

LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

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RULES & REGULATIONS

The following are set forth to promote the peace and harmony of Lake Forest Glen (LFG), a residential community, and to maintain its appearance and value. Any use of LFG property is for current occupants only. Any violation of the policies and procedures of Lake Forest Glen may result in loss of privileges, fines and/or towing of vehicles. Please refer to Vehicle Parking Policy for detailed information regarding parking limitations.

*No More Than Three (3) Total Vehicles (cars, trucks & motorcycles) Per Unit Allowed Anywhere On-Site Overnight.

***Vehicles must be parked either between the lines corresponding to your unit or at one of the two overflow lots.**

***Additional overnight vehicles (above the 3 allowed) will be subject to a \$100 charge per day, per vehicle.**

***All motorhomes, campers and trailers must have prior approval, cannot exceed 25' from tongue to bumper, and can only be parked in the designated lot. You must register with the HOA office upon arrival.**

***All vehicles entering premises are subject to the speed limit of 10mph, proper use of stop signs, parking regulations & snow removal procedures.**

***All must be operable and with current DMV registration. Vehicles leaking fluids, unpainted or with excessive body damage are not allowed.**

***No vehicle repairs on site.**

PARKING IN FRONT OF EACH UNIT

Resident and guest vehicles must park between the lines in front of their unit, on the asphalt only, not in the landscape. Two (2) or three (3) cars may fit in front; additional guest vehicle's (not staying overnight) **must park at one of the two overflow lots, never in front of another's unit.** This assigned parking is enforced. Maximum of 4 hours for loading or unloading of boats/RV's allowed in front of a unit.

BOAT/RV/TRAILER PARKING AT NORTHEAST OVERFLOW LOT

Due to limited space, motorhomes, campers and trailers **must have prior approval** from the Association and cannot exceed 25 feet (from tongue to bumper). Only one (1) piece of equipment per unit allowed at any time for current residents only and it must be taken with you when you leave. All types of recreational items must be parked at the large overflow lot in the designated area. Approval and duration is based on availability. Storage of any duration is not allowed.

Seasonal limitations: Only summer recreational items may be parked in this overflow lot from May 1st through October 15th. No winter type craft (such as snowmobiles) or trailers associated with winter craft allowed from May 1st through October 15th. October 16th through April 30th snowmobiles on trailers ONLY.

COMMERCIAL VEHICLE POLICY

No commercial vehicles or equipment allowed at LFG when not performing a service for a specific unit. To be on site after service, commercial vehicles must have approval from the management to avoid towing. Commercial vehicles must park at the overflow lot when not in use. This includes overnight parking. A commercial vehicle or equipment is defined as: Vehicles having an axle load rating greater than ¾ ton, used primarily for hire, compensation or profit and having supplies or equipment upon them. In addition, "on call" or delivery type vehicles (such as delivery vans, buses, taxis, tow trucks, etc.), pickups with utility bodies and non-recreational/vacation trailers are all considered commercial.

SNOW REMOVAL

Whenever it snows, be prepared to move your vehicles to allow for snow removal. Leave unattended vehicles in overflow lots. Do not leave a vehicle in front of your unit without someone inside **with a key.** **Not moving a car during snow removal is an immediate fine, no warning.**

TOWING

Vehicles illegally parked, inoperable, unregistered, stored at overflow lot without permission or hindering snow removal are subject to towing.

USE OF FACILITIES

- Use of recreational facilities, roads and pathways is at the risk of the user.
- Parties are restricted to confines of unit or gazebo area. Outside parties at the gazebo area must be scheduled with Management.
- No glass containers in or around pool areas or on the tennis and pickleball courts.
- Pools and courts are locked. Access permitted to authorized card holders who must present identifying cards upon request. All signage must be obeyed.
- Any additional cost to the association for repairs needed, replacement of items damaged or additional services required (ie: additional snow removal costs when vehicle was not moved) may be assessed to the violator of said infraction.

SWIMMING POOLS - Open Memorial Day to Labor Day or later, conditions permitting.

Family Pool -9:00 a.m. to 9:00 p.m. **No lifeguard on duty.**

Quiet Pool - 9:00 a.m. to 9:00 p.m. **No lifeguard on duty.**

Spa/Sauna - Open year-round 9:00 a.m. to 9:00 p.m. The Sauna is a **wet** sauna.

GAZEBO, TENNIS & PICKLEBALL COURTS

- *Courts are for tennis and pickleball only; no dogs, bicycles, skateboards, playing or other ball games.*

- Reserved for singles or double play by authorized key holders for recreational use only. No business use allowed.

- **Tennis shoes must be worn.**

- To reserve the gazebo or any of the courts you must contact the HOA office. Court reservations are limited to two (2) hours when others are waiting.

NOISE CURFEW

- Please enjoy your stay at LFG quietly at all times. Party Curfew: **Daily 10:00 p.m. – 8:00 a.m.**

Construction: Mon - Fri 8-6; Sat. & Sun: 9-5.

Disturbing the peace or breaking curfew is an immediate fine, no warning.

- Modified exhaust systems, lack of mufflers, loud music and use of sirens or spotlights are prohibited. (except by emergency vehicles).

PETS

- Unattended dogs **MUST** be confined within the owner's unit or on the rear deck only.

- While in the common areas, all dogs **MUST** be on a leash **AND** attended by and under the control of a responsible person, **NOT** one or the other.

- All dog solid waste must be picked up **immediately** and disposed of properly. Use the provided dog bag stations.

- The dog's owner (ie., owner, renter or guest) is responsible for their respective dog's actions.

- Pets are not allowed inside pool areas or on the tennis and pickleball courts.

- **UNIT OCCUPANTS ARE ALLOWED (2) PETS MAXIMUM IN THEIR UNIT AT LAKE FOREST GLEN.**

DUMPSTERS

The dumpsters are for disposal of household garbage only. The dumpsters are locked each night at 9:00 p.m. and unlocked each morning at 8:00 a.m.

If the dumpsters are locked or full **DO NOT LEAVE YOUR TRASH NEXT TO THE DUMPSTER.** Arrangements may be made for disposal of some types of furniture, appliances and construction materials for a nominal charge. Please call the Association office for assistance with your disposal needs.

HAZARDOUS MATERIALS

Paint, cleaning solvents, etc., must not be disposed of in dumpsters, sewers or drains.

LANDSCAPING & GROUNDS

- Common areas outside foundation walls and decks must be kept clear of debris or stored items impairing the visual quality of the area. Common Area Standards are available at the Association office.

- Only outdoor furniture, gas BBQ's, firewood, potted plants, children's toys, kayaks and bicycles are allowed on decks. **NO charcoal BBQ's allowed** by fire department. All other items must be stored in the approved storage container. No recreational vehicles.

- Management is responsible for setting appearance standards.

- Landscape and pruning requests must be made to the office.

- Use of footpaths, roads and lawns may not damage landscape.

- Planting of shrubs or trees is prohibited.

INFRACTION NOTICES & MONETARY PENALTIES (FINES)

- Infractions by owner, tenant or guest will result in a warning notice or an immediate monetary penalty starting at **\$50.00.**

- Homeowners may dispute any fines before the Board of Directors, in person or via certified mail; at the regular scheduled meeting immediately following the date of infraction.

- Fines are due and payable upon receipt. Any fine unpaid 15 days following the regular scheduled Board meeting will be posted to the Homeowner's account.

EXTERIOR IMPROVEMENTS

Lake Forest Glen has strict Architectural Guidelines. These are available in the Association Office. The Guidelines are enforced to maintain the aesthetics of the Glen. Any deviation without written authorization will be subject to fines.

THE ATTACHMENT OF ANY UTILITY WIRING TO THE EXTERIOR OF THE BUILDING (INCLUDING TO FRONT DOORS AND WINDOWS) IS PROHIBITED.

MANAGEMENT

- Management is responsible for the equitable and uniform enforcement of the Rules & Regulations, CC&Rs and Association policies and procedures. Exceptions may be made only by the Board of Directors.

- Owners are solely responsible for correcting violations and payment of monetary penalties.

IMPORTANT PHONE NUMBER'S

SHERIFF 530-581-6300

FIRE DEPT 530-583-6913

SECURITY DISPATCH (7pm-4:30am)

530-541-1502 or 775-887-3642

GAS CO. 800-832-2555

ELECTRICITY 800-782-2506

LFGHOA OFFICE 530-583-2307