

RANCHO CASA BLANCA OWNERS ASSOCIATION, INC

RULES & REGULATIONS – 12/15/06

**PLEASE READ CAREFULLY
AND FOLLOW**

**THESE RULES APPLY TO OWNERS, RENTERS AND
GUESTS AT RCB. OWNERS & RENTERS ARE
RESPONSIBLE FOR THE CONDUCT OF THEIR
GUESTS**

**RENTERS MUST REGISTER AT THE CUSTOMER
SERVICE DESK IN CLUBHOUSE I**

****PLEASE**
LOCK YOUR CARS, BIKES,
AND SHEDS**

**THANK YOU FOR OBSERVING 10 MPH
SPEED LIMIT IN PARK**

For All Owners, Renters, & Guests

RANCHO CASA BLANCA OWNERS ASSOCIATION, INC

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I GENERAL

1. 10 MPH SPEED LIMIT IN THE PARK!

- 2. PERSONAL ITEMS:** With the exception of golf carts, bicycles, barbecues, patio furniture and patio heaters, other personal items must be stored out of sight.

Factory built or custom designed cover for windows, golf carts, barbecues, motor vehicles and bicycles are allowed. Tarpaulins for deck furniture that are aesthetically pleasing such as beige or gray in color are acceptable. Blue/orange tarps and polyethylene are prohibited.

Clothing or laundry items hung outside are prohibited.

Rattan furniture, wicker furniture and padded chair covers are acceptable on decks and patios. Upholstered indoor furnishings are disallowed on decks and patios.

- 3. SATELLITE DISHES:** Dishes in excess of 36 inches are prohibited. Use cable TV hook-up provided by park. Installation of satellite dishes must have Architectural Committee approval.

- 4. MAXIMUM 2 RESIDENTS PER LOT:** If a guest's stay is expected to be longer than 30 days, Board of Directors approval is required.

- 5. ADDITIONS OR MODIFICATIONS TO OWNER'S SPACE:** Any changes to owner's space require prior written Architectural or Landscape Committee approval. **Lot Improvement Request** forms may be obtained at the front office.

- 6. DECALS/GATE SECURITY CARDS:** Owners shall not lend these cards to guests or renters. For a small deposit, renters may obtain security cards at the front office at Clubhouse I.

- 7. NOTIFICATION OF EXPECTED ARRIVALS TO RCB:** Owners/renters must notify Security of names of authorized guests and vendors.

- 8. QUIET TIME: 10pm to 7am** These times may be waived during authorized special events or grounds maintenance.

- 9. SMOKING:** Smoking is prohibited in all common area buildings in the park.

- 10. WATERFOWL:** Do not feed.

- 11. CHILDREN:** Supervision is required while at RCB. Children are the responsibility of their parents or hosts at all times. They are not allowed to play near lakes and waterways or on the golf course.

- 12. INTERFERENCE WITH RCB EMPLOYEE OR VOLUNTEER:** All owners, renters, and guests are expected to abide by the governing documents and to conduct themselves in a courteous and respectful manner at all times.

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I General (continued)

Under no circumstances will owners, renters, or guests interfere with or attempt to discipline or direct employees or volunteers in the course of Association business. Arguing, being abusive, including foul language or otherwise challenging a staff member or volunteer, may result in enforcement procedures. Owners assume the behavioral and financial responsibility for their renters and guests while at RCB. Owners, renters and guests charged with violations or misconduct will be subject to disciplinary action.

13. SIGN REGULATIONS

a) Common Area Signs: No sign, poster, billboard, advertising device or any other message of any kind shall be displayed on the common area without the prior written approval of the Board of Directors.

b) For Sale/Lease/Rent Signs: Signs may be no larger than 9"X12". They will be tan in color with brown and green lettering, and are available at the Front Office, Clubhouse I for a small refundable deposit. Only one sign per lot may be displayed.

c) Commercial Signs by Owners: A single sign or poster offering the sale of a RV, motor vehicle, golf cart or other item may be displayed attached to the item offered for sale. Commercial signs and/or posters may not exceed 8.5" X 11" in size. Commercial postings shall be for the sale of a single item and will not be condoned as an ongoing business that is prohibited in the park.

d) Noncommercial Signs by Owners: A noncommercial sign, poster, flag or banner may be made of paper, cardboard, cloth, plastic, or fabric and may be posted on an owner's private interest (lot) in the yard, window, door or outside wall of the owner's RV. Such display may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.

Noncommercial signs and posters may not exceed 9 square feet in size and noncommercial flags or banners may not be more than 15 square feet in size.

e) Health or Safety Concerns: The Association may prohibit the posting or display of any sign, poster, flag, or banner on or in an owner's separate interest when required for the protection of public health or safety or if the posting or display would violate a local, state, or federal law.

f) Owner Name Signs: All owners are required to have their name sign on the post provided by Rancho Casa Blanca at the front of the lots. The sign is to be of standard size (24 inches wide by 7 inches high by 1-3/4 inches thick) Color is to be Spectrum Oxford #201-102 dark brown and background to be Spectrum Flax-Seed #501-176 cream. Vendor contact information is available through the customer service desk.

The Rancho Casa Blanca Board of Directors did, on February 6, 2004, give prior written approval for members to post signs on their individual lots pursuant to the adopted guidelines under the CC&R's Article IV, Section 5 and California Civil Code 1353.6.

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I General (continued)

- 14. AGE 55 REQUIREMENTS:** Whereas Rancho Casa Blanca has adopted status of an age 55 and above community as of March 24, 2005, the following rules are established to legally promote and preserve such status.
- a) Owner/occupants within the first year of the adoption of the age 55 and above status shall provide acceptable proof of age as established by HUD to management. New owners buying into the park shall provide acceptable proof of age for all occupants of the separate interest once escrow has closed and before gate cards, vehicle decals, etc. are issued.
 - b) Owners/occupants shall be required to update proof of age with the office every two (2) years as required by law and upon request of management.
 - c) Owners shall be required to verify when renting or allowing use of their separate interest that at least one occupant meets the age qualification requirement of age 55 or above.
 - d) Renters checking in shall be required to submit acceptable proof that at least one occupant of the rental unit is age 55 or above.
 - e) Examples of acceptable documents to establish proof of age are listed in Section 4.1 of Board of Directors Policy BOD-440 adopted August 8, 2005. Copies of this policy are maintained in the Clubhouse I library and are available from the management office.
- 15. DEFINITION – “GUEST”:** Person or persons, invited by owner/occupant, or renter, to visit, not to exceed thirty (30) days in any one (1) year period.

II Recreation Vehicles and Park Models

- 1. ACCEPTABLE RV AND PARK MODEL CONDITION:** RV length shall be no less than 22' in length. (CC&R Article 1 Section 23). The exterior color and accessories must be standard factory or professional aftermarket.
- The exterior, including but not limited to, siding, molding, striping, windows, screens, awnings, and wheel covers, must be in excellent condition when entering the park and maintained in an attractive condition while in RCB.
- 2. LOT OWNER RESPONSIBILITY:** Owners have the responsibility to make sure that the RV parked on their lot, including those of renters, is in compliance with all provisions of the CC&R's and Rules and Regulations.
- 3. PARKING AN RV or PARK MODEL**
Park models require prior Architectural Committee approval before placement.
- Driving or parking on the grass is prohibited.

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Side property line marker pins are in the curb.

Utility side of RV must park adjacent to utility hook-up.

Park RV so that concrete pad extends 6" or more beyond any part of the vehicle (including slide-outs: a requirement of maintenance.

Spaces 1 thru 801: Park RV at least 5 feet from the street and rear property line and at least 3 feet from the side property line. Be sure to be at least 6 feet from adjacent RV.

4. **UTILITY CORDS AND HOSES MUST REMAIN OFF THE GRASS.**
5. **SCREENED AWNING ENCLOSURES TO RVs (add-a-room) are not permitted**

III VEHICLES/TRAILERS/GOLF CARTS/BICYCLES/ TRICYCLES/SKATES, ETC.

1. **SPEED LIMIT IS 10 MPH!**
2. Headlights and taillights or reflectors are required at night.
3. Motorcycles, except 50cc and under, may be operated only for purposes of entering or exiting the park between owner's lot and park gates.
4. Bicycles, tricycles, skates, golf carts, etc. are permitted on streets only. They are not to be used on sidewalks or in recreational areas, with the exception of golf carts authorized by handicapped designation for golf course.
5. The use of children's tricycles, roller skates, scooters or similar equipment is not permitted in the park after dark.
6. Children under 10 years using above conveyances must be under direct supervision of an adult.
7. Park bicycles in designated racks at clubhouses and satellites while using these facilities.
8. Skateboards and "hot wheel" type tricycles are not allowed at RCB.
9. Valid driver's license is required to operate motor vehicles.
10. Children under 18 operating a golf cart must possess a valid driver's license.
11. All golf carts must be registered by Security. The decal issued shall be affixed to the rear of the vehicle and be clearly visible at all times.
12. Off-street parking is required during darkness except when authorized special events are in progress.

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Vehicles parked on an owner's space at night cannot protrude beyond their property line or in any other way obstruct the right of way.

13. Clubhouse and satellite parking is reserved for visitors and persons using the facility.
14. Disabled parking spaces are restricted to use by disabled persons only. Vehicles must bear authorized disabled person's DMV license plate/placard/decal.
15. All transport trailers, including but not limited to those for boats, bikes, cars, and motorcycles, are not permitted in the park except to load and unload. Maximum stay is 12 hours.

Exception: Tow dollies and other trailers may be stored under recreational vehicles provided that the trailer to be stored is entirely on concrete, at least 6 inches from grass and completely under the RV.

16. Washing golf cart batteries is prohibited within the confines of the park.

IV Pets

1. Enclosures for animals must be on concrete or park model decks. They must not be offensive to others.
2. Revocable permission is granted for a maximum of two (2) pets per household. Excessive barking, growling, or aggressive behavior is grounds for revocation of such permission.
3. Pets MUST BE kept on a leash not to be extended more than six (6) feet in length when on common property outside the RV. Pets are not allowed to be loose AT ANY TIME.
4. Pets MUST BE relieved on owner's lot or outside the park. Droppings MUST BE picked up immediately, whether inside or outside the park.
5. Pets are not permitted on the golf course, in the clubhouses, satellites, pool enclosures, tennis courts, exercise room, or shuffleboard courts. (Exception: guide dogs, signal dogs, or service dogs which must be leashed and tagged by an identification tag).

V RECREATIONAL FACILITIES

1. DRESS CODE:

Clubhouses: Shirts and shoes are required, bathing suits must be covered.

Golf Course: Refer to Article VI Golf Course, Section E.

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Tennis Courts: Black sole shoes are not permitted.

Pools and Spas: Proper swimming attire is required. String bikinis, cutoffs, street shorts or jeans are not permitted.

2. Each recreational facility is to be used only for its designated purpose

3. Use of facilities to be scheduled with Activity Office.

4. POOLS AND SPAS:

No lifeguards are on duty. Swim at your own risk.

Children must be supervised by an adult at all times while in pool enclosures.
Clubhouse I pool is designated for adults only.

Children under 14 years of age are not permitted in spas. Children 14 to 18 years of age must be supervised by an adult while using spas.

Only toilet-trained children are permitted in pools. Diapers are not allowed.

Diving, running, ball games, jumping and other boisterous play is prohibited in pool and spa areas.

No glass or breakable materials are allowed in pools or spas,

Animals are not permitted in the pool or spa enclosures.

Only inflatable water wings, plastic lounges, and Styrofoam noodles are permitted in pools. All other devices/toys are prohibited.

All persons must use on-site showers immediately prior to entering the pool or spa. Suntan lotions and oils clog the filters and must be removed before entering the pool.

Private radios are permitted only when in conjunction with earphones or headsets.

All persons are urged to follow the precautions posted at each pool.

No chemicals or other materials are to be added to pools or spas except by authorized staff.

Persons using pools or spas between 10:00p.m. and 7:00a.m. must comply with rule No. 8 under the GENERAL category of the RCB Owners Rules and Regulations which designates these hours as "QUIET TIME".

5. EXERCISE ROOM: Children under 18 years must be supervised by an adult. No food or beverage is permitted except water in plastic containers.

6. BILLIARD ROOM: Children under 18 years must be supervised by an adult. No food or beverage is permitted in this area of Clubhouse I.

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7. TENNIS COURTS AND SHUFFLEBOARD COURTS: These facilities are for tennis and shuffleboard activities only. Children under 18 years must be accompanied by an adult.

VI GOLF COURSE

- A. All golfers **MUST REGISTER INDIVIDUALLY** at the golf course prior to play. Owners, their children, grandchildren, and parents (and spouses) play free. Renters and guests are charged green fees at rates available at the golf shop. Guests are to be accompanied by owner or renter.
- B. All play must start at the NO. 1 Tee, unless otherwise authorized by the golf shop or Marshal, or when playing in an approved group event. Regular scheduled approved group events are:
 - 1. Regular weekly RCB Men's Golf Club tournament
 - 2. Regular weekly RCB Women's Golf Club tournament
 - 3. End of season championship golf events (Men and Women Golf Clubs)
 - 4. Saturday Morning Scramble
 - 5. Scheduled monthly Mixer tournaments.
- C. ALL OTHER *Group Events* must be approved by the Activities Council prior to scheduling the event.
- D. All groups participating in *Open Golf* play **MAY NOT** be larger than four players.
- E. **PROPER ATTIRE IS REQUIRED ON THE GOLF COURSE AT ALL TIMES.**
 - 1. Thongs, tank tops, undershirts, bathing suits, halter tops, short shorts, and cut-off jeans are specifically prohibited.
 - 2. Sleeveless shirts are permitted **PROVIDED** they have a collar.
 - 3. Golfers must wear appropriate foot wear. Metal spiked shoes, hard leather soled shoes, open sandals (other than golf sandals) or walking barefoot are not permitted.
- F. Persons under 16 years with prior golf experience, having demonstrated their ability to play golf, are permitted to play, subject to approval of the golf shop or Marshal, and only when accompanied by an adult. Children must abide by the Dress Code.
- G. Each player must have his/her own clubs. Casual walking on the golf course is not permitted.
- H. Alcoholic beverages are not permitted on the course.
- I. Pets are not permitted on the golf course.
- J. Tees must be used on all tee boxes and the ball must be teed-up at least one-half inch.
- K. All players must replace divots in the fairway, repair ball marks on the green, and repair divots on the tee boxes using the sand/seed mixture available at each tee box.
- L. Entrance to an exit from the golf course must be only on the concrete paths provided for that purpose. Do not walk on private property whether or not occupied.

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- M. A player may not practice on the golf course at any time by hitting more than one ball. Practice greens are available for both putting and chipping.
- N. Wading in the golf course lakes is not permitted. A player may retrieve ONLY his/her own golf ball. All other balls are the sole property of RCB and will be retrieved by authorized personnel.
- O. A player whose ball hits another person, or an RV, park model or vehicle must promptly report the facts to the person struck or the homeowner. It must also be reported to either the Golf Marshal, Golf Shop, or Park Security.
- P. Slow play can cause overcrowding and limit the number of persons who can play. A 4-golfer group should be able to play each hole in an average of eight minutes. Slow players must allow groups waiting behind them to play through when there is an empty or clear hole in front of them. Marshals are authorized to require slow groups to increase pace of play and/or allow other groups to play through.
- Q. Handicap golf course flags permitting players to drive motorized golf carts on the golf course will be issued by the front office AND will only be issued to those who have current valid DMV handicap parking authorizations. Temporary **short term** handicap flags may be issued on a case by case basis for those having a valid doctor's certificate.
- R. FAILURE TO COMPLY WITH THESE RULES MAY RESULT IN LOSS OF GOLF COURSE PRIVILEGES.

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FINE SCHEDULE FOR VIOLATIONS

		(US Dollars)
PET RULES	-	\$ 50.00 per incident
VEHICLE RULES	-	\$ 50.00 per incident
MISCELLANEOUS RULES	-	\$ 50.00 per incident
ANY VIOLATION OF THE BY-LAWS OR CC&Rs	-	\$ 50.00 per incident
UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXTERIOR OF A PARK MODEL AND ITS ATTACHMENTS, OR THE LOT ON WHICH IT IS SITUATED, THAT VIOLATE THE ARCHITECTURAL/LANDSCAPE GUIDELINES	-	\$ 100.00 for each violation per month*

Fines shall be in addition to any cost of repair where applicable.

For non-payment of fine or non-compliance of the rules violated, an amount equal to the fine will be added each month.

All fines are levied under the authority of the Board of Directors

RCB Rules & Regulations including the Fine Schedule approved and accepted by resolution of the Rancho Casa Blanca Board of Directors August 2, 2002. Revisions to Rules & Regulations made by Board resolution March 21, 2003, June 27, 2003 and November 4, 2005.