

SIERRA SPRINGS OWNERS ASSOCIATION (SSOA) EXTERIOR PROPERTY RULES

(Addresses, Decks, Driveways, Fences, Gutters, Hot Tubs/Spas, Lighting, Paint Colors, Roofs,
Sheds, Signs/Flags/Banners, Solar Systems, Structures, Tarps, Trash, Vehicles, Walls)

The natural beauty of Sierra Springs Owners Association properties is one of the principal motivations underlying the decision to live and invest here. These rules are designed to protect the environment as well as the investment, harmony, and general welfare of SSOA members. Members are responsible for the actions of their family, friends, visitors and/or tenants.

The SSOA Exterior Property Rules support, clarify and expand established sections of the current Covenants, Conditions, and Restrictions (CC&Rs). These rules are divided between those items which need Architectural Approval and those which do not.

The Board of Directors may determine, after multiple requests and disciplinary action to the owner(s) of vacant lots and/or abandoned properties, that the only course of action for compliance is to access the property and spend Association funds to fix the problem(s). Expenses incurred for such action will be charged back to the owners of these vacant or abandoned properties in the form of a special assessment. The SSOA will pursue all legal remedies for the reimbursement of such expenses.

ARCHITECTURAL APPROVAL:

Architectural approval is required prior to the placement of any permanent, temporary, or exterior modification of, any structure or storage unit on a property. **Architectural Application Forms** are available on the SSOA website (www.sierraspringsowners.org) or can be obtained at the SSOA office. The Architectural Application, when applicable, needs to include the following:

- Footprint of the existing (if applicable) and proposed new structure or item.
- Property lines, easements, building setbacks, fence lines, adjacent properties, and adjacent streets.
- Exterior construction materials.
- Paint color swatch.
- Vehicle type (RV, Trailer, Equipment, Pods, Moving Containers).
- Time frame for completion and/or storage.

Some items, depending on the placement or type, will appear in both sections. For example: roof solar panels do not need architectural approval; ground solar panels do need architectural approval.

ARCHITECTURAL APPROVAL IS REQUIRED FOR THE FOLLOWING:

DECKS:

- Architectural approval is required for new decks and the expansion of an existing deck.
- Any condition, arrangement, or act which will increase or may cause a fire hazard on a deck is prohibited.
- Open burning on decks, as defined in the Fire Code is prohibited. This includes campfires, bonfires, portable outdoor fireplaces, ceremonial fires, and recreational fires.

DRIVEWAYS:

Driveways, new or modified, may not impede and/or block the drainage along the street. It is the property owner's responsibility to ensure proper drainage is maintained across a driveway. This may require the addition of a culvert or a swale beneath or beside the driveway. Driveway location, size, purpose, and its impact on the property aesthetics must be considered.

FENCES:

- Owners are prohibited from constructing fences on easements or property they do not own, including neighbors' properties, right of ways, or SSOA common areas.
- To minimize fire risk, wood fencing cannot not be attached directly to a structure. There must be 6 ft of non-flammable material between the fence and the structure. Chain link or metal is a better alternative for fire prevention. There are also several variants of certified Fire-Resistant paint which may be used for this purpose.

Fences fall into three (3) categories – Property / Garden / Front.

Property fences: should not be seen from the road if possible and be in the back yard. Fences should not be obtrusive to neighboring lots. This back-area fencing should be attached to the back of the house or garage with a 6 FT non-flammable material Property fences may be no higher than 6 feet. A portable kennel of chain link fencing can be no larger than 10x12x6 feet high and must be adjacent to the back of the house or garage.

Garden fences: may be erected to protect fruit trees and gardens from deer and other wildlife and may extend only around the trees and/or garden.

Front fences: may be erected to help define the front area of the property boundaries. Decorative fences over 32 inches to a maximum of 4 feet high (48 inches) may be used to define property boundaries, entry ways and driveways.

Fence Design Requirements:

- Solid wood fences are discouraged unless a minimum of a 6-foot non-flammable section exists between the wood and any structure.
- Front fences may be erected from various materials such as wood, split rail, wrought iron, rock pillars and brick pillars.
- Field-wire fencing with green T-posts, peeler core posts or split rail posts, and chain link fences are acceptable property fencing. Property fencing cannot be more than 6 feet high.
- Garden fences designed to protect gardens and trees are to enclose only that area which the fencing is protecting and should be field-wire fencing with either green T-posts, peeler core posts, pressure treated posts or metal posts.
- Tube, decorative, or wrought iron gates are acceptable gates for use across the driveway and cannot be more than 5 feet high.
- Barbed wire or razor wire type fences are strictly prohibited.
- Bamboo and other highly flammable materials are prohibited.
- Fences and fence materials must be kept in good repair.

PAINT COLORS:

- The Architectural Application for exterior paint colors for a home, shed or other structure on the property, must include a sample of the paint color(s) you would like to use. Provide paint swatch with your application.
- Paint colors are to blend with the environment. Bright and/or outlandish paint colors are prohibited.
- Accessory structures, except for children's playhouses or play structures, must compliment the exterior of the home.

ROOFS:

- Roof coverings must be constructed of a non-combustible material or Class A rating with vents that do not allow hot embers to enter the attic space. Cal Fire code requires 1/8" screen mesh on vents.

SOLAR SYSTEMS – GROUND MOUNTED:

- Ground solar systems are considered a potential contributor to forest fires.
- Areas around and beneath a ground solar system must be kept free of fire fuels down to bare mineral soil.
- Ground solar systems must be placed in a manner designed to avoid any negative impact to neighbors or other property owners. This includes placement of panels that may reflect into or onto the property of others.

SHEDS:

Shed requirements include:

- Sheds must be constructed to professional standards using wood, metal, concrete, high-density polyethylene plastic or other suitable material.
- Shall meet building setback requirements, unless portable; then shall maintain a 3'-0" minimum setback from all fences and/or side and rear property lines.
- Shed's must have door(s) that close concealing inside contents from view (unless exclusively used for wood storage).
- Shed walls, trim and roof shall match, or be compatible, as closely as possible, with the house color.
- Sheds should be placed in the back or side yards and whenever possible, not be visible from the street.
- Sheds cannot be converted to any type of sleeping area.
- Structures dedicated to the storing of wood do not need to have enclosed sides; however, they do need to have fire resistant coverings over the wood.

Note: Lot size and available lot space are considerations for approving the number and type of accessory structures for a property.

STRUCTURES – General Rules:

- Sierra Springs is a residential community; therefore, no commercial structures are allowed.
- No accessory structures may be constructed on lots that do not have a primary residence.
- Accessory structures include but are not limited to: Sheds / Garages / Carports / Guest houses / Cottages / Decks / Gazebos / Garden houses / Tea houses / Greenhouses / Children's playhouses / Children's play structures / Arbors.
- Accessory Structures meet all setback and code requirements.
- Owners are responsible for obtaining building permits and adhering to all government requirements.
- Structures cannot exceed two stories in height. Basements are not considered a story.

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

- No vehicles or trailers, regardless of type, may be parked or stored on the El Dorado County owned right of way between the street and privately-owned property (generally 30 ft from centerline of street) over 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 vehicles or trailers, regardless of type, may be parked or stored on property that does not belong to the owner(s) or resident(s) of said vehicles. This includes SSOA common areas, neighboring lots, county roads and private and public easements.
- No hookups or living allowed in recreational vehicles on private property with a residence over 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 Lodge grounds. The Recreational Form is available on the SSOA website, or from the SSOA office.
- No abandoned or unlicensed vehicles shall be stored on any property except for vehicles which were purchased for the intent of restoration. Such vehicles may be allowed, with Architectural approval provided the vehicle(s) are stored in a garage, carport, or covered with a car cover when not being actively worked on.
- No automobile, truck, or other vehicle or equipment may be parked or left in any area except for the driveway over 48 hours. Nor shall any house trailer, truck, or other commercial-type vehicle be stored upon the driveway for a period over 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 when found consistent with the aesthetic standards of the surrounding area. See *CC&Rs 'No Storage on Lots'*.
- Vehicles, boats, and utility trailers are not to be used for storage.
- SSOA reserves the right to request any vehicle be covered when not in use.

Lot Size Greater than One (1) Acre: Only personal vehicles and trailers visible from the street or from a neighbor's residence need Architectural approval.

WALLS: Retaining and Erosion Control

- Retaining walls and erosion control walls should be designed and constructed by qualified personnel.
- Walls must be of a permanent material such as concrete and rebar.
- If a wood product is used, it must be pressure-treated and/or approved for such use.
- No retaining or erosion control wall can have a negative impact on neighboring lots, County property, Association property or other privately owned property.
- Walls must be maintained in good condition.

ITEMS NOT REQUIRING ARCHITECTURAL APPROVAL:

ADDRESS NUMBERS:

- All properties must have a permanently posted address.
- Address numbers attached to a house shall be displayed in contrasting colors readable from the street.
- When the house numbers/address cannot be easily read from the street, reflective numbers should be placed at each driveway entrance.
- Green reflective address signs are recommended and available to purchase from the Fire Safety Committee.
- Mailboxes must have numbers of a size which are readable from five feet and displayed on a contrasting background.
- Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
- All numbers shall be placed to be easily visible and legible from the road upon which the premises front.

EXTERIOR LIGHTING:

- Unshielded floodlights are not allowed.
- 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.
- Decorative and string lighting is limited to decks, patios, and gazebos.
- Residents are encouraged to use solar powered lights when possible.

GENERATORS

- Whole house generators are allowed but must be in an area to not disturb neighbors.
- Portable generators are permissible but must be monitored closely while operating to prevent hazards.

GUTTERS:

- Gutters and downspouts must be constructed of a non-combustible material.
- Gutters should be covered with approved covers of a non-combustible material to prevent the accumulation of leaves and debris.
- Downspouts should be positioned to divert water away from the house or structure.

HOT TUBS/SPAS:

- Must be placed in an area where they do not negatively impact neighbors view or produce unacceptable noise levels.
- Hot Tubs/Spas should have protective covers with safety locks to prevent accidental access to small children and wildlife.

ROOF SOLAR SYSTEMS:

- Solar panels on rooftops are permitted.
- Roof Solar panels should not negatively impact other property owners.

SIGNS, FLAGS, BANNERS, POSTERS:

- *CC&Rs* state that: 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. ***However, federal & state laws protect the display of certain signs, flags, banners, and posters.***
- No signs, flags, banners, posters, or yard displays may be put on any Association, or County owned property. Items in violation of this requirement will be removed without notification to the owner or resident. Owners will have 48 hours to claim such property from the Association.
- Flags should be no larger than three feet by five feet (3'x5'); and banners no larger than two feet by three feet (2'x3'). Flags, banners, or signs in support of a political candidate, ballot proposition or other measure may not be displayed more than 90 days prior to election day and must be removed no later than 5 days following the election.
- Holiday decorations must be removed within fifteen (15) days following the holiday.
- Hand-painted signs and all flags, banners, signs, and other outside displays that insult, criticize, joke about, or otherwise demean a person's religious beliefs, political opinions or membership in a political party, employment, education, ancestry, military service, race, ethnicity, parentage, physical appearance, sexual orientation, or gender identification and those that contain obscenities are strictly prohibited.
- Vendors may display their sign(s) while working at a property. Such sign must be removed immediately following completion of the work. If the sign is not removed in a timely manner, the Association will remove it.
- The Association may place, in strategic locations, banners and signs as a reminder to the members of upcoming events, fire safety notices and other such notices designed to inform and/or educate the SSOA members.

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 should be of a fire-resistant material [14 CCR Section 1299.03(a)(4)].

TRASH, GARBAGE, ETC.

- Residential containers, plastic bags and recycling containers shall be stored in such a manner as not to be readily visible from the public street.
- Residential containers, plastic bags and recycling containers shall be placed adjacent to a public thoroughfare for collection service no sooner than the day prior to the scheduled collection day and should be removed from the public thoroughfare location no later than the day after collection.
- No property 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.
- Properties must be maintained free of trash, including that from construction, green waste, trash pickup, weather conditions or animals.
- Owners, residents, their family, friends, guests, and tenants must use the appropriate trash receptacles when using any SSOA owned facility such as the pools, courts, and areas within or around the Lodge.

YARDS & PROPERTY MAINTENANCE:

- Yard displays must be kept to a minimum, be well placed, uncluttered, and not be offensive to neighbors. This may be a subjective decision that will be determined by the SSOA Board of Directors.
- Yards need to be maintained so as not to appear unsightly or unattractive.
- Yards need to be free of items to include, but not limited to, equipment, tools, building materials, gas cans, ladders, wheelbarrows, children's play items, furniture, garbage and any broken or unusable items. Such items should be kept concealed in a garage or a shed.
- Property maintenance, shall include, among other things, painting, staining, siding, as well as roof, fence, and deck repairs.
- Prompt clean-up and removal of unsold items after a Yard Sale is required.
- Owners, residents, their family, friends, guests, and tenants may not use county owned right of ways, private or public easements or SSOA owned property as their own.

NOTE: A copy of the Architectural Application is available for download on the website under Forms.