

SIERRA SPRINGS OWNERS ASSOCIATION (SSOA) EXTERIOR PROPERTY RULES

The natural beauty of Sierra Springs Owners Association properties is one of the principal motivations underlying the decision to live and invest here. This beauty is to be enjoyed and preserved by members, tenants and guests.

These rules, as with all others, have been adopted to protect the environment as well as the investment, harmony and general welfare of SSOA members. As a reminder, members are responsible for the actions of their guests and/or tenants.

PERSONAL VEHICLES, RECREATIONAL VEHICLES, TRAILERS AND NON-LICENSED VEHICLES

PARKING:

- No vehicles or trailers, regardless of type, may be parked or stored on the EDC owned right of way between the street and privately-owned property (generally 30 ft from centerline of street) in excess of 48 hours.
- No vehicles or trailers, regardless of type, may be parked or stored on a lot that has no residence or structure, unless owner owns adjacent residence and is using property as if it were one.
- No hookups or living allowed in recreational vehicles on private property with a residence in excess of 48 hours. Visitors and owners of undeveloped property with recreational vehicles should complete a 'Recreational Form' and park these vehicles in the area designated for such purpose at the main lodge grounds. The Recreational form is available at the SSOA website or at the SSOA office.
- No abandoned or unlicensed vehicles shall be stored on any property with the exception of vehicles which were purchased for the intent of restoration. Such vehicles may be allowed with architectural approval provided that the vehicle is stored in a garage, carport, or covered with a car cover when not being actively worked on.

Lot Size One (1) Acre or Less:

No automobile, truck, or other vehicle or equipment may be parked or left on any area thereof except the driveway, nor shall any house trailer, truck, or other commercial-type vehicle be stored upon the driveway for a period in excess of 48 hours. Upon written application to, and approval by the Architectural Committee, storage of a truck, motorhome, trailer or boat on the Lot, may be allowed if found to be consistent with the aesthetic standards of the surrounding area. *CC&Rs Article 4.13 'No Storage on Lots' for Units 1,2,3,4.*

Lot Size Greater than One (1) Acre:

Only vehicles and trailers visible from the street or from a neighbor's residence need architectural approval.

EXTERIOR LIGHTING:

- Unshielded floodlights are not allowed
- All lighting is to be directed downward, away from the street and adjacent lots
- Motion sensor lighting may not pick up motion from the street or neighboring lots
- Lighting used to identify driveways or other property boundaries should be low to the ground
- Residents are encouraged to use solar lights.

DRIVEWAYS:

Driveways may not impede or block the drainage along the street. It is the property owner's responsibility to insure drainage is maintained across a driveway. Architectural approval is required for a new driveway or a modification to a driveway.

TRASH, GARBAGE, ETC.

No Lot or Plot shall be used as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. Burning of trash, rubbish or construction materials is not permitted.

SIGNS:

No sign of any kind more than one square foot in area shall be displayed to the public view on any lot. This restriction shall not apply to signs used by declarant to advertise the property during the sales period. *CC&Rs Article 4.13.*

Vendors may display their sign(s) while working at a property. Such sign must be removed immediately following completion of the work.

YARD ART:

Yard art must be kept to a minimum, be well placed, uncluttered and not offensive to neighbors. This may be a subjective decision that will be determined by the SSOA Board.

TARPS:

All tarps must be in good condition - not torn or ragged - blue or brightly colored tarps are discouraged; more natural colored, brown, green or tan are preferred. Tarps covering wood piles within 30 feet of a structure shall be of fire-resistant material [14 CCR Section 1299.03(a)(4)].