

# **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).

## **RESTATED: RULES AND REGULATIONS FOR RENTERS/ LESSEES/ GUESTS**

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## Restated: Rules and Regulations for Renters/ Lessees/ Guests

### 1. Notice to Comply

- (a) Your Lot Owner Host and the Park Association reserve the right to revoke your use of the Park Facilities and/or cause eviction without refund, should you not comply with these Rules and Regulations.
- (b) Should your privileges be revoked they would only be re-instated by Board decision, following the Boards' acceptance of all remedies required to correct the problem.
- (c) Should you be evicted from the Park, you will not be allowed re-entrance at any time, except by Board decision.

### 2. Registration Requirements and Restrictions - Guests

- (a) Upon arrival Guests must promptly register in the Park Office.
- (b) There is no age restriction for Guests.
- (c) Guests staying in the home of a Qualified Senior, (someone who is age 55 or older), may stay no longer than 30 consecutive days and 60 cumulative days in a calendar year.
- (d) Guests not staying with a Qualified Senior may stay no more than 14 consecutive days and 28 cumulative days in a calendar year. The Owner(s) of the Site are responsible for their Guests.
- (e) There shall be a maximum of four (4) Guests per Site, except with Board approval.
- (f) Guests may stay in an RV that is fully self-contained, and no more than ten (10) years old. It may be a Class A, B, or C motorhome, 5th wheel, travel trailer, or truck with camper. For vehicles that are older than ten years, but in like-new condition, exemption may be granted by the Board of Directors.
- (g) Off-loading of truck campers is not allowed.

### 3. Registration Requirements and Restrictions - Renters/ Lessees

- (a) Upon arrival, all Renters/ Lessees, must promptly register in the Park Office.
- (b) For Renters/ Lessees, at least one person must be at least 55 years of age and provide proof of age to the Park Office at the time of registration. Driver's license, passport, or birth certificate are accepted.
- (c) No rentals or leases are allowed in the off-season: May 1st through September 30th. The length of the Residents stay within the Season is limited only by the rental agreement with the Owner of the Site.
- (d) Renters/ Lessees may stay 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. Pick-up campers, van conversions, tent trailers, tents, for any use, are not allowed.

#### 4. Site Use and RV Parking

- (a) All RVs are to be backed onto the Site, with the following set-backs from the property lines:
  - Rear: Minimum of five (5) feet.
  - Front: Minimum of five (5) feet from the street curb
  - Side: Minimum of three (3) feet including the slide out
- (b) Sites are to be kept neat and tidy.
- (c) Clothes drying lines or racks must be out of sight of adjoining Lots and Common Areas.
- (d) Sewer connections must be sealed. (Sewer donuts are available for sale in the Park Office.)
- (e) Generators are not allowed, except during emergencies when approved by the Board.
- (f) Vehicle and RV unit washing is permitted once per month of residency, provided it is a bucket wash, with a hose rinse, and no water may splash or enter any areas adjoining the Resident's Site.
- (g) 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.

#### 5. Vehicles/ Roadways/ Parking

- (a) Maximum speed limit is 10 mph.
- (b) Obey the Stop sign, and all stop lines painted on the streets.
- (c) Enter and Exit Gates are clearly signed, and are to be used only as indicated.
- (d) Residents and Guests must park all of their vehicles and trailers on their own Site.
- (e) Vehicles must be well maintained, and not leaking any automotive fluids.
- (f) Any vehicle covers must be neat, tidy, and secure.
- (g) All vehicles, including bicycles, must have lights for night use.
- (h) There is no on-street parking allowed.
- (i) Visitors or Guests staying with a Resident or Owner, may get a Parking Permit from the Park Office to use the designated parking areas.

#### 6. Pets

- (a) Breeds of dogs that have been declared aggressive by the State of California, are not allowed.
- (b) The maximum is two (2) pets per Site, unless specifically approved by the Board.
- (c) Except when on an Owner's/ Resident's own Site, all animals must be on a leash suitable to control them on the roadway, and kept off of all private property.
- (d) Pets are not allowed in or on any Common Areas in the Park. This means the grass, plantings, sidewalks, parking and gravel areas are all off limits to pets.
- (e) The Park Pet Area is outside the west wall between the wall and the sidewalk.
- (f) The pet owner is required to immediately clean up and properly dispose of their pet's wastes and to eliminate any odors. There are no exceptions.
- (g) If your pet soils the roadway on the way to the Pet Area, you must pick-up and/or wash down the soiled area.
- (h) The golf course is private property and not for pet use.
- (i) The farmland to the west is also private property. If you exercise your pet there, please respect the Owner and his property, and clean up after your pet.
- (j) Noisy and annoying pets shall not be allowed to disturb others in the Park.

- (k) 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 disturbances.

#### 7. Common Areas and Facilities

- (a) Common Areas and Facilities are for the use of the Park Owners, Residents, and their registered Guests and registered day Visitors.
- (b) An Owner/ Resident with day Visitors or Guests must ensure that they do not unreasonably interfere with the other Residents use and enjoyment of the Park.
- (c) Social functions put on by the Association's Social Committee shall be for the Owners/ Residents and their registered Guests and registered day Visitors, as space allows.
- (d) Smoking is not permitted, except in areas designated by the red sand buckets, which are to be used for ashes and butts.
- (e) Guests/ Visitors sixteen (16) years of age and under must be accompanied by an adult.
- (f) Climbing over the perimeter fence is not allowed.

#### 8. Pool and Spa

- (a) No Lifeguard is on duty.
- (b) A responsible adult must supervise all children age sixteen (16) years and under.
- (c) Children under three (3) years of age must wear a special swim type diaper.
- (d) Life jackets are required for children who are non-swimmers.
- (e) By California Law, everyone must shower before entering the pool or spa. Please shower off suntan oils and creams before entering the pool and spa.
- (f) No glass is allowed in the Pool and Spa Area.

#### 9. Park Security

- (a) Our Park vehicle Entrance and Exit Gates are kept closed for road safety as well as Park Security.
- (b) For Park access, Residents, Guests, Visitors, Vendors, Delivery Services are given a code that they can use to activate the gate control panel. Owners/ Residents can obtain a remote opener (clicker) from the Office for a thirty-five dollar (\$35.00) refundable deposit. The code and clickers are not to be shared.
- (c) During the Off-Season months, May through September, the gate codes and clickers are inoperable.

#### 10. Volunteer Committees

- (a) Our Association Committees are: Architecture, Maintenance, Social, Finance, Communications, and Recycling.
- (b) All Renter/Lessee Residents who are residing in the Park for more than thirty (30) consecutive days, are invited and encouraged to volunteer for any of our Committees.
- (c) As all Committees are part of the Rancho Ventana Home Owners' Association, the Chair and all Committee Members with voting and signing privileges must be Owners in good standing with the Association.

11. Miscellaneous Association 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.
- (b) Any Owner /Resident wishing to bring an issue before the Board must present it in a signed letter to the Association Office, which will become part of the public records.
- (c) Recycling saves our Park a great deal of money every year. Please participate and read the signage at the dumpsters and recycling areas.
- (d) The Blythe Golf Course prohibits the use of the Course without first checking in at the Pro Shop. (This means no practicing or playing a few holes.)

## Rancho Ventana Rules & Regulations for Renters/.../Guests Revision Summary

Date Revised	Item(s) Changed	Change Summary
November 16, 2010		Complete document was updated and approved on November 16, 2010
February 21, 2012	<ul style="list-style-type: none"> <li>•Revised Section title 11</li> <li>•Changed Staff member title in 11 (a)</li> <li>•Moved items 11 (b), to Section 4. Site - Use and RV Parking item (g)</li> <li>•Moved item 11 (d) to Section 7. Common Areas and Facilities item (f)</li> <li>•Added new item, now designated 11 (b), and reordered remaining items: 11 (e) to 11 (c), and 11 (c) to 11 (d)</li> </ul>	Changes proposed January 10, 2012, Adopted February 21, 2012, and Master copy updated
March 20, 2012	<ul style="list-style-type: none"> <li>•Revised Item 3 (d)</li> <li>•Revised Item 5 (b)</li> <li>•Revised Item 15 (a)</li> </ul>	Changes proposed February 16, 2012, Adopted March 20, 2012, and Master copy updated