

Rules of Enjoyment for PEVHA members, guests, and renters

ADOPTED 11-14-17

The following rules have been established by the Plumas Eureka Villas Homeowners Association and by its Board of Directors to ensure that all owners, their guests and renters may enjoy their villas and common areas. These rules supplement and are in addition to the restrictions set forth in the CC&Rs and Bylaws.

General Rules:

Garbage pick-up is on Monday only (unless it is a holiday then pick-up will be on Tuesday*). All garbage, trash and waste plant material must be stored in the garage and then placed outside by the street in covered containers no later than 9AM for pick-up Monday morning*. Garbage and trash may not be put outside at any other time. There is a two- container maximum. Trash bags must be closed and tied, and placed in covered containers. This is a Class A Violation if not adhered to repeatedly.

Exterior areas may not be used for the performance of vehicular mechanical work or maintenance.

This is a Class A Violation for the first offence and subsequent, Class B and C.

Villa exteriors and common areas are to be maintained in a clean and orderly condition. Class A Violation.

Loud music, barking dogs and other nuisances are not allowed. Class A Violation first offence thru Class D for subsequent violations.

No exterior decorations or signs may be installed or placed on buildings or in windows without the express written approval of the Board of Directors. Class A thru E Violation.

No shrubs, plants or trees are to be planted in any manner which would block or unduly interfere with the view of the other Villa occupants. This is a Class A Violation.

Fires are prohibited except in indoor fireplaces and wood stoves, in properly maintained gas or electric cooking devices and patio heaters. Class A Violation thru Class E for subsequent violations.

Construction, installation, modification, or alteration of buildings, outdoor structures, fences, awnings, outdoor lighting and all other exterior Improvements are subject to approval of the Board.

Garage doors shall remain closed except when in use, as specified in Section 4.14 of the CC&Rs.

Clotheslines are prohibited in view of other lots and/or the Common Area, including streets.

Animal Control Rules:

Dogs must be on a leash at all times when outside the Owner's Lot. They must be held by a responsible person capable of controlling them at all times. You must pick up after your pet. Class A Violation thru Class C for subsequent violations.

Noisy Pets. Allowing a pet to make unusual or excessive noise to the extent that it is a continuing disturbance or annoyance to the residents of surrounding units is a Class A Violation thru C for subsequent violations.

Use of Roadway/Parking:

A speed limit of 15 MPH has been established for all Association Streets. Class A Violation from 1 to 10 miles in excess and Class C for violation in excess of 11 miles over the limit.

Motor homes, campers, tents or recreational vehicles of any kind are not allowed in the Association area. No camping or overnight habitation in common areas or driveways. This is a Class B Violation.

Boats, snowmobiles, jet skis and trailers must be placed completely within an enclosed garage. Class A Violation thru B for subsequent violations.

Each driveway is for the exclusive use of the Villa occupant. Vehicles may not be parked so as to block other garages or interfere with street or emergency vehicle traffic. This is a Class A Violation thru B for subsequent violations.

Parking on the street(s) is prohibited as the roads are quite narrow. This is a Class A Violation.

Snowmobile riding is not allowed within the Villas at any time. This is a Class A thru C Violation for subsequent violations.

Unless approved, no guest vehicle may be parked in the Common Area in excess of 72 hours during any period of 7 consecutive days.

PEVHA Rules of Enjoyment Fine Schedule

The decision to levy a fine is at the discretion of the Association and its authorized employees and agents. Civil Code Section 5850 empowers homeowner associations to impose monetary penalties for violations of the association's Governing Documents by members or member guests so long as the penalties are assessed pursuant to a schedule distributed to each member and only after the Owner has been called to a hearing before the Board. The PEVHA Board of Directors has established five fines applicable to the rule violations listed below:

Class A Violation	\$ 25.00
Class B Violation	\$ 50.00
Class C Violation	\$ 75.00
Class D Violation	\$ 100.00
Class E Violation	\$ 200.00

These amounts may be up to twice as much for second violations of a similar nature, and up to three times as much for third violations of a similar nature, in the sole discretion of the Board.

Homeowner's are responsible for their guests and renters adhering to the rules of enjoyment at PEVHA. Any issues with regard to rule infractions should be addressed to the homeowner and/or rental agent as soon as possible.