

## **RULES AND 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 LFG may result in loss of privileges, fines and or towing of vehicles. Please refer to the Vehicle Parking Policy for detailed information regarding parking limitations.

- No more than three total vehicles (cars, trucks and 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 (see map for overflow lot locations).
- Additional overnight vehicles above the three allowed will be subject to a \$100 charge per day per vehicle.
- All motor homes campers and trailers must have prior approval, cannot exceed 25 feet 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 10 mph, proper use of stop signs, parking regulations and 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 allowed to be conducted 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 vehicles (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 four hours for loading or unloading of boats or RVs are allowed in front of the unit.

### **BOAT, RV and 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 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 15<sup>th</sup>. No winter type craft such as snowmobiles or trailers associated with winter craft allowed from May 1st through October 15<sup>th</sup>. Snowmobiles on trailers only are allowed in the overflow lot October 16th through April 30<sup>th</sup>.

## COMMERCIAL VEHICLE POLICY

No commercial vehicles or equipment allowed at LFG when not performing a service for a specific unit period 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 3/4 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 or 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 available in the unit with a key. **Not moving a car during snow removal is an immediate fine, no warning.**

## TOWING VEHICLES

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 the 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 authorize card holders and not available to the public. Cardholders 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 (e.g.: 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 AM to 9:00 PM. Please note, no lifeguard on duty.
- Quiet pool 9:00 AM to 9:00 PM. Please note, no lifeguard on duty. Spa and sauna open year-round 9:00 AM to 9:00 PM. The sauna is a dry sauna.

## **GAZEBO, TENNIS AND PICKLEBALL COURTS**

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

- Reserved for singles or doubles play by authorized keyholders for recreational use only. No business use allowed.
- Tennis shoes must be worn. (no bare feet or non-athletic shoes)
- To reserve the gazebo or any of the courts you must contact the HOA office. Court reservations are limited to two hours when others are waiting.

## **NOISE CURFEW**

Please enjoy your stay at LFG quietly at all times.

- Party curfew: daily 10:00 PM through 8:00 AM
- Construction Monday through Friday 8:00 AM to 6:00 PM; Saturday and Sunday 9:00 AM to 5:00 PM. 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**

- Unit owners and Long-Term Renters (greater than 30 days) are allowed 2 pets maximum in their unit at Lake Forest Glen.
- Effective April 2023, short term renters (30 days or less) are NOT Allowed to have 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 to 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 (i.e., owner, renter or guest) is responsible for their respective dogs' actions. Pets are not allowed inside pool areas or on the tennis and pickleball courts.
- It is forbidden for an owner, renter, or guest to allow a dog to be in the common areas with no responsible person in control. Uncontrolled dogs will not be tolerated and may be impounded by Placer County Animal Shelter (telephone: (530) 546-4269) at the owner's expense.

## **DUMPSTERS**

The dumpsters are for disposal of household garbage only. The dumpsters are locked each night at 8:00 PM and unlocked each morning at 8:30 AM to deter bears. If the dumpsters are locked or full **DO NOT LEAVE YOUR TRASH OUTSIDE THE DUMPSTER.** Arrangements may

be made for the disposal of some types of furniture appliances and construction materials for a nominal charge. Trash pickup is on Friday and cardboard pickup is Thursday. 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 AND 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 barbecues, firewood, potted plants, children's toys, kayaks, and bicycles are allowed on decks. **NO CHARCOAL BARBECUES OR PROPANE HEATERS ALLOWED BY FIRE DEPARTMENT.** All other items must be stored in the approved storage container. No recreational vehicles.
- Management is responsible for setting appearance and standards landscape and pruning requests must be made to the office. Use of footpaths, roads and lawns may not damage the landscape.
- Planting shrubs or trees is prohibited. Please see Landscape Guidelines for approved plantings.

## **INFRACTION NOTICES AND MONETARY PENALTIES FINES**

- Infractions by owner, tenant or guest will result in a warning notice or an immediate monetary penalty starting at \$100.00
- 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 fifteen (15) days following the regularly 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 by the Association will be subject to fines. **THE ATTACHMENT OF ANY UTILITY WIRING TO THE EXTERIOR OF THE BUILDINGS (INCLUDING THE FRONT DOORS AND WINDOWS) IS PROHIBITED.**

## **MANAGEMENT**

Management is responsible for the equitable and uniform enforcement of the rules and regulations, CC&R's and Association policies and procedures. Exceptions may be made only by the Association Board of Directors. Owners are solely responsible for correcting violations and payment of monetary penalties.

## **IMPORTANT PHONE NUMBERS**

Short Term Rental Code Enforcement (Hot Line) 530-448-8003

Sheriff: 530-581-6300

Fire Department: 530-583-6913

Security Dispatch: (7:30PM – 4:30AM): 530-541-1502 or 775-887-3642

Gas Company: 800-782-2506

Electricity: 800-782-2506

Spectrum Cable: 855-326-5115.

LFGHOA Office: 530-583-2307 (available 9 am – 4 pm, Monday – Friday) After hours message service is available.