

GRASSY RUN HOMEOWNERS' ASSOCIATION

OPERATING RULE 17-03

MISCELLANEOUS REQUIREMENTS AND PROHIBITONS

WHEREAS, the Declaration of Covenants & Restrictions ("C&Rs") of the Grassy Run Homeowners' Association ("GRHA" or "the Association") contains various provisions restricting activities and the use of parcels within the community of Grassy Run, including the right of the Association ... to suspend the enjoyment rights of any member ... for any infraction of its published rules and regulations;

AND WHEREAS, the GRHA By-Laws ("By-Laws") provide:

(a) that the GRHA Board of Directors ("Board") has the power to adopt and publish rules and regulations governing the use of the private roads, road easements, gates and associated structures and facilities within Grassy Run, and the personal conduct of the GRHA members and their guests, and to establish penalties for infractions;

(b) that the Board has the power to impose monetary penalties and/or suspend the voting rights of any member during any period in which such member is in default in the payment of any assessment levied or imposed by the Association, or during any period in which such member has been determined to have been guilty of an infraction of published rules and regulations of the Association, following notice to the member and a reasonable opportunity for the member to be heard by the Board with respect to the infraction alleged; and

(c) that the Board has the power to exercise for the Association all powers, duties and authority vested in, or delegated to the Association and not reserved to the membership by other provisions of the By-Laws or the C&Rs;

AND WHEREAS, the term "Governing Documents" means and refers to the C&Rs, the Bylaws, the Resolutions, and the Operating Rules of the Association;

AND WHEREAS, it is the goal of the Association to have a nice, quiet, safe and clean community;

NOW, THEREFORE, and without limiting the generality of the terms and provisions of Operating Rule 17-06 (Sanctions), the Board does hereby adopt the following rules, requirements and prohibitions specifying particular acts and omissions of unacceptable conduct, offenses, violations and infractions within Grassy Run:


1. The failure to submit building plans, including but not limited to parcel site plot and setback plans, constitutes a sanctionable offense.

2. The operation of a business not expressly authorized either by the Grassy Run C&Rs or the written consent of the GRHA Board of Directors:
 - a. constitutes a sanctionable offense; and
 - b. may, if the business is still operational 60 days after notice from the Board to cease, be reported to the appropriate El Dorado County authorities as an Ordinance Violation.
3. The construction of any structure or accessory structure, or portion thereof, within the 50-foot setback line set forth in the C&Rs:
 - a. constitutes a sanctionable offense; and
 - b. shall be subject to removal from the setback portion encroached upon.
4. The maintenance of unsightly material, junk and waste, and vehicles and equipment which are not covered or enclosed:
 - a. constitutes a sanctionable offense; and
 - b. may, if not corrected or significantly mitigated within 30 days, be reported to the appropriate El Dorado County code enforcement authorities as an Ordinance Code Violation.
5. The cutting down of any tree larger than 6" in diameter, whether living or dead and not just live trees, without the express consent of an authorized member of the Board of Directors constitutes a sanctionable offense.
6. The discharge of any firearm within Grassy Run:
 - a. constitutes a sanctionable offense; and
 - b. may be reported to the appropriate El Dorado County authorities as an Ordinance Violation.
7. The failure to notify the GRHA Board of Directors of an intent to conduct a garage or lawn sale or any other event to which persons who are not Grassy Run residents are invited, and the invitees are unable (whether knowingly or unknowingly to the inviter) to park on the non-easement portions of the parcel of the inviter, constitutes a sanctionable offense.

8. The residence in or occupancy of any tent, trailer, mobile home or other temporary habitation, except during the construction period of a residence, constitutes a sanctionable offense.
9. The erection or placing of any sign or other advertising device not expressly authorized either by the Grassy Run C&Rs or the written consent of the GRHA Board of Directors constitutes a sanctionable offense. Any authorized sign providing directions to an authorized event to which non-residents of Grassy Run are invited:
 - a. must have the permission of the parcel owner upon whose parcel the sign is erected or placed; and
 - b. must be taken down and removed by the event-holder not later than twenty-four (24) hours after the conclusion of the event, the failure of which by said person will constitute a sanctionable offense.
10. The failure of any parcel owner to complete construction, once started, of any residence or other structure on any parcel with Grassy Run without delay and within one year, except as excused by any provision of the GRHA C&Rs, constitutes a sanctionable offense.

ADOPTED BY THE BOARD OF DIRECTORS OF THE GRASSY RUN HOMEOWNERS' ASSOCIATION at a regular meeting of the Board held on the 24th day of October, 2017, by the following vote of the Board:

AYES: 3 NOES: 0 ABSTENTIONS: _____ ABSENTS: 1



Jack Martin, President



Vivian Abplanalp, Secretary

History: Prior Resolution 05-01, adopted by the Board on June 29, 2005, and amended by the Board on September 28, 2005, July 26, 2008, August 27, 2008, and October 24, 2017.