

**RULES AND REGULATIONS FOR THE ODD FELLOWS
SIERRA PARK RECREATION ASSOCIATION
AND HOME OWNERS ASSOCIATION**

PHILOSOPHY

In any community rules are necessary in order to create a safe environment and promote harmony between all residents. By following the rules and helping in the enforcement of them, all residents will contribute to making our mountain community a pleasant and enjoyable place. Members are responsible for understanding and following the rules as well as being responsible for the actions of family members, guests and renters.

RULES

I. Recreation Area -- Picnic and Barbeque Grounds and Recreation Hall

A. Rental

1. Request to be sent in writing to the Board of Directors sixty (60) days prior to event.
2. Fifty dollar (\$50) rental fee for either picnic & barbeque grounds or recreation hall.
3. Two Hundred-fifty (\$250) deposit is required. Deposit refunded if Park Manager determines that the area is clean and nothing damaged or missing.
4. The Board of Directors may change the fees. Members will be notified in monthly newsletter thirty (30) days prior to change.
5. Sponsored only by a member.
6. Sponsor must be present at all times.
7. Limited to fifty (50) people in either the Park or the Recreation Hall.
8. Event must end no later than nine (9:00) p.m.
9. \$500,000 liability insurance required.

B. Activities Prohibited

1. Driving or parking any motor vehicle off of paved roads or outside of designated parking places.
2. Operation of any device (radio, generator, amplifiers, etc.) which emits sound at such a high level that it is deemed inappropriate by the Park Manager.
3. The removal of any Park property.
4. The use of any supplies belonging to the Park.
5. Commercial or business use.

II. Licensed Motor Vehicles

- A. All State and County regulations governing motor vehicles apply on all Park property.
- B. Twenty (20) mph speed limit on all roadways.
- C. Parked off roadways at all times -- extra parking available in lot by lake.
- D. Illegally parked vehicles towed at owners expense.
- E. No excessive noise -- 80 decibels (EDBA) or greater.

III. Unlicensed Motor Vehicles (ATVs, Dirt Bikes, Snowmobiles, etc.)

- A. Use on any Park property is prohibited.
- B. Exception to "A"
 1. The dirt road to the water tank may be used to access the forest service road behind the water tank.
 2. Unlicensed vehicles must be transported to the cul de sac bordering the dirt road by a licensed vehicle.
- C. Board of Directors may modify or change rules at any time.

IV. Garbage Dumpster

- A. Wet or household garbage only – no forest debris.
- B. Carpet, building material, chairs, mattresses, oversize objects, etc., prohibited.
- C. Hazardous waste prohibited.

V. Lake

- A. Activities prohibited
 - 1. Nude swimming or sunbathing.
 - 2. Dogs or other animals in or around the lake pursuant to Tuolumne Health Department regulations.
 - 3. Motorized craft.
 - 4. Behavior that endangers or interferes with the safety of others.
- B. Fishing limited to those fifteen (15) years of age or younger.

VI. Activities Prohibited in the Park

- A. Excessive noise as determined by the Park Manager.
- B. Violation of Park quiet time -- 10:00 p.m. to 8:00 a.m.
- C. Dogs running wild or unleashed pursuant to Tuolumne County Code.
- D. Loaded firearms or discharging firearms.
- E. Commercial activity.
- F. Dogs constantly barking.
- G. Wasting water, as determined by the Board or Park Manager.

VII. Wood Cutting

- A. Prohibited in active timber harvest areas.
- B. Open only when announced by the Board of Directors.
- C. Down timber only -- cutting of standing trees is prohibited.

VIII. Burn Area

- A. Pine needles, pine cones and limbs up to a maximum of 6 inches may be taken to the burn area.
- B. No materials may be taken to the burn area when the Forest Service or Fire Department says that it is closed.

IX. Conditions and Restrictions for Access Across Park Property

- A. The following conditions and restrictions apply for access across Park property to private property for the building of a road, drive, or other forms of access requiring construction:
 - 1. Access must be from an improved (paved) road.
 - 2. The road, drive, or access must remain within the property lines of the property being accessed.
 - 3. All County codes must be met.
 - 4. All permits required by the County must be obtained.
 - 5. Proper culverts must be installed.
 - 6. Removal of Park trees must be approved by the Board and only upon the submission of a County approved plan.
 - 7. All plans and work must be approved by the Park Manager before commencement of any work.
 - 8. The person seeking approval for the access must be the owner or legal agent of the owner.
 - 9. All access through or across Park property is by permission of the Park Manager before, during or after any improvement to private property under these conditions and restrictions. Owners of private property shall not acquire any prescriptive

rights or easements over Park property, and the Park Board may deny permission to cross or occupy Park property at any time.

10. The Park Board may demand proof of insurance applicable to the construction of the improvement(s) and/or the improvement(s) themselves as a condition precedent to permission to use or cross Park property.

X. Water System Maintenance Charge Policy

- A. The Company's water system is the responsibility of the Company and any work associated with the system will be performed under the direction and supervision of the Company Board or Manager.
- B. Should a breakage or malfunction occur and it is determined by the Company Board or Manager that someone or company is responsible, the following charges will apply:
 - 1. Initial response -- \$100.00 per hour with a two hour minimum charge. Includes backhoe if required. Time spent beyond the two hours will be charged in 30 minute increments at \$50.00 per increment.
 - 2. If it is determined by the Company Board or Manager that additional assistance is required, a charge of \$50.00 per hour with a two hour minimum will apply for each additional person/employee responding. Time spent beyond the two hour increment will be charged in 30 minute increments at \$25.00 per increment.
 - 3. Costs that may be incurred by the necessity of having others respond to assist the Company repair water service will be billed at actual costs.
 - 4. Materials and service costs, i.e. related testing, valves, pipe, etc., will be charged to those responsible for the breakage.
- C. This policy does not relieve those responsible for the system breakage or malfunction from any liability or consequence of their actions.

XI. Assessment

- A. The annual assessment is due the date it is approved by the Board (per the by-laws of the Corporation) or June 1, whichever date is the latter.
- B. Unpaid assessments become delinquent on the following August 1.
- C. Interest is charged at 1.5% per month on amounts outstanding when accounts become delinquent.
- D. Property owners whose accounts are delinquent are subject to having their water disconnected and are prohibited from using all other services and common areas provided by the Corporation. If a water service is disconnected and the property owners bring their account current, a \$50.00 reconnection fee will be levied and must be paid prior to their service being reconnected.
- E. Delinquent accounts are subject to legal action, including recovering of attorney fees and costs incurred in collection or validated litigation.

Board of Directors
Sierra Park Recreation Association, Inc.

Approved January 19, 2002
Amended May 18, 2002