

RULES AND REGULATIONS OF ERLS HOA

The intent of this process is voluntary compliance.

- Written, signed complaint form is received by the Board of Directors of the ERLSHOA.
- Board, or assignee, will determine if the complaint is valid.
- First notification is sent to the violator. (*Courtesy Notice or First Offense/Hearing Notice*) The intent of this notice is to secure voluntary compliance. The Notice will describe the nature and extent of the violation, time period for cure, if cure is appropriate, potential fine and advise that the violator may, within time specified in first notification, request a hearing before the Board to explain his or her side of the issue.
- If no hearing requested and no mitigation within the specified time, a second notification is sent. This notice informs violator of any fine imposed and that a hearing date has been scheduled because the violation has not been cured in the required time frame, and advises that the hearing will take place whether the violator is present or not. If a hearing is held the Association is required to send a letter of any action taken at the hearing within 15 days, as required by Civil Code 1363(b).
- Third notification is sent with the amount of the second monetary assessment, the time limit for this continuing violation to be mitigated and the amount of a daily fine to be assessed against the property owner(s) thereafter.

The following are the violations covered by this process

(#’s) relate to the Declarations of restrictions.

- No lots shall be used except for residential purposes. **(4)**
- Trailers or campers may not be stored on undeveloped lots. **(4)**
- No building shall be located on any lot nearer to the side or rear property lines than 30' as required by Calaveras County Ord. 17.22.070 G. 2. **(5)**
- No building shall be erected, placed or altered on any lot in the subdivision unless and until plans, elevations, specifications and plot plans, showing location of said building, have been approved in writing by the El Rancho Loma Serena Homeowner’s Association, and a county building permit shall have been obtained as required. **(7)**
- No structure of a temporary character shall be used on any lot as a residence except that during the construction of a single family residence. A house trailer may be used as a temporary dwelling for a period of time which shall not exceed a total of one (1) year, provided, however, that said use of a house trailer is first approved in writing by declarant or by its assign and by the County of Calaveras. **(8)**
- The exterior of any dwelling house, garage or outbuilding to be erected on any lot, shall be completed within one year after the foundation for said house, garage or building shall have been laid or constructed. **(10)**

- No fence or hedge shall be placed in such a manner as to obstruct the view of traffic or create a safety hazard for children. **(11a)**
- In the event that the Road Committee decides that a culvert is needed to prevent road erosion at the access point of any lot, it shall be the responsibility of the lot owner to put in a culvert, or to take other acceptable action to prevent unnecessary damage. The culvert shall be at least as large as recommended by the Road Committee. (Amended May 2011, Recorded January 2012) **(11b)**
- The keeping of livestock shall be limited to a combination of any two (2) of the following groups per acre of land: One (1) horse; one (1) cow; one (1) donkey; one (1) pig; three (3) goats; three (3) sheep; twenty-five (25) chickens; twenty-five (25) ducks; or twenty-five (25) geese. Domestic animals are to be limited to three (3) dogs and three (3) cats per household and no kennels shall be permitted. Stables or corrals are not to be located at a distance closer than fifty (50) feet from any property line. (As amended 1977) **(12)**
- No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than five (5) square feet advertising the property for sale or rent; or signs used by a builder to advertise the property during the construction period. **(13)**
- No owner or occupant of any lot shall dump or dispose of any cans, refuse, or garbage on any part or portion of said premises. **(15a)**
- No owner or occupant of any lot shall directly or indirectly do or permit to be done on or in any portion of said property, or any of said lots, or in any building erected thereon, any act which is in violation of any law of the United States Government, the State of California, or any ordinance of the County of Calaveras. **(20)**
- No motor vehicle, trailer, boat or obstruction shall be parked or placed on any private roadway or easement. **(21)**

Fine schedule

- Courtesy Notice\$-0
- First Offense/Hearing Notice.....\$0-\$250.00
- Second Offense.....\$500.00-\$2,000.00
- Continuing Violation..... (daily fines until cured).....\$25.00-\$1000.00

EL RANCHO LOMA SERENA HOA SIGNED COMPLAINT FORM REQUIRED