

Rules of Enjoyment for PEVHA members, guests, and renters

Adoption 01-13-2022; (Effective 02-13-2022)

Previous Adoption date, 11-14-2017

The following rules have been re-established by the Plumas Eureka Villas Homeowners Association (PEVHA) 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&R's and By-laws (available on our website).

Garbage:

Each owner/member is responsible for their own garbage removal. As of December 1, 2021, association staff no longer provides that service. Commercial garbage containers or others set out for pick-up must be returned to and stored in owner's garage within 24 hours. This includes any garbage containers or bags set out for collection and that are not picked up by the commercial garbage company. Potential fines for violations: \$35 - \$200. This is a Class A through D violation.

Exterior areas:

The performance of vehicular mechanical work or maintenance is not permitted outside of one's garage. Potential fines for violations: \$75 - \$300. This is a Class B through E violation.

Villa owners/members are expected to maintain the exteriors of their units and common areas in a clean and orderly condition. Association personnel assist with area lawn cutting, pruning, blowing and sprinkler maintenance. Do not leave sports equipment, garbage cans, tools or otherwise overnight. This is a Class A thru C violation.

Holiday outdoor decorations (lights, figures, blow-up decorations, etc.) are to be removed within two weeks following any holiday, weather permitting. This is a Class A through C violation.

Any exterior decorations or signs (such as For Sale sign by realtors) may not be installed or placed on buildings. Exterior artwork or metal decals need ARC Committee approval. No more than two "for sale" signs are allowed (one in front and one in back of residence). This is Class A thru E violation.

Construction, installation, modification, or alteration of buildings, outdoor structures, fences, awnings, outdoor lighting, and all other exterior improvements are subject to approval by the Board of Directors or ARC Committee. This includes any installation of large, vertical flag poles. Window mounted air conditioners are not allowed. This is a Class B thru E violation.

Garage doors shall remain closed except when in use, as specified in Section 4.14 of the CC&R's. This is a Class A violation.

Clotheslines are prohibited in view of other lots and/or the Common Area, including streets. Potential fine of \$35. This is a Class A violation.

Any shrubs, plants, or trees to be planted must be in a manner which would not block or unduly interfere with the view of the other Villa occupants. Please work with our maintenance staff for recommendations. This is a Class A violation.

PEVHA is a “dark sky” community, and all outdoor lighting is to adhere to dark sky standards. <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/> This is a Class A violation.

Keeping the Peace:

Loud music, outdoor audio speakers (in excess of 70 (decibels), TV’s, and barking dogs can be a nuisance to neighbors if excessive. Repeated offenses will be subject to fines. Quiet time is from 10PM thru 7AM daily. Class A thru D violation.

Fires:

Fires are strictly prohibited except for indoor fireplaces and wood stoves, in properly maintained gas or electric cooking devices and patio heaters. This also applies to any and all charcoal Weber style barbeques or similar products. This is a Class C thru E violation.

Fireworks of ANY kind are **strictly prohibited** for the entire Association grounds. Note that Plumas County has a county wide prohibited use of fireworks that covers all the surrounding areas in addition to the Plumas Pines Golf Course and PEVHA. This is a Class E violation and will also be reported to local authorities.

Pets:

Owners/members are permitted to have up to two dogs and up to two cats per residence for permanent residents and those renting with owner’s approval. At **no time** are members allowed to operate pet sitting services on a professional/paid for basis on the premises. Unattended pets are not permitted to be kept on outdoor decks or chained up outside **under any circumstances**. This is a Class B through D violation.

Dogs must be kept on a leash at all times when outside the Owner’s lot. They must be handled by a responsible person capable of controlling them at all times. Members, guests, and visitors must pick-up after their pet and dispose of properly. This is a Class A through C violation.

Noisy Pets. Allowing a pet to make unusual, loud, or excessive noise to the extent that it is a continuing disturbance or annoyance (for continuous barking in excess of thirty minutes) to the residents of surrounding units. This is a Class B through D violation.

Use of Roadway and Parking

A speed limit of 15 mph has been established for all Association streets. PLEASE use extreme caution when driving in our community at all times. This is a Class B through C violation.

Snowmobile riding is not allowed within the Association at any time. This is a Class C thru E violation.

PLEASE REFER TO OUR PARKING/LOCATION POLICY FOR APPROVED OWNER & GUESTS PARKING

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 associations 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 or its designated Covenant's Committee. The PEVHA Board of Directors has established five fines applicable to the rule violations listed below:

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| Class A Violation | \$35.00 |
| Class B Violation | \$75.00 |
| Class C Violation | \$100.00 |
| Class D Violation | \$200.00 |
| Class E Violation | \$300.00 |

Note: 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~~ at the sole discretion of the Board.

Homeowners 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. For repeated non-adherence to the PEVHA Rules of Enjoyment by rentals at a given property, the PEVHA Board may assess that property owner or their designated agent with a deposit fund of \$500.00 to be used to offset fines.

Parking/Location Policy – PEVHOA

Effective February 13, 2022

The CC&R's of our Association state that residents must park in their driveways and garages. Guests can park in the open common area spaces, and garages cannot be used for storage if it displaces a vehicle. The Board has authority to add to, eliminate, or change the Common Area parking spaces. All pavement and lawn areas within Plumas Eureka Villas are common space and are governed and owned by the Association. The Association will be designating parking areas outside of driveways for owner usage when determined if a property cannot adequately or safely park extra car(s) in their driveways. Please refer to rules below:

Motor homes, campers*, tents, 5th wheels, recreational vehicles and trailers are not allowed in the Association areas. No camping or overnight habitation in common areas or driveways. *Camper vans not exceeding 20' are allowed if there is room in members driveways to park safely. This is a Class A thru D violation.

Parking on the street(s) is strictly prohibited as the roads are quite narrow. This is a Class C thru E violation.

Each driveway is designated for the exclusive use of the Villa occupant. Vehicles must not be parked in a manner that blocks access to other garages or interferes with street or emergency vehicle traffic. Overflow parking by rental visitors to a given villa may not have more than three vehicles (with one car parked in garage) per household and possess a parking permit given to them by their rental agent. This is a Class B thru D violation.

Boats, snowmobiles, jet skis and trailers must be stored completely within an enclosed garage. This is a Class A thru C violation.

Unless approved by the on-site Facilities Manager, no guest vehicles may be parked in the Common Area parking in excess of 72 hours during any period of seven (7) consecutive days. This is a Class A thru C violation.