

# **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 Barbecue Grounds/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 & barbecue grounds/recreation hall.
3. Two hundred-fifty (\$250) deposit is required. Deposit refunded if Board President or representative determines that the area is clean, undamaged, and nothing missing.
4. The Board of Directors may change the fees. Members will be notified via 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 (75) people in either the Park/Recreation Hall
8. Event must end no later than nine (9:00) P.M.
9. \$1,000,000 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 Board President and or his representative.
3. The removal of any Park property.
4. The use of any supplies belonging to the Park.
5. The use of any illegal substances.
6. Commercial or business use.

### **II. Licensed Motor Vehicles**

- A. All vehicles must be licensed for use and approved by the Dept. of Motor Vehicles for use on all roads, highways, and freeways in the State.
- B. All State and County regulations governing motor vehicles apply on all Park property.
- C. Only licensed drivers may operate a motor vehicle within the park.
- D. Park off the roadways at all times - extra parking available in lot by lake.
- E. Illegally parked vehicles will be towed at owners expense.
- F. No excessive noise - 80 decibels (EDBA) or greater

### **III. Unlicensed Motor Vehicles ( ATV's, Dirt Bikes, Snowmobiles, etc. )**

- A. Use on any Park property is prohibited.
- B. Exception to "A":
  1. 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 and a licensed driver.
- 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.
- D. Contractors are prohibited from using the Park dumpster.

#### V. Lake

- A. Activities prohibited
  - 1. Nude swimming or sunbathing
  - 2. Dogs or other animals in or around the lake pursuant to Tuolumne Health Dept.
  - 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 Board President and or his representative or Park caretaker.
- 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 caretaker.

#### 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.
- D. Property owners are responsible for trees on their own property such as dead or damaged ones.  
Must be removed as soon as possible for the prevention of the fire danger.

#### VIII. Burn Area: **CLOSED INDEFINITELY**

#### IX. Collection of Pine Needles

- A. Pine needles, pine cones, and limbs will be deposited by property owners in the front or rear of their property when designated by the Board of Directors for pick-up.
- B. No materials may be taken to the collection area without prior approval of Board and the supervision by designee when materials are dropped off.

#### X. Conditions & Restrictions of Individual Property Owners

- A. Property owners must maintain property with fire prevention in mind.
  - 1. Debris and/or pine needles must be cleared thirty (30) feet from residence and in compliance with CDF regulations.
- B. Property cannot be used as a location for the collection of garbage, debris, and/ or junk.

#### XI. 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 of Directors and only upon the submission of a County approved plan.
7. All plans and work must be approved by the Board of Directors 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 Board of Directors 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 Board of Directors 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.

## XII. Warnings and Fines

### A. Warnings/Fines

1. First violation by a homeowner or guest will be a verbal warning and an explanation of the Park rule.
2. A second violation, of the same rule, by a homeowner or guest will require the homeowner or guest's homeowner to address the Park's Board of Directors in regards to the rule violation.
3. A third violation, of the same rule, by a homeowner or guest will result in a fine imposed by the Park's Board of Directors based on the rule violation and any costs that the park might have incurred to enforce said rule. Payment will be made within 30 days after receiving a notice from the Park's Directors.

## XIII. 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
- B. Should a breakage or malfunction occur and it is determined by the Company Board or caretaker 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 charges in 30 minute increments at \$50.00 per increment.
  2. If it is determined by the Company Board or caretaker 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 cost.
  4. Materials and service costs, i.e. related testing, valves, pipes, 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.

## XIV. 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 assessment 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 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  
Amended July 17, 2004