

RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION INC.

A California Nonprofit Mutual Benefit Corporation

Our Park's Governing Documents include the 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 12-1-10, Revised 03-20-12).

FREQUENTLY ANSWERED QUESTIONS FAQs

Rules, regulations, statements of fact or procedure: things that all Owners, Residents and Invitees need to understand. This is the way our Park works.

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Frequently Answered Questions

1. Season

Although the Park is accessible to Owners on a twelve month basis, the Common Areas: clubhouse, laundry, washrooms, pool and spa areas are open only from October 1st through April 30th, which is “The Season”.

Our Park was originally approved for construction by the County of Riverside as an extended occupancy park, and their Zoning Ordinance states: “ a recreational vehicle park which is designed for extended occupancy. No such occupancy shall exceed nine months in any one calendar year. Recreational vehicles may be permitted to remain on-site during periods of non-occupancy.” The City of Blythe annexed the Park into the City in 1995, and by ordinance we are to comply with all the conditions of our original approval from the County in addition to the restrictions and requirements of the City.

It is the opinion of the Association’s corporate counsel that the Board is acting within the scope of their authority to manage the Common Areas and facilities of the Park as they feel are in the best interests of the majority of the Owners.

In light of the extreme weather conditions during the summer months, the Park’s Season was set as defined above. Owners may choose to use their full nine (9) months if they wish, but they will do so knowing they will have limited facilities. In 2007 the Members voted to lock the pool cover; “not only for cost savings but for added security and reduction of liability.” The vote was: 161 ballots, 160 in favor, 0 opposed, 1 spoiled ballot. We have a large investment in our facilities. Particularly in light of summer break-ins in the past, few Owners would disagree with the Board’s implementation of summer security measures including denying rentals during the off-season.

2. Occupancy Restrictions

- (a) By California law we are now referred to as a “Special Occupancy Park” which means our Owners are restricted to a cumulative time of nine (9) months residency in a calendar year. (California Code Title 25)
- (b) All Owners, Renters and Guests must register with the Office upon entering the Park at the beginning of their stay, and tell the Office when they are vacating.
- (c) All Owners and Renters must provide the Office with proof of age.
- (d) All Owners must provide the Office with a copy of their deed or other recorded document which names the legal owner and shows their contact information.

3. Age Restrictions

Park lots may be purchased without age restriction. Occupancy is restricted by the requirements of a +55 Park. (CC&Rs 8.1)

4. Recreational Vehicles

- (a) Owners and Renters may reside in park models; commercially manufactured class A and class C motorhomes, 5th wheel trailers, or travel trailers, which are fully self-contained, a minimum length of twenty-four feet (24’), and no more than ten (10) years of age or newer, or have been Board approved.

- (b) Park Models and RVs left in the Park over the summer require a visible California license plate, renewed annually. (California Code)
- (c) RVs not left in the Park over the summer must have valid license plates from the Owner's home state or province.

5. Visitors

- (a) "Day Visitors" do not need to register with the Office unless they are being invited to attend a Park sponsored social or recreational event.
- (b) No street parking, or using neighboring lots without the Owner's permission.

6. Guests

- (a) There are no age restrictions for Guests.
- (b) Guests not staying with a Qualified Senior Resident are the Guests, and therefore the responsibility, of the Owner on whose lot they are staying.

7. Rentals/Leases

- (a) Rentals are allowed from October 1st through April 30th, which is the Season that the Park is officially open.
- (b) Owners must submit a completed Lot Rental Registration Form to the Office upon renting their Lot. Owners must pre-qualify their Renters as to age, and their RV as to type and age. Owners must provide them with a copy of the Park's Rules for Renters, and Pet Rules when appropriate, and are responsible for seeing that their Renters understand and obey the Rules of the Park.

8. Site Use

- (a) When subsequent changes of governmental or Park regulations cause a situation of non-compliance, it is called a legal non-compliance, and will require correction only upon replacement.
- (b) All RV Lots are privately owned and are not to be used as walkways or walk-throughs. Respect all Owner's privacy and property, by using the roadways to get around in the Park.
- (c) Owners who hire outside contractors or laborers to do construction, or maintenance work on their Lots, are not to allow the hired workers use of the Park's dumpsters or trailer for the construction or maintenance clean-up.
- (d) The Park's dump trailer is for disposal of landscaping/ yard wastes, and household non-perishable trash only. No construction waste, household fixtures or furnishings may be placed in the dump trailer without the prior written approval from the Park Manager. Disposal fees may be assessed based on actual disposal fees and time.

9. Vehicles/ Roadways/ Parking

- (a) Owners of ATVs, motorcycles, big diesel pickups: consider your neighbors. If your vehicle is noisy, please, lower the noise level by slowing down. (CC&Rs 5.8.5)

10. Pets

- (a) Pets are allowed in our Park, but please realize, we have no pet areas inside our Park, so if your pet has infirmities you must be prepared to get your pet to the designated pet areas without accidents and/or disturbances.

- (b) Pets are not allowed in any of the Park's Common Areas except the roadways, where they must be controlled on a leash.
- (c) The only Pet Area on Park property is between the west wall and the sidewalk outside the wall. Whether you use this area, or the privately owned desert area to the west, you are still required to pick up after your pets.

11. Enforcement Policies

- (a) Owners, or Renter/Residents may obtain a complaint form from the Office to report rules violations. Complaints of rules violations must be signed.
- (b) The Association's Office Manager will deal with those situations that simply require that a resident be reminded of the rules. In more serious situations, the Board will verify the information contained in the complaint, and decide what

12. Common Areas & Common Area Facilities: Pool, Spa, Laundry

- (a) All Park Owners/ Residents are welcome to attend any event that is held on/ in any of the Common Areas, (limited only by the size constraints of the hall.)
- (b) Outside Vendors invited by the Social Committee, or for scheduled Park functions, to provide entertainment or services for the enjoyment of the Owner/Residents, must register at the Office, and sign a waiver of liability
- (c) During periods of cold weather, (when high temperatures are 60° (sixty degrees) or less), the pool may not be opened, as the cost of heating becomes prohibitively expensive. A note will be posted on the fence at the north side of the pool, during periods of closure. During good weather, generally the pool hours are from about 9:00 am (after the completion of all required maintenance) to sunset.
- (d) A special volunteer group opens and closes the pool and spa. If you open the spa cover after it has been closed for the day, you must close it back up again when you are through.
- (e) Many users complain about the washers and dryers, but many of the problems are avoidable, with a few precautions:
 - (1) It is very easy to over-load the washers. Do not stuff the washer completely full. Consider how heavy the items in the load will be when they are wet. If you overload the washer, it will not be able to spin the clothes dry.
 - (2) It is highly recommended that you use only liquid detergents. And most importantly, that you carefully measure your detergent. Front loading washers require very small quantities of detergent, between two to four tablespoons, that means an eighth to a maximum of a quarter of a cup per load. The quarter of a cup should only be used for very dirty clothes. Use even less if you pre-spray stains or add bleaching agents.
 - (3) Do not slam the washer door, but close it firmly, make sure it is closed. Put in your coins slowly, making sure each one drops before adding the next one. Make sure you select the right buttons for your washing machine.
 - (4) The dryers must not be over-loaded either. If you put in too many heavy items, it will not run, or it will not get your clothes dry.
 - (5) Do not slam the dryer door, but close it firmly, make sure it is closed. Put in your coins slowly, making sure each one drops before adding the next one. Make sure you select the right buttons for your dryer.

(6) When the coin boxes get too full, they will not accept any more coins. If this happens, go to the Office and let them know so they can request the service people to come empty the coin boxes.

13. Park Security

- (a) Our Park vehicle Entrance and Exit Gates are kept closed for road safety as well as Park Security.
- (b) During the Off-Season months, May through September, the gate codes and clickers are inoperable.
- (c) Government, Emergency and Utility personnel have their own access codes and clickers.
- (d) The Board establishes summer guidelines for Owners and 'Home Inspections'.

14. Volunteer Committees

- (a) Our Association Committees are: Architecture, Maintenance, Social, Finance, Communications, and Recycling.
- (b) All Owners of Rancho Ventana RV Resort are invited and encouraged to volunteer to serve on our Committees. In an owner Owned Park, we are all responsible for our Park.
- (c) All Renter/Residents of Rancho Ventana are invited and encouraged to volunteer to serve on our Committees in non-voting capacities. (A Resident is any Renter/Lessee who resides in the Park for more than thirty (30) consecutive days).
- (d) The Maintenance Committee will do a Park walk-around at the beginning of each Season: observing Park needs, problems, future concerns, keeping an eye on the future well-being of the Park, and report their findings to the Board.
- (e) The Architectural Committee will do a Park walk-around as the end of the Season: observing completed and non-completed Lot Improvements, Park landscaping needs, problems, future concerns, keeping an eye on the future well-being of the Park, and report their findings to the Board.
- (f) The Social Committee and the Recycling Committee function independently of the Board of Directors, however the Board, at the request of the Social Committee or the Recycling Committee may make suggestions regarding Social and/or Recycling Committee projects and donations for the common benefit of the membership. In order to maintain independence, commingling of finances cannot occur. For example, establishing Association reserve accounts for donated assets is not allowed. However, the co-sponsoring of projects for the common benefit of the membership is appropriate, provided adequate documentation of the costs of these projects is maintained.

15. Non-Volunteer Committees

- (a) The Planning Committee which is made up of the Board members and invited Resident participants.
- (b) The Operations Committee members are the Board, Park staff members and the Maintenance Committee Chair.

16. Miscellaneous Items

- (a) Report any Park concerns, repairs, or maintenance needs to the Park Manager, who will investigate and deal with the concern; facilitate a work order, or find a maintenance person in case of an emergency.

- (a) Recycling saves our Park a great deal of money every year. Please participate and follow the instructions posted at the dumpsters and recycling areas.
- (b) The disposal of caustic, toxic, or flammable materials: paints, used oil, or other hazardous household wastes is closely regulated by Riverside County. Do not put these items in the dumpster or Park trailer. Go online to www.rivcowm.org/faq/faq_hhw.html# or see the print-out in the Office.
- (c) Everyone is welcome to attend the regular Board meetings, and to speak at the open forum. Only Members/Owners may attend the Annual General Meeting. To be eligible to vote Member/Owners must be current with their HOA maintenance assessments, and not be subject to any disciplinary action by the Association.
- (d) There are a few errors in our Restated CC&Rs that the Board is planning to correct in the future; specifically: Pets and Common Areas, Vehicle maintenance, Setbacks, clarifying the process for making changes to the Architectural Guidelines, and others that become apparent as we continue to use our new Documents.

17. Good Neighbors

We all value our wonderful Park that we share with friends and neighbors. Let us all work together to remember that living in a small community with small yards requires all of us to be especially mindful of the need to be good neighbors.

Rancho Ventana Frequently Answered Questions Revision Summary

Date Revised	Item(s) Changed	Change Summary
November 16, 2010		Complete document was updated and approved on November 16, 2010
March 20, 2012	<ul style="list-style-type: none"> •Revised Item 4 (a) •Items 8 (b), (c) moved from section 16, added new Item (d) •Revised Item 16 (a), original Items (b), (d), moved to Section 8, revised Item (g) 	Changes proposed February 16, 2012, Adopted March 20, 2012, and Master copy updated