs, parakeets, and small fowl may be kept for use of the occupants of the premises only and not for commercial purposes.
 - a) Not more than twelve of each of these animals shall be kept on an owner's property.
 - b) Two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street (measured from the edge of the road easement), 20 feet from any property line or easement, whichever is greater, and 50 feet from any residence.
 - c) Shelter appropriate to the particular animal is required.
 - d) Any other noncommercial animal keeping including Future Farmers of America

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(FFA) and 4H projects shall be permitted only with approval of the Board. (CC&Rs p. 20).

- P. Wildlife.** Lake Riverside Estates is home to a great variety of wildlife including cougars, bobcats, snakes, and birds. Feeding wild animals is prohibited.
1. Owners should be wary of rattlesnakes.
 2. Feeding the geese, ducks or other wild fowl in the lake area is not allowed. (CC&Rs p. 21).
- Q. Home Occupations.** A trade or business may only be conducted if there is no material impact on the common facilities, properties, or property owners. (CC&Rs pp. 19-20).
- R. Motor Homes.** Motor homes or other types of RV shall not be used as living accommodations.
1. Camping is not allowed on any lot. (CC&Rs p. 20).
- S. Quiet Enjoyment.** No owner may do any act or allow any condition to exist that will adversely affect other lots or their owners or occupants, including noise and lighting.
- T. Fire Safety.** No open fires are permitted at any time or on any property within the Development without a California Campfire Permit issued by the Fire Department Station #77 in Lake Riverside Estates.
1. Owners are liable for the cost of suppression and damages caused by any wildfire that starts through their negligence.
 - a. Fire lanes must be kept clear.
- U. Firearms.** No firearms utilizing gunpowder may be discharged within the Development.
1. No projectile or similar object may be lobbed or shot onto any other owner's property or onto common areas or easements.
- V. Fireworks.** No one is permitted to use explosive fireworks within the Lake Riverside Estates Development.
- W. Garage Sales.** No owner may conduct more than three garage sales during any period of twelve consecutive months.
1. No garage sales shall be conducted between the hours of eight p.m. to eight a.m. or be conducted for longer than three consecutive days.
 - a) Garage sale is defined as the sale of personal property upon any property

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used for residential purposes.

- X. Vehicles.** Vehicles are defined as any motorized device for carrying passengers, goods or equipment.
1. This includes, but is not limited to, automobiles, trucks, street legal motorcycles, and motor homes. A person may not drive a motor vehicle within the Development that is not of a type for which the person is licensed by the Department of Motor Vehicles.
 2. Every owner must register his or her vehicle(s) with the Department of Motor Vehicles, register with the association office, display the appropriate association sticker(s), and carry appropriate insurance. (CC&Rs p. 22).
- Y. Off Highway Vehicles.** *Off highway vehicles (OHV) are defined as any vehicle not licensed for the highway.*
1. *An off highway vehicle operator must have a valid driver's license issued by the Department of Motor Vehicles and must have appropriate insurance.*
 - a) *Users of off highway vehicles will assume all responsibility for liability, including but not limited to personal injuries and property damage, arising from use of the vehicle.*
 2. *On Common Areas and Easements. Off highway vehicles may be operated on the roads and alleys if the off highway vehicle has at least three wheels in contact with the ground, has a green sticker from the Department of Motor Vehicles, is registered with the association office, and displays the appropriate association sticker.*
 - a) *An off highway vehicle shall not carry more passengers than the vehicle is designed for.*
 3. *If the off highway vehicle is driven during hours of darkness, headlights and taillights are required. (Adopted by the Board of Directors on January 21, 2006.)*
 4. **On Owner's Property:** Any use of off highway vehicles on an owner's property must not constitute a nuisance.
 - a) No off highway vehicle may be operated on an owner's property unless it is for light maintenance.
 - b) In no case may an off highway vehicle track be established and used anywhere in the Development by any person for recreational or other similar purposes.
- Z. Golf Carts.** *A golf cart operator must have a valid driver's license issued by the Department of Motor Vehicles and must have appropriate insurance.*

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1. *Users of golf carts will assume all responsibility for liability, including but not limited to personal injuries and property damage, arising from use of the cart.*
 - a) *A golf cart operator must register his or her golf cart with the association office and display a valid association registration sticker.*
2. *A golf cart is defined as a motor vehicle having not fewer than three wheels in contact with the ground.*
 - a) *Golf cart design criteria include being the shape and size that conform to the industry standards for manufactured golf carts.*
3. *A golf cart shall not carry more passengers than the vehicle is designed for. If the golf cart is driven during hours of darkness, headlights and taillights are required. (Adopted by the Board of Directors on January 21, 2006.)*

AA. Property Insurance. The Lake Riverside Estates Community Association carries only limited insurance. Each individual lot owner is responsible for insuring his or her own property and residence.

BB. Abusive Behavior. No owner nor owner's family members, guests, renters, visitors, contractors, or vendors may display abusive or threatening behavior toward another owner when that owner is carrying out duties and responsibilities as a Board member or committee member, toward any employee, toward management, or toward any agent of the Board.

1. Such behavior is illegal, and the association will pursue all available legal remedies against owners responsible for such behavior.

