

# Rancho Ventana RV Resort Community Association Inc.

Our Park's Governing Documents include Bylaws, Covenants, Conditions and Restrictions (CC&Rs). (Approved: 03-23-2010, Registered 04-02-10; and the Enforcement Procedures, Rules and Regulations, and Architectural Guidelines, (Adopted: 11-16-10, Effective: 12-01-10, Revised March 20, 2012, Revised January 31,2024).

## Architectural Guidelines for Lot Owners

### Table of Contents

A. Governing Documents.....	2
B. Architectural Committee.....	2
C. RV Lot Use.....	2
D. RV Lot Setbacks.....	4
E. RV Lot Utility Easements.....	5
F. Services within Utility Easements.....	6
G. Park Models.....	7
H. Motorhomes, Travel Trailers and 5 <sup>th</sup> Wheels.....	8
I. Storage Sheds.....	8
J. Outside Painting.....	9
K. Wind Doors.....	9
L. Awnings.....	9
M. Awning enclosures.....	9
N. Gazebos/Shade Canopies.....	10
O. Golf Ball Protective Screens.....	10
P. Perimeter Walls and Fences.....	10
Q. Front Barriers.....	10
R. Fences vs Dog Enclosures.....	10
S. Trellis and Lattices.....	10
T. RV Lot Irrigation.....	11
U. RV Lot Plantings.....	11
V. Responsibility to Comply.....	11
W. Board Requirements for Legal Non-Compliance Replacements.....	12
X. Owner Responsibilities for Expense and Maintenance of Utilities.....	12
Appendix A . . . Permit Requirements.....	13

## **Architectural Guidelines for Lot Owners**

### **A. Governing Documents**

Documents which impact these guidelines are:

1. Rancho Ventana's Restated Bylaws and Covenants, Conditions and Restrictions (CC&Rs)
2. Title 24 and Title 25 of the California Code of Regulations for Special Occupancy Parks.
3. City of Blythe Building Codes as they relate to Special Occupancy RV Parks in the areas of "Free Standing Awnings", Natural Gas Installations" and Fire Code Building Separation Requirements"

### **B. Architectural Committee**

1. The mandates of this Committee are four:
  - (a) First, to review all RV Lot Improvement applications for conformity with these Guidelines and to recommend to the Board any changes required for approval of these applications.
  - (b) Second, to visit any RV Lot that is deemed to have an RV improperly sited and inform the Owners of the Park requirements and report the findings to the Office.
  - (c) Third, to visit any RV Lot that has a completed improvement project, for Site inspection and to recommend/not recommend to the Board if the project has been completed according to the Approved Improvement Application.
  - (d) Fourth, to work with the Board as it periodically reviews and amends these guidelines.
2. All members of this committee are volunteers and signing members and must be Lot Owners.
3. As this is a seasonal Park, this Committee is only active from October 15<sup>th</sup> to April 1<sup>st</sup> of each season.
4. Any Applications for RV Lot Improvements during the month of April must be submitted for approval by March 25<sup>th</sup>.
5. No RV Lot Improvements are allowed from May 1<sup>st</sup> through September 30<sup>th</sup> of the year unless specifically approved by the Board.

### **C. RV Lot Use**

#### **Note: Requires Development Permit**

1. Before occupancy or rental all RV Lots must have ground cover and a patio area. A period of three (3) months is provided for RV Lot Improvements to be made during the initial occupancy. The patio area must be a minimum size of ten (10) feet by twenty (20) feet of poured concrete or patio blocks. If a patio is constructed over an easement, it must be constructed of removable patio blocks.
2. Before doing any RV Lot Improvements, it is the Owner's responsibility to ascertain the exact location of the property lines and become aware of any Utility Easements and services that run through the site.

3. Driveways may be cemented to the curb; however, the Owner shall be responsible for the removal and reinstallation if access to any easement is required. To reduce the expense and difficulty of removing and replacing the concrete apron, it is strongly recommended that a saw cut be placed two (2) feet from the curb across the width of the concrete and it is mandatory that two (2) two-inch (2") PVC pipes be buried twelve (12) to eighteen (18) inches under the concrete and extend one (1) foot into the three (3) foot side yard setbacks. Curving the driveway from the two (2) foot saw cut to the property line is acceptable.
4. Recreational Vehicles when placed on any RV Lot will be backed onto the RV Lot and adhere to the setback requirements as outlined in Section D (RV Lot Setbacks) of these Guidelines. If verification of placement is required it will be done by the Architectural Committee and reported to the Association Office if remedial action is required.
5. California Health and Safety Regulations require that all sewer connections be sealed. (Sewer donuts are for sale in the Office).
6. Owners and Renters may reside in Park Models; commercially manufactured as fully self-contained. Class A or C motorhomes which are a minimum length of twenty-four feet (24') and ten years of age or newer have been board approved.
  - a. Travel trailers or 5<sup>th</sup> wheels, with a minimum box length of twenty-four feet (24') and ten (10) years of age or newer have been Board approved.
7. Guests, for stays of fourteen (14) days or less, may stay in any of the units described in item C. 6., plus class B motorhomes, or trucks with campers as long as they are commercially manufactured as fully self-contained and ten years of age or newer or have been Board approved.
8. Recreational Vehicles that do not have commercially manufactured fully self-contained kitchen and bathrooms with water and sewer connections that conform with State and Local health requirements are not allowed in the Park.
9. RV units that are for sale, that are ten years of age or older, must be pre-approved by the Board, for age, construction and appearance, before they remain in the Park.
10. All RV units must have a valid License plate:
  - (a) For units only in the Park during the Season, the license plate should be required by your home province or state.
  - (b) For units that are left in place in the Park, all year round, a valid California License is required and must be clearly displayed.
11. Only one (1) RV unit per RV Lot is to be connected to services and used for occupancy.
12. A second RV (e.g. a travel van or pickup with a camper), may be parked on the RV Lot when it is the RV Lot Owners' primary means of transportation. (Please note that our CC&Rs 5.8.2 stipulates that the "camper shell or similar equipment" cannot be off-loaded and stored on the RV Lot.)
13. Owners/Residents must park all their vehicles and trailers within the boundaries of their own RV Lot.
14. No RV may be fastened to a foundation; have its wheels, axels or assemblies removed; or have any permanent skirting attached. (California Code Title 25)
15. Parking on the street is not allowed.

16. Parking in the Visitor Parking Areas is only allowed with a valid Temporary Parking Permit from the Park Office.
17. Visitor and/or Guest overnight parking in the Visitor Parking Areas require a valid Temporary Parking Permit from the Park Office.
18. Natural gas is available for all sites, but the hook-ups required a City of Blythe Permit and City approved pressure test.
19. If a propane tank of one hundred (100) pounds or larger is used, its location must be approved by the Board.

**D. RV Lot Setbacks**

1. In determining all setbacks, the measurement is from property line to all eaves (Park Model, shed, awning), concrete patios, awning foundations and RV slide outs.
2. Setbacks from the lot property line are:
  - Front Yard = five (5) feet
  - Side Yard = three (3) feet
  - Rear Yard – five (5) feet
3. Reversal of Park Model units on end lots is permitted with Board approval; however, the Setback to the lot line becomes seven (7) feet in order to allow the required minimum separation of six (6) feet between all structures.
4. Reversal of RV units on any other RV Lot is not permitted.
5. California law and City of Blythe codes require that there be a minimum separation between residential units of ten (10) feet and a minimum separation of six (6) feet between all other structures.
6. There are a few Park Lots that have park mode Park Models that were correctly installed to required specifications, but due to a Developer's survey error and the subsequent changed Lot boundaries, are now deemed to be legally non-compliant. Neighboring Lots will not be in contravention of item D. 5. provided they maintain the proper Side yard setbacks of three (3) feet. Only in these specific cases which have been reviewed by the City of Blythe, shall the structures have less than the required separation. Subsequently, if any of these units are removed/rebuilt, for whatever reason, any replacement must be done in compliance with current Regulations and Guidelines, see Architectural Guidelines Section W, item 2. These Specific lots are flagged in the Association's files.
7. There are numerous Park Lots that have sheds that were correctly installed to required specifications, but due to changes in Codes and Regulations, are now legally non-compliant. Subsequently, if any of the sheds, on the Lots in question should be removed/remodeled/rebuilt for whatever reason, any replacement must be done in compliance with current Regulations and Guidelines, see Architectural Guidelines Section W, item 2. These Specific lots are flagged in the Association's files.
8. Acceptable uses of the three (3) foot side yard Setbacks are: patio blocks, plantings, non-combustible window awnings and metal gutters, ground level crawl space hatch (for under Park Model access), service lines and minimum lattices as allowed by the Board.

9. Heat pump/air conditioner units, including window units, must be placed only in the front or rear Setback areas.
10. There are some Park Lots that have heat pump/air conditioner units that were correctly installed to required specifications, but due to changes in Codes and Regulations, are now legally non-compliant. Subsequently, if any of the heat pump/air conditioner units on the Lots in question should be removed/rebuilt, for whatever reason, any replacements must be done in compliance with current Regulations and Guidelines, see Architectural Guidelines Section W, item 2. These Specific lots are flagged in the Association's files.

#### **E. RV Lot Utility Easements**

1. Easements, take precedence over Setbacks, and are not to be built without Board review and approval.
2. RV Lots on perimeter walls have a rear ten (10) foot Utility Easement.
3. Interior RV Lots have a rear five (5) foot Utility Easement.
4. All RV Lots have a Front Utility Easement varying from five (5) feet up to fifteen (15) feet.
5. Some RV Lots also have a Side Yard Utility Easement of five (5) feet.
6. Encroachment on any Utility Easement is at the RV Lot Owner's risk and costs if access to be utilities is required.
7. The Board and the Architectural Committee have established Amended Minimum Setbacks over Utility Easements Should an RV Lot Owner decide to encroach on a Utility Easement, after providing proof of digging, (minimum three (3) feet deep by the width of the Utility Easement) that no utilities actually lay within the Relief Portion of the Utility Easement; the RV Lot Owner may utilize the Relief Portion of a Utility Easement as created by the Amended Setbacks listed below:

##### **(a) Rear of West Wall Lots:**

RV Park Models	= eight (8) feet (from the unit body not the eaves)
All other RV's	= zero (0) feet
Fixed storage shed	= five (5) feet
Moveable storage shed	= zero (0) feet
Concrete Patios	= five (5) feet (with saw cut at eight (8) feet)

##### **(b) Rear of North, East and South Wall Lots: (golf course Lots)**

RV Park Models	= eight (8) feet (from the unit body not the eaves)
All other RV's	= five (5) feet
Fixed storage shed	= eight (8) feet (from the body)
Moveable storage shed	= eight (8) feet (from the body)
Concrete Patios	= five (5) feet (with saw cut at eight (8) feet)

##### **(c) Rear of Interior Lots**

RV Park Models	= five (5) feet
All other RV's	= five (5) feet
Fixed storage shed	= five (5) feet
Moveable storage shed	= three (3) feet
Concrete Patios	= five (5) feet

- (d) Front of All Lots
  - RV Park Models = five (5) feet
  - All other RV's = five (5) feet
  - Fixed storage shed = five (5) feet
  - Moveable storage shed = five (5) feet
  - Concrete Patios = zero (0) feet (with saw cut at two (2) feet)
- (e) Side of All Lots
  - RV Park Models = three (3) feet
  - All other RV's = three (3) feet
  - Fixed storage shed = three (3) feet
  - Moveable storage shed = three (3) feet
  - Concrete Patios = three (3) feet

**F. Services within Utility Easements**

1. Ten (10) feet at the rear of all outside Lots is for:
  - Two inch (2") or two and a half inch (2 ½") white PVC water pipe
  - Six inch (6") white sewer pipe
  - Three quarter inch (¾") white irrigation water lines to valves
  - Telephone and cable TV lines
2. Five (5) feet at the rear of all interior Lots is for:
  - Two inch (2") or two and a half inch (2 ½") white PVC water pipe
  - Six inch (6") white sewer pipe
  - Three quarter inch (¾") white irrigation water lines to valves
  - Telephone and cable TV lines
3. Five (5) feet at the front of all interior Lots is for:
  - Three quarter inch (¾") white irrigation pipe, buried six (6) to eight (8) inches deep near the curb
  - Three quarter inch (¾") yellow PVC gas pipe, buried twelve (12) to sixteen (16) inches deep
  - Two inch (2") grey PVC electrical conduit buried sixteen (16) to twenty (20) inches deep
4. Side yards: most Lots have no Utility Easements on the left side; however, on all Lots the following will be found on the right side:
  - (a) Coming from the front:
    - Three quarter inch (¾") green steel gas hub
    - Two inch (2") grey electrical conduit to the RV Lot utility post
  - (b) Coming from the back:
    - Three quarter inch (¾") white water pipe
    - Six inch (6") white sewer line
    - Telephone and cable TV lines
5. Exceptions:
  - (a) A few Lots have up to fifteen (15) foot Utility Easement for sewer dry wells running across the front of the Lot

- (b) Some back to back Lots have a five (5) foot Utility Easement going across from one street to another street in which could be the following:
    - Two to six inch (2"-6") white PVC water line
    - Six inch (6") white PVC sewer line
    - Two inch (2") grey electrical conduit
  - (c) Some Lots have concrete gas meter banks near the front, but on either side, which normally serves eight (8) Lots, with four (4) meters on each side of the bank
  - (d) At the front of every fourth (4<sup>th</sup>) Lot is an electrical meter box which normally serves four (4) Lots, with two (2) meters on either side that serve the two (2) adjoining Lots on each side of the meter box
  - (e) At random, some Lots have street light posts owned by Southern California Edison, at the front of the Lot on either side
  - (f) At random, some Lots have electrical transformer boxes owned by Southern California Edison, at the front of the Lot on either side
6. All new PVC pipe installed in the Park is to be color coded according to the following chart. In the future when digging in easement areas the type of pipe found will be easily identified. The full length of the pipe is to be painted with a strip of the coded color:
- (a) BLUE – Domestic water for RV unit usage
  - (b) PURPLE – Irrigation water usage
  - (c) RED – All electrical conduit whether 120 or 240
  - (d) YELLOW – Gas Lines
  - (e) GREEN - Sewer/Drain

## **G. Park Models**

### **Note: Requires Development Permit**

1. May have no more than four hundred (400) square feet of floor area.
2. Models with lofts are acceptable.
3. Installation is to be in-ground with the floor no more than nine inches (9") above the patio level. The excavation may not create a "crawl area" under the Park Model any higher than a maximum of thirty-six inches (36"), dirt to chassis. The board may grant an exception to that, should it be necessary in order to accommodate adequate sewer drop.
4. Park Models may not be permanently attached to a foundation.
5. Tie down straps are required as per the manufacturer specifications.
6. By California law, the wheels and axles must remain attached, and the hitch, if removed, must be readily available for reinstallation.
7. Park Models shall have rolled roofing, low sloped asphalt shingles or metal roofing. All roofing must be installed according to the manufacturer's specifications. Metal roofing must be pre-approved by the Architectural Committee and Manufacturer's specifications for chosen metal roofing must be attached to the permit.

## **H. Motorhomes, Travel Trailers and 5<sup>th</sup> Wheels**

1. All RV units must remain on their wheels and totally be above ground.
2. Fifth wheel units may enclose the tongue area only with a temporary fabric enclosure, no permanent skirting material allowed. (California Code title 25).
3. The underside of RV units may be skirted for wind/cold relief, but it must be temporary in nature, and removed at the end of the season, whether the unit stays in the park permanently or not.
4. Steps to RVs (other than manufactured installed), must be painted and have a railing if over two steps high.

## **I. Storage Sheds**

### **Note: Requires Shed Permit (for original placement or change of placement)**

1. Only one (1) shed is allowed per are the lot. Sheds shall not be used as a habitable structure or any part of a habitable structure.
2. Sheds must be of wood construction and freestanding (not attached to a Park Model).
3. Sheds may not exceed one hundred (100) square feet (ft<sup>2</sup>) of outside dimension.
4. Sheds will be one story only, with no roof patio or roof storage.
5. Sheds with gable roofs shall have walls of a maximum of seven and one half feet (7.5') and minimum of six feet (6') with a maximum height at the gable peak of nine and one half feet (9.5').
6. Sheds with flat sloped roofs shall have a minimum height of seven feet (7') and a maximum height of eight feet (8') at the highest point.
7. Sheds shall have rolled roofing, low sloped asphalt shingles or metal roofing. All roofing must be installed according to the manufacturer's specifications. Metal roofing must be pre-approved by the Architectural Committee and Manufacturer's specifications for chosen metal roofing must be attached to the permit.
8. Sheds under freestanding awnings may be shorter if required to suit the awning.
9. Sheds on concrete pads must be fastened to the pad with approved construction anchors.
10. Sheds not on concrete pads must be anchored with approved ground screw anchors.
11. Sheds built on an RV lot with a Park Model shall be of the same or similar material and color as the Park Model.
12. All other sheds shall be painted a desert or neutral color.
13. No metal, vinyl or plastic sheds are permitted.
14. If the shed is "movable", it shall be built on wheels, rollers, or skids (A minimum of four by four (4 x 4) inch skid planks are suggested).
15. If the shed is movable, any utilities, may be able to be disconnected from the outside.
16. If the shed is movable, the Owner will provide the Office with moving instructions to be placed in the Owner's file, should the shed need to be moved at some time
17. Movement of a movable shed to facilitate access to the utility easement will be at the risk and expense of the owner.
18. Movable small storage cabinets are allowed, maximum two (2) per lot and must not be placed in the three (3) foot side yard.



**J. Outside Painting**

**Note: Requires Painting Permit (for original or change of colour)**

1. Approval is required for exterior color changes of Park Model and/or storage facilities.

**K. Wind Doors**

**Note: Requires Development Permit**

1. When a storage shed is properly placed on the patio side of a Park Model, for wind relief, an Owner may install a door between the shed and the Park Model, as long as the door assembly is not attached to the Park Model or freestanding awning, if one is present. Color must be a neutral or color coordinated to the Park Model.

**L. Awnings**

**Note: Requires Awning and/or Awning Enclosure Permit & City of Blythe Building Permit**

1. A City of Blythe Building Permit and Approval Certificate must be submitted to the Park Office on completion. (Note: Our park Setback Requirements are more restrictive than the City of Blythe requirements. Owners must build to the Park's requirements).
2. Metal awnings may be enclosed with neutral colored sun screening.
3. Roll-up fabric awnings do not require a City of Blythe Permit and may be attached to a Park Model or other RV without Park approval.

**M. Awning Enclosures**

**Note: Requires Awning and/or Awning Enclosure Permit**

1. Awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms nor shall they be constructed or converted for use as a habitable room or cabana.
2. Combustible materials used for awning enclosures shall not be installed within three (3) feet of the property line.
3. Awnings may be enclosed or partially enclosed as follows:
  - (a) With sun screening or removable flexible plastic material.
  - (b) With rigid, readily removable transparent or translucent materials.
  - (c) Manufactured Windows (up to 16 square feet of glass) and Manufactured Patio Doors are permissible. No single pane glass allowed. **Note: Safety glass may be required depending on size and location (as per CA Building Code).**
  - (d) Awnings may be partially enclosed with solid panels, provided the solid panels do not exceed fifty (50) percent (%) of the total wall area.
  - (e) When an awning is completely enclosed with rigid material, fifty (50) percent (%) of the total wall area must be transparent or translucent material, of which twenty-five (25) percent (%) of the total wall area shall be able to be opened for ventilation.
4. Awning Enclosure total wall area includes all 4 walls of enclosure (regardless of material) less the Park Model or Trailer if they make up part or all of one side of the enclosure.

5. Natural gas or propane heating or cooking appliances or facilities shall not be installed or used within an awning enclosure.

**N. Gazebos / Shade Canopies**

1. Free standing, fabric covered, metal framed gazebos or shade canopies are permitted provided they are neutral and compliment the color of the residential unit.

**O. Golf Ball Protective Screens**

**Note: Requires Development Permit**

1. Screen must be as unobtrusive as possible.
2. Approval to install is required.

**P. Perimeter Walls and Fences**

1. Owners will be responsible for any damage resulting from attachments to the wall.

**Q. Front Barriers**

1. While the RV lot is occupied, fixed or movable barriers of any kind are not permitted within ten (10) feet of the front property line.
2. Storage sheds, wind doors, movable cook stations, barbecues, etc. are acceptable exceptions to the ten (10) foot prohibition, detailed in Q.1. above.
3. When the RV lot is not occupied, a removable barrier of an open concept, such as rocks or a single chain wire, may be placed no closer than five (5) feet from the property line.

**R. Fences versus Dog Enclosures**

1. Fences shall be no higher than eighteen (18) inches on side or rear property lines.
2. Fences shall be of a neutral color and non-flammable material.
3. Dog enclosures must be removable and no more than thirty (30) inches high.
4. Dog enclosures must be an open concept of wire or wrought iron only.
5. Dog enclosures can be placed on the sides and rear property lines, and no closer than five (5) feet from the property line.

**S. Trellis and Lattices**

**Note: Requires Lattice Permit (for original placement or change of placement)**

1. A maximum of two (2) panels shall be allowed per property line (side or rear). One panel for each neighbor. Neighbors shall work together to determine siting. If there is a disagreement, each neighbor shall have the right to place one panel.
2. Three (3) panels will be allowed ONLY on corner lots and on the street side of the same.
3. Maximum panel size is four feet (4') by eight feet (8') standing no more than five and one half feet (5 ½') high and a minimum of twelve inches (12") off the ground. There must be a minimum of eighteen inches (18") between sections. The color shall match the RV unit or be of a natural or neutral color approved by Architectural Committee review.

#### **T. RV Lot Irrigation**

##### **Note: Requires Development Permit**

1. The full length of any PVC pipe installed for irrigation system use is to be painted with a red stripe. A maximum of twelve (12) drip head/bubblers are permitted per RV Lot. Acceptable water heads may drip, dribble or bubble.
2. Individual sprinkler heads, e.g. "rainbirds", which shoot or spray water are not allowed.
3. Lot irrigation systems must be integrated into the Parks irrigation system, not tied into the Owner's domestic water system.
4. Except in emergency situations, or when explicitly requested by the Park Manager, Owners/Residents may not change/adjust, turn on/turn off, any irrigation timer(s), or adjust any sprinkler head settings other than on their own Lot.

#### **U. RV Lot Plantings**

1. Large plantings, i.e. palms or other trees are discouraged within Utility Easements, due to possible damage to underground utilities and services.
2. Disruptions to service or damage to adjoining Lots or Common Areas, caused by the landscaping on a Lot, which result in the Association being billed by a Utility Provider for repair, or the Association Staff, being involved in services and/or repair; will be billed to the Lot Owner, and are due and payable within thirty (30) days.
3. The use of only native, desert plantings is strongly recommended and encouraged.
4. Any Owner wanting to plant or decorate an adjoining Common Area, must receive prior approval from the Association. If in the future, the Association requests, these plantings/decorations to be removed and the Area returned to its original condition, any expense will be billed to the Lot Owner, and is due and payable within thirty (30) days.
5. All trees/shrubs located on an Owner's Lot belong to the Owner.
  - (a) All plantings must be maintained so they do not endanger persons or property.
  - (b) Fruit trees/shrubs shall be pruned as necessary to maintain a pleasant appearance and not encroach onto adjoining Lots or Common Areas.
  - (c) Palm trees must be pruned a minimum of once a year.
  - (d) If an Owner is unable to or decides not to prune their trees/shrubs, an arrangement must be made through the Park Manager for the work to be done and billed to the Lot Owner.
  - (e) The Park reserves the right to prune any trees/shrubs that become unsightly or dangerous and bill the cost to the Lot Owner.

#### **V. Responsibility to Comply**

1. "No work for which approval is required shall be deemed to be approved simply because it has been completed without a complaint, notice of violation or commencement of a suit to enjoin such work" CC&Rs 7.12.1

**W. Board Requirements for Legal Non-compliance Replacements**

1. The board shall flag the Lot's file in the Associations files.
2. The Board shall send a letter to the Owner of a Lot with a legal non-compliant unit or improvement. The letter will identify the issue and specify that if the unit/improvement is ever removed/remodel/rebuilt, for whatever reasons, that it must be replaced/redone under a new Architectural permit, so that it is in compliance with whatever the State, City, or Park regulations and requirements stipulated at the time. If the Lot is sold, gifted, or willed prior to the Lot being made compliant to current requirements, the prospective buyer/recipient must be made aware of the requirement attached to the Lot.

**X. Owner Responsibilities for Expense and Maintenance of Utilities**

1. "Each Owner shall be liable to the Association for any damage to the Common Area or to Association-owned property if the damage is sustained because of conduct by the Owner or the Owner's family, guests, tenants, contract purchasers or invitees...." CC&Rs 5.7
2. The Lot Owner assumes responsibility for all utility lines from the point that the Lot connects to the Park's main feed lines, (the Mains).
  - (a) Natural Gas: The Gas Company owns and is responsible for the lines and equipment to the bunkers that house the meters to the individual Lots. The Lot Owner's responsibility begins where the lines to his/her Lot attached to the meter. The CC&Rs specifically grant the Owners access to their utility lines under the Exclusive Use Common Area definition and provisions.
  - (b) Electric: Southern California Edison(SCE) owns and is responsible for the transformers, individual meters and the lines to the Lot pedestals. The Association owns the pedestals and the PVC pipes that the SCE lines run through. The Lot Owner is responsible for all breakers and wiring that connect his Lot to the meter, including the breakers in the pedestal box.
  - (c) Household Water: The Association is responsible for the Park's, domestic water main lines (the Main), and the Owner's responsibility begins at his/her connection to the Main.
  - (d) Sewer: The Association is responsible for the Main sewer lines and the Owner's responsibility begins at his/her Lot's connection to the Main.
  - (e) Irrigation Water: The Lot Owner's responsibility begins where his/her Lot's system T's off/intersects with the Park's Main lines.
  - (f) TV, Cable and Phone: Cable TV and phone services as provided by the telecommunications companies who own all control boxes and lines up to and including the individual Lot's control boxes. The Lot's control boxes are located on the RV utility post or attached to a Park Model. Such boxes are clearly marked as belonging to the provider. The Owner's responsibility begins at the wiring that attaches to his/her services, located inside his RV unit or Park Model.

## Appendix A

### **Forms Available** (in Rancho Ventana Office):

#### Awning and/or Awning Enclosure Permit (5 pages)

- includes Site Plan
- includes Barclays California Code Regulations
- includes City of Blythe Chapter 2.2
- includes Statement of Compliance

#### Barclays California Code Regulations (pertaining to Awning Enclosures)

#### City of Blythe Chapter 2.2 (pertaining to Awning Enclosures)

#### Development Permit Application (6 pages)

- Includes Check List
- includes Site Plan
- includes Statement of Compliance
- includes Completion of Development Form

#### Lattice Permit (3 pages)

- includes Site Plan
- includes Statement of Compliance

#### Painting Permit (2 pages)

- includes Statement of Compliance

#### Shed Permit (3 pages)

- includes Site Plan
- includes Statement of Compliance

#### Site Plan

- included with Awning Enclosure Permit
- included with Development Permit
- included with Lattice Permit
- included with Shed Permit

#### Statement of Compliance

- Included with all permits