

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 OWNERS

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Restated: Rules and Regulations for Owners

1. Park 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".

2. Occupancy Restrictions

- (a) By California law we are a "Special Occupancy Park" which means our Owners are restricted to a cumulative time of nine (9) months residency in a calendar year.
- (b) Lot rentals/ leases are only permitted from October 1st to April 30th, when our Park's Common Area facilities are open.

3. Age Restrictions

- (a) Park lots may be purchased without age restriction.
- (b) To reside in the Park, at least one Owner must be at least fifty-five (55) years of age, and the other resident must meet qualification requirements, (CC&Rs, page 3, item 1.17).
- (c) Owners must provide the Park Office with a copy of their property deed, which identifies the legal owners.
- (d) All Owners are required to provide proof of age to the Park Office: driver's license, passport or birth certificates.
- (e) Lot Owners under the age of fifty-five (55) are restricted to stays in the Park of fourteen (14) consecutive days, and twenty-eight (28) cumulative days in a calendar year, (CC&Rs, page 24, item 8.4).

4. Recreational Vehicles

- (a) Owners may reside in RV Park Models, installed as per the Architectural Guidelines.
- (b) Owners 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.
- (c) All RVs must be placed on the site as per the Architectural Guidelines.
- (d) All Park Models and RVs are subject to periodic maintenance as per the Architectural Guidelines.
- (e) Park Models and RVs left in the Park over the summer require a California license plate, validated annually.
- (f) 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) Visitors are welcome in the Park, however, upon entering, they are required to register at the Park Office, identifying the Owner they are visiting.
- (b) An Owner with day Visitors must ensure that they do not unreasonably interfere with the other Owners use and enjoyment of the facilities.

- (c) If a Visitor stays overnight they are deemed a Guest.

6. Guests

- (a) All overnight Guests must register at the Park Office upon arrival. If your Guest is expected to arrive after Office hours, the Owner needs to advise the Office in advance of their arrival.
- (b) There are no age restrictions for Guests.
- (c) A maximum of four (4) Guests are allowed per Lot, unless approved by the Board.
- (d) Guests who are staying with a Qualified Senior Resident may stay up to thirty (30) consecutive days and sixty (60) cumulative days in a calendar year.
- (e) Guests who are not staying with a Qualified Senior Resident may only stay fourteen (14) consecutive days and twenty-eight (28) cumulative days in a calendar year.
- (f) Owners shall ensure that their Guests/Lesseees/Renters receive a copy of our Park's applicable Rules and Regulations.

7. Rentals/Leases

- (a) Owners must be in good standing with the Park's Home Owners' Association in order to rent or lease their Lot(s).
- (b) The Lot must have an approved patio and ground cover before being rented.
- (c) Owners must pre-qualify their renter/lessee and provide the Office with a completed "Rental/Lease Registration Form". This form will include the names and ages of the renters, age and type of RV unit, type and number of pets, and dates of arrival and departure.
- (d) Owners shall ensure that renters/lessees receive a copy of the Park's applicable Rules and Regulations.

8. Site Use

- (a) Owners are required to maintain their Lots and Recreational Vehicles to the standards established and approved by the Association.
- (b) Owners are required to receive Association approval as per the Architectural Guidelines before making any changes or improvements to their RV and/or Lot(s).
- (c) Owners must keep their sites neat and tidy.
- (d) Clothes drying lines or racks must be out of sight of adjoining Lots and Common Areas.
- (e) Vehicle and RV unit washing is permitted upon arrival to the Park, and once per month of residency, provided it is a bucket wash with a hose rinse off and no water is allowed to splash or enter your neighbor's sites.
- (f) Pre-approval from the Association Office is required before commencing any maintenance or work which involves the use of oil, fuel, or parts/materials considered to be 'hazardous' by the State of California or Riverside County. The use of power tools, or the performing of vehicle, RV, or Lot maintenance may only be done between 8:00 am and 6:00 pm.
- (g) The Park's CC&Rs stipulate: "No loud noises or noxious odors from motor vehicles...which may unreasonably interfere with the quiet enjoyment of the Park." (CC&Rs 5.8.5)
- (h) RV generators are only allowed during emergency situations, when approved by the Board.
- (i) Park quiet hours are from 10:00 pm to 7:00 am.
- (j) 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.

- (k) Contractors, or hired workers are not allowed to put construction or landscaping waste, scrap, or trimmings in the Park's dumpsters or trailers.
- (l) Contractors, and service providers must remove all material and equipment daily, or store in a manner that has been pre-approved by the Association.
- (m) 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) Maximum speed limit is 10 mph.
- (b) Obey the Stop sign, and all stop lines painted on the streets.
- (c) Use the Enter and Exit Gates only as designated.
- (d) Owners must park all of their vehicles and trailers on either their own Site, or another Site with the express permission of that Lot's Owner.
- (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) No on-street parking is allowed.
- (i) Visitors/ Guests need to request a Parking Permit from the Office and park where designated.
- (j) Owners needing temporary parking due to Lot improvements, or other special circumstances, may apply for a Temporary Parking Permit at the Office.

10. 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 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. When on the roadways, (which are legally a Park Common Area, leash control is required.)
- (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 go 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.

11. Common Areas and Facilities

- (a) Common Areas and Facilities are for the use of the Park Owners, Renters, and their registered Guests and Visitors.
- (b) An Owner with day Visitors or Guests must ensure that they do not unreasonably interfere with the other Residents use and enjoyment of the facilities.
- (c) Social functions put on by the Association's Social Committee shall be for the Owners, Renters, and their registered Guests and Visitors.
- (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.

12. 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 all suntan oils and creams before entering the pool and spa.
- (f) No glass is allowed in the Pool and Spa Area.

13. 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, Owners have a gate code that can be manually put into the gate control panel. Owners and their Renters 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) All other, Guests, Visitors, Vendors, Delivery Services are given a different code that they can use to activate the gate control panel.
- (d) During the Off-Season months, May through September, the gate codes and clickers are inoperable.
- (e) Government, Emergency and Utility personnel have their own access codes and clickers.
- (f) The Off-Season code is for the Park Staff, and will be given to Owners who want to come during the summer, after they have signed a Non-Disclosure Agreement.

14. Volunteer Committees

- (a) Our Association Committees are: Architecture, Maintenance, Social, Finance, Communications, and Recycling.
- (b) All Owners/ Residents of Rancho Ventana RV Resort are invited and encouraged to volunteer for any of our Committees. (A Resident is any Renter/Lessee who resides in the Park for more than thirty (30) consecutive days.
- (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.

15. 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.)

Revision Summary

Rancho Ventana Rules & Regulations for Owners

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"> •Changed Section title 15 •Changed Staff member title in 15 (a) •Moved items 15 (b), 15 (f), and 15 (g) to Section 8. Site Use items (j), (k), and (l) •Moved item 15 (d) to Section 11. Common Areas and Facilities item (f) •Added new item, now designated 15 (b), and reordered remaining items: 15 (e) to 15 (c), and 15 (c) to 15 (d) 	Changes proposed January 10, 2012, adopted February 21, 2012
March 20, 2012	<ul style="list-style-type: none"> •Changed Item 4 (b) •Added Item 8 (m) •Changed Item 9 (b) •Changed Item 12 (e) •Changed Item 15 (a) 	Changes proposed February 16, 2012, adopted March 20, 2012