

RANCHO MURIETA ASSOCIATION NON-ARCHITECTURAL RULES

The natural beauty of Rancho Murieta is for its members and their guests to enjoy and to assist in preserving. The peaceful flowing terrain, with its many oak trees and acres of green belt areas, is the foundation for Rancho Murieta's reputation as a community of distinction. This was one of the principal motivations underlying the decisions to live and invest here.

The Rancho Murieta Declaration of Covenants, Conditions and Restrictions (the "CC&Rs") was designed to protect this environment, as well as the investment, security, and general welfare of Rancho Murieta Association members. We are a growing community, and as the residential community evolves, the importance of compliance with the CC&Rs increases.

The Rules have been adopted in the interest of the general welfare of the members, and to insure the rights and privileges of all the members, and are consistent with the goals and objectives set forth in the Articles of Incorporation, the Bylaws of the Association, and the Declaration of Covenants, Conditions, and Restrictions. The Rules are not for the purpose of amending or repealing the Declaration or Bylaws, but are for the purpose of augmenting or supplementing duties and obligations provided therein.

The Rules may be amended and modified from time to time by resolution of the Board of Directors of the Association. Copies of the Rules are available to members in the Association office.

The Association shall provide each member with a copy of the Rules and any modification thereof. The Rules shall be binding upon the conduct of every member and every other person while on the properties owned by the Association. As a reminder, the members are responsible for the actions of their guests and/or tenants, and must accompany their guests at all times during use of the parks, lakes, and common areas.

TABLE OF CONTENTS

RULE I - ENFORCEMENT POLICY

Section 1.	Enforcement Introduction.....	1
Section 2.	Enforcement Procedure	1
Section 3.	Violation Schedule	1
Section 4.	Statute of Limitations	2

RULE II - MOTOR VEHICLES

Section 1.	Use of Streets.....	3
Section 2.	Driver's License.....	3
Section 3.	Speed Limit	3
Section 4.	Speeding.....	3
Section 5.	Stop Signs.....	3
Section 6.	Second Infraction of Moving Violation	3
Section 7.	Vehicle Decal	4
Section 8.	Trailers and Commercial Vehicles	4
Section 9.	Overnight Parking	4
Section 10.	Storing Vehicles	4
Section 11.	Motor Vehicle Repair or Maintenance	4
Section 12.	Use of Garages	5
Section 13.	Carrying Passengers	5
Section 14.	Equipment	6
Section 15.	24-Hour Permit	6

RULE III - HOUSEHOLD PETS

Section 1.	Removal of Pet Waste	7
Section 2.	Pet Restraint	7
Section 3.	Licensing and Leash Laws	7
Section 4.	Contractors and Subcontractors.....	7
Section 5.	Violation Enforcement	7

RULE IV - BUSINESS ACTIVITIES

Section 1.	Home Occupation.....	8
Section 2.	Home Occupation Definition	8
Section 3.	Home Occupation Criteria.....	8
Section 4.	Home Occupation Exception.....	9

RULE V - RENTAL, LEASE OR CONTRACT PURCHASE

Section 1. Rental, Lease, or Contract Purchase Restrictions..... 10
 Section 2. Owner Notification..... 10
 Section 3. Owner Delegation of Rights to Tenants10
 Section 4. Tenant Violations 10

RULE VI - MAINTENANCE OF OWNER PROPERTIES

Section 1. Storage of Building Materials 12
 Section 2. Property Maintenance..... 12
 Section 3. Accumulation or Dumping of Debris 12

RULE VII - SIGN STANDARDS

Section 1. General Sign Standards 13
 Section 2. Special Sign Standards 13
 A. Definitions 13
 B. Specifications..... 14
 C. Duration of Signs Posting..... 15
 D. Enforcement..... 15

RULE VIII - USE OF RESIDENTIAL LOTS

Section 1. Soil Exploration..... 16
 Section 2. Radio Station or Short Wave Radio Operation 16
 Section 3. Clothes Lines 16
 Section 4. Garage Doors..... 16
 Section 5. Temporary or Permanent Residence..... 16
 Section 6. Basketball Standards 16
 Section 7. Decorative Lights 16
 Section 8. Trash Containers 17
 Section 9. Noxious Activities 17
 Section 10. Estate Sales..... 17

RULE IX - USE OF COMMON AREAS, PARKS, AND LAKES

Section 1. Common Area, Parks, and Lakes 18
 Section 2. Swimming 18
 Section 3. Park Hours..... 18
 Section 4. Boat Registration 18
 Section 5. Fishing..... 19
 Section 6. Use of Fireworks 19
 Section 7. Use of Common Area by Murieta Village and Villas 20
 Section 8. Skating in Common Areas.....20

RULE X - SECURITY/GAME REFUGE

Section 1. Security..... 21
 Section 2. Private Refuge and Discharge of Firearms..... 21

RULE XI - DELINQUENT ACCOUNTS - COLLECTION PROCEDURES

Section 1. Assessments--Due Date..... 22
 Section 2. Assessments--Delinquent Date..... 22
 Section 3. Late Charge and Cost of Collection 22
 Section 4. Interest Accumulation 22
 Section 5. Delinquent Assessments..... 22
 Section 6. Additional Costs Incurred by Lien 23
 Section 7. Foreclosure of Lien 23
 Section 8. Additional Procedures 24

RULE XII - CONSTRUCTION CONTROLS AND RULES

Section 1. Construction Equipment..... 25
 Section 2. Housekeeping 25
 Section 3. Rancho Murieta Traffic Control 26
 Section 4. Security..... 26
 Section 5. Delivery Trucks..... 26
 Section 6. Working Hours and Days 27
 Section 7. Noise Nuisance..... 27
 Section 8. Pets 27

RULE I - ENFORCEMENT POLICY

Section 1. Enforcement Introduction

The enforcement policy is a process to provide orderly management of the Rules and Regulations, Covenants, Conditions and Restrictions, etc., for Rancho Murieta.

This policy shall become effective October 1, 1998, and shall continue in force until changed by official action of the Board of Directors. The enforcement policy covers all items from the Rules and Regulations, the Covenants, Conditions, and Restrictions and Bylaws, as well as any further policies, rules, regulations, or amendments enacted by the Board of Directors and published to the members.

Section 2. Enforcement Procedure

The Board of Directors of Rancho Murieta Association has adopted enforcement procedures for obtaining compliance with the Association's governing documents. The CC&Rs provide for the formation of a Grievance Committee to hear the appeals of the enforcement procedures regarding violations of the CC&Rs and rules. A complete set of the procedures for enforcement is contained in the RMA Board's "Procedure for Obtaining Compliance with Governing Documents," which is available on request in the Association office. (See CC&R's Article XII, Section 7)

Section 3. Violation Schedule

A. Each violation of a specific rule during the period of a year shall result in the following (See CC&R's Article XII, Section 6(c):

First Violation - Warning
Second Violation - \$100.00 Fine

B. Each violation or noncompliance within a specific rule may carry a separate and additional schedule of supplemental assessments as set forth under each specific rule contained herein. (See CC&R's Article XII, Section 6(c) and CC&R's Article IV, Section 4.)

C. For any violation in excess of a *third* violation and providing that all proper notices and opportunities for hearing have been satisfied, the Board of Directors may: (1) impose temporary suspension of the property owner's rights as a member of the Association or other appropriate discipline

RULE I Enforcement Policy - Continued

including denying the *violator* the right to use the common area including the use of vehicles on roads, or (2) determine that legal action is necessary in order to meet the Board's responsibilities on behalf of the Association's entire membership. When the Board of Directors makes this determination, they shall authorize engagement of an attorney or other technical personnel to initiate appropriate action against the cited violator. (See CC&R's Article II, Section 1(b), Article XII, section 6(a).)

Should the Association or an individual member wish to file a lawsuit for enforcement of the Association's governing documents, Civil Code 1354 encourages parties to submit the dispute to a form of alternative dispute resolution (ADR) such as mediation or arbitration prior to filing a lawsuit. For additional information, refer to California Civil Code 1354.

- D. The time allowed for correction of a violation, where applicable, shall be the reasonable time required to remedy a violation before a second citation for the same violation is issued. The reasonable time limitation between citations shall be based on the particular violation and the time required for a prudent person acting diligently to remedy this particular violation. (See CC&R's Article XII, Section 6(a)(b))
- E. In addition to the monetary assessments above, RMA reserves the right to take immediate action as it deems necessary to cause a violator to come into compliance and may assess the enforcement cost against the owner. (See CC&R's Article XII, Section 6(a) and Bylaws Article VI, Section 5) (Board Resolution 00.03.01)

Section 4. Statute of Limitations

A specific rule violation shall not be accumulative beyond one year from the date the violation is cited. (See CC&R's Article XII, Section 6(d))

RULE II - MOTOR VEHICLES

Section 1. Use of Streets

Streets and roadways within the properties shall not be used for recreational purposes including joy riding, racing, etc. Motor vehicles (other than maintenance equipment) are restricted to designated road surfaces. Golf carts (as defined in California Vehicle Code Section 345) and low-speed vehicles (as defined in California Vehicle Code Section 385.5) are restricted to designated road surfaces and designated trails. The use of two (2) or three (3) wheeled motor vehicles such as motorbikes, trail bikes, and the like is prohibited. Motorcycles with functional factory equipped muffler systems are allowed in Rancho Murieta South. (See CC&R's Article VII, Section 12(f))

Section 2. Driver's License

Every driver operating a motor vehicle, including golf carts and low-speed vehicles, within Rancho Murieta shall possess a valid driver's license (See CC&R's Article VII, Section 12(f))

Section 3. Speed Limit

No vehicle including golf carts and low-speed vehicles may be driven within Rancho Murieta in excess of twenty-five (25) miles per hour unless otherwise posted. Posted areas shall be observed by all drivers. Examples are - cart crossings; playground areas; etc. (See CC&R's Article VII, Section 12(f))

Section 4. Speeding

Driving a motor vehicle, including golf carts and low-speed vehicles, at more than twice the posted speed limit constitutes waiver of the warning requirement in Rule 1, Section 3 for first offense.

Section 5. Stop Signs

The driver of any vehicle, including golf carts and low-speed vehicles, approaching a stop sign at the entrance to, or within, an intersection shall stop at a limit line, if marked, otherwise before entering the crosswalk on the near side of the intersection. If there is no limit line or crosswalk, the driver shall stop at the entrance to the intersecting roadway.

Section 6. Second Infraction of Moving Violation

Second infractions of any vehicle rules involving moving violations within one year will be subject to a \$100 fine.

Rule II – Motor Vehicles (continued)**Section 7. Vehicle Decal**

Vehicles including golf carts and low-speed vehicles owned by residents of Rancho Murieta Association shall display an approved Rancho Murieta Association decal on the designated area of the vehicle.

Section 8. Trailers and Commercial Vehicles

No owner or resident of any lot in the properties shall store, park, or keep house trailers, or commercial vehicles (exceeding 3/4 ton) on said lot, on street, or on the common area; provided that, such trailers, or other vehicles may be parked or stored within the garage of the residence on said lot, with the garage door kept closed at all times except for ingress and egress and when an owner, occupant, or workman is present therein. (See CC&R's Article VII, Section 12(d))

Section 9. Overnight Parking

There shall be no overnight parking of vehicles on the streets at Rancho Murieta; Residents and/or their guests may apply at the Security Gate for a pass to park a vehicle overnight where the circumstances require or justify such overnight parking. Such parking passes shall be for a time not to exceed 24 hours (one night).

Enforcement of the overnight parking rule should occur between the hours of 2 a.m. to 6 a.m. (See CC&R's Article VII, Section 12(d), (e) also Resolution 99.09.02)

Section 10. Storing Vehicles

There will be no storing of vehicles within Rancho Murieta unless said vehicle is stored within a closed garage. Storing is defined as not being driven or moved for a period of more than 72 hours. (See CC&R's Article VII, Section 12(c))

Section 11. Motor Vehicle Repair or Maintenance

No owner or resident shall construct, repair, service, or maintain any motor vehicle on any property or any street within the properties except for minor emergency repairs. (See CC&R's Article VII Section 12(g) South)

Rule II – Motor Vehicles (Continued)**Section 12. Use of Garages**

Garages are to be used for the parking of cars, golf carts, boats, or similar items for storage purposes, and for no other purpose. Garages are not to be converted for any type of living space or utilized in any way which prevents the parking of vehicles in the garage space. Garages shall also not be used for storage of boats and other personal property if such use will cause the owner to park his or her vehicle on the driveway or streets within the properties. Residents may apply for a parking permit, which would allow for an extra vehicle to be parked on the driveway if the garage were shown to be full of authorized vehicles. (See CC&R's Article VII, Section 12 (a))

Section 13. Carrying Passengers

All operators of, and passengers in, motor vehicles operated in Rancho Murieta shall be properly restrained by seat belts, and in the case of children under the age of six (6) or weighing under sixty (60) pounds, shall be secured in child-passenger restraint that complies with California Vehicle Code Section 27360 (and the Federal Motor Vehicle Safety Standards referred to in Section 27360). All operators of, and passengers in, low-speed vehicles, modified or altered to exceed twenty-five (25) miles per hour and therefore equipped with seat belts as part of their motor vehicle safety equipment, shall be properly restrained as set for herein above. Golf carts and low-speed vehicles operated as a golf cart as set forth in California Vehicle Code Sections 385.5 and 21115, that are not equipped with seat belts, shall transport no more persons than there are seats provided for carrying persons. It is a violation of this rule to carry a passenger on a golf cart or low-speed vehicle operated as a golf cart, who stands on any part of the vehicle and is not properly seated in a single designated passenger seat. Three (3) passengers in or on a golf cart equipped with two (2) seats is a violation of this rule. The operator of a golf cart or low-speed vehicle operated as golf cart that transports children does so at his/her own risk and peril.

*Rule II – Motor Vehicles (Continued)***Section 14. Equipment**

If used at night, golf carts and low-speed vehicles shall be equipped with headlights and taillights. Turn signals are recommended.

California Vehicle Code Sections that were used for reference are 345, 385.5, 21115 and 21115.1.

WARNING (THIS IS NOT A RULE)

California Vehicle Code Division 11 – Sections 21115 & 21115.1 state that it is unlawful for any unlicensed vehicle including golf carts and low-speed vehicles to cross a State of California Highway (Highway 16 – Jackson Road).

Section 15. 24-Hour Permits

Unauthorized vehicles including, but not limited to, trucks, motor homes, campers, boats and similar unauthorized vehicles shall be permitted to enter Rancho Murieta to load or unload passengers or personal property for periods not to exceed twenty-four hours in duration. These vehicles may be parked on the driveway or street. Such 24-hour permits shall be limited to three per 30-day period. These 24-hour permits shall be non-consecutive. Non-consecutive is defined as a 24-hour time period between the expiration of the first permit and the issuance of any subsequent permit. A variance for street parking in Murieta South has been approved by the Architectural Review Committee per Article VII, Section 23 of the CC&R's. This variance modifies Article VII, Section 12 (g) ii, to provide for the overnight parking on streets in Murieta south as provided for in this Section 15.

RULE III - *HOUSEHOLD PETS*

Section 1. Removal of Pet Waste

Owners must immediately remove defecation deposited by their pets from all improved areas within the jurisdiction of RMA, specifically including, but not limited to parks, streets, sidewalks, and common areas. Failure to comply will be subject to the fines and enforcement procedures specified in Section five (5) below. (See CC&R's Article VII, Section 6(d))

Section 2. Pet Restraint

Dogs and similar pets shall be allowed within the properties only when they are leashed and under the supervision and restraint of their owners. (See CC&R's Article VII, Section 6(b))

Section 3. Licensing and Leash Laws

Each owner or resident shall comply with the existing County and State Codes regarding leash laws, licensing of pets, etc. Copies of the County Code can be obtained at the RMA office. (See CC&R's Article VII, Section 6(f))

Section 4. Contractors and Subcontractors

Contractors, Subcontractors or their employees are not permitted to bring dogs into the properties.

Section 5. Violation Enforcement

For violation of any provisions of this rule, in addition to the enforcement provisions in Rule I, RMA may take such action as is necessary to remove any pet to the Sacramento County Animal Control Pound or contact RMCSO for their attention.

RULE IV - BUSINESS ACTIVITIES**Section 1. Home Occupation**

No owner or occupant of any lot in the properties shall conduct a home occupation or business upon such lot or residence, except as provided in the following sections.

Section 2. Home Occupation Definition

A home occupation is defined as a use conducted in a residential dwelling unit which is clearly incidental and subordinate to the use of the dwelling for residential purposes.

Section 3. Home Occupation Criteria

All of the following criteria shall be met to qualify a use as an acceptable home occupation:

- A. Must have applicable permits from Sacramento County for operating a home occupation. (See CC&R's Article VII, Section 8(e))
- B. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. (See CC&R's Article VII, Section 8 (e))
- C. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit. (See CC&R's Article VII, Section 8 (e)(ii))
- D. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case requires the parking of more than two (2) additional vehicles at any one time. (See CC&R's Article VII, Section 8(e)(iii))
- E. There shall be no storage of material or supplies out-of-doors. (See CC&R's Article VII, Section 8(e)(iv))

RULE IV – Business Activities, Continued

- F. There shall be no remodeling or construction of facilities, especially for the home occupation, which changes the external appearance of the residence from a residential to a more commercial appearing structure when viewed from the front of the building. (See CC&R's Article VII, Section 8(e)(v))
- G. There shall be no visible evidence of the conduct of such home occupation outside the structure.

Section 4. Home Occupation Exception

As an exception to this rule, the developer is permitted to maintain model homes and sales offices at specific locations approved by the Architectural Review Committee and the Sacramento County Planning Department. Dwelling units used for model homes or sales offices shall be restored so as to be the same as other dwelling units at the close of any sales program. (See CC&R's Article VII, Section 8(e)(vi))

RULE V - RENTAL, LEASE OR CONTRACT PURCHASE

Section 1. Rental, Lease, or Contract Purchase Restrictions

The following restrictions and rules on multiple family occupancy and short term rentals are intended to protect, enhance and maintain the single family residential atmosphere which exists within the Community and to avoid the occupancy of residential structures for short periods of time or by an unreasonable number of unrelated individuals. (See CC&R's Article II, Section 2(a))

Section 2. Owner Notification

Owners(s) shall notify the Association's General Manager of the names of any tenants such as contract purchaser, renters, or lessees of the owner's dwelling before such person is given occupancy of the premises. (See CC&R's Article II, Section 2 (e))

Section 3. Owner Delegation of Rights to Tenants

Owner(s) may delegate rights of use of the common areas and common facilities to tenants or contract purchasers who reside in the owner's building provided:

- A. Any rental or lease of the dwelling may only be to a single family for single family residential use. (See CC&R's Article II, Section 2(a))
- B. Dwellings shall not be rented or leased for transient or hotel purposes or on a time-share basis. (See CC&R's Article II, Section 2(a))
- C. Owner(s) who delegate such rights shall no longer be eligible to use the recreation common facilities otherwise entitled by virtue of ownership of the leased lot. (See CC&R's Article II, Section 2(b))

Section 4. Tenant Violations

If a tenant fails to honor the provisions of any governing document the Association shall:

- A. Notify the owner(s) in writing, detailing the nature of the alleged infraction or misconduct and advise the owner(s) of their right to a hearing. (See CC&R's Article II, Section 2(c))

RULE V Rental, Lease or Contract Purchase - Continued

- B. Give the owner(s) a reasonable opportunity to take corrective action on a voluntary basis or appear at a hearing to present arguments as to why disciplinary action is unnecessary or unwarranted. (See CC&R's Article II, Section 2(c))
- C. Initiate disciplinary action against the owner(s) (and/or the owner's tenant) if the above steps are taken and the owner(s) fail to prevent or correct the tenant's objectionable actions or misconduct. (See CC&R's Article II, Section 2(c))
- D. Take any or all corrective action available that the Association deems appropriate under the circumstances which may include suspension of the tenants privileges to use common areas and facilities or the imposition of fines and penalties on the owner(s). (See CC&R's Article II, Section 2(c))

RULE VI - MAINTENANCE OF OWNER PROPERTIES**Section 1. Storage of Building Materials**

All construction shall have prior written approval of the Architectural Review Committee. No owner or occupant of any lot in the properties may place, store, or keep building materials or appliances (except during the course of construction or remodeling) or other materials of any nature upon any lot which detracts from the residential character and aesthetic appearance of the neighborhood. (See CC&R's Article VII, Section 9)

Section 2. Property Maintenance

All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such a manner as to prevent them from becoming unsightly or unattractive. Proper maintenance shall include, among other things, painting, weed control, and the cutting of grass and brush that may create a fire hazard. (See CC&R's Article VII, Section 3)

Section 3. Accumulation or Dumping of Debris

There shall be no accumulation or dumping of rubbish, garbage, yard trimmings or other waste materials on any lot or common areas. (See CC&R's Article VII, Section 3)

RULE VII - SIGN STANDARDS

Section 1. General Sign Standards

All signs must be of professional quality, and no signs may be posted if they are dirty or in need of repair. No billboards or unsightly objects may be erected, placed, or permitted to remain on any lot or common area within the properties. No sign is to stand, at its highest point, more than 5' 0" from the ground. All signs must be "Stand Alone" types. No sign can be mounted on any exterior part of the dwelling, garages, patios, fences, or walls. (See CC&R's Article VII, Section 7)

Written approval by the ARC of any sign not specifically authorized by this policy, such as special events signs, must be obtained before displaying it within the residential community at Rancho Murieta.

Section 2. Special Sign Standards

There are four (4) types of acceptable signs. They are classified by use as Advertising, Construction, Open House, and Political. Specific rules governing each are as follows:

A. Definitions

1. *Advertising Signs* - Advertising signs are "For Sale", "For Lease", or "For Rent". No other advertising signs are allowed.
2. *Construction Signs* - The purpose of a Construction Site Identification sign is to facilitate the delivery of materials to the site. The sign may display the lot number or street address. The Prime/General Contractor responsible for the construction activity on the site is the only sign allowed; except when no Prime/General Contractor sign is displayed, a Prime/General Landscape Contractor or Pool Contractor sign may be posted. The sign must include the Contractors license number. A rider may be used to display the lot number.
3. *Open House Signs* - Open House signs are temporary signs displayed to assist in locating a home that is for sale while an "open house" is being held. **ALL OPEN HOUSE SIGNS MUST USE THE REQUIRED COLORS.**
4. *Political Signs* - Political signs are allowed as temporary signage only on private property in Rancho Murieta for all local, state, or federal election

RULE VII Sign Standards - Continued

purposes including school district elections, as passed by resolution September 13, 1996.

B. Specifications**1. Advertising and Construction Signs**

- a. Design - *No sign shall exceed 18" X 24" in size. Lettering shall be any height that will provide a uniform professional appearance.*
- b. Contents - *Signs may only display the following:*
 - 1) Purpose, such as For Sale, For Lease, Constructed By, etc.
 - 2) Company Name or "By Owner" (no agent's names).
 - 3) Company telephone number or property owner's telephone number.
 - 4) Lot number or street address.
 - 5) The "Murieta" logo or company logo.
 - 6) Contractor's license number.
- c. Color - The colors shall match Kelly Moore "OXFORD BROWN", matching the Rancho Murieta Brown color and "NAVAJO WHITE".
- d. Mounting - *SIGNS MUST BE MOUNTED ON NARROW METAL POLES.* These poles must be black or the same as the sign boards in color and are not to exceed two (2) inches by two (2) inches.
- e. Posting - No more than two (2) signs are to be posted at any one time. They may be posted on the private lot and in the common area between the lot and the adjacent street.
- f. Appurtenance - One rider, 4"-6" by 24", of the required colors, may be added to the top of or below the sign (not hung). Riders may only contain the words - Sold, Sale Pending, Lot #, Address, For Sale, For Lease, For Rent, Agent's Name, Telephone Number, Company Address, Ask For, or By. *No other appurtenances, such as brochure boxes, balloons, streamers, etc. are permitted.*

2. Open House Signs

- a. Design - Maximum of three (3) lines of lettering is allowed. The three lines may only include Open House, Company Name, and Directional Arrow.
- b. Color - The sign color must be matched to Kelly Moore "OXFORD BROWN" and "NAVAJO WHITE".

RULE VII Sign Standards - Continued

- c. Mounting - Open House signs may be mounted on narrow metal poles or mounted on "A" frames. The "A" frame structure must not exceed a height of more than thirty (30) inches from the ground and the sign mounted on the frame is not to exceed 18" by 24".
 - d. Placement - *Open house signs may only be placed on required corners.* (Corners where there is a change of direction.)
3. Political Signs
- a. Design - The maximum sign area cannot exceed six (6) square feet.
 - b. Posting - Only two (2) signs per lot are permitted. Political signs are prohibited in or on any Association dedicated right-of-ways, facilities, and common areas.
- C. Duration of Sign Posting
1. *Advertising* - Advertising signs must be removed by close of escrow. (See CC&R's Article VII, Section 7)
 2. *Construction* - A construction sign may be displayed from the start of construction (clearing, foundation, etc.) until the home is substantially complete or occupied, whichever ever occurs first.
 3. *Open House* - Open House signs may be posted only when a person is physically in attendance at the specific location for the purpose of showing a home; *SIGN MUST BE REMOVED BY DARK.*
 4. Political Sign - Signs may be posted not more than two (2) weeks prior to the election and must be removed within three (3) days following the election.
- D. Enforcement
1. *Any non-conforming*, unapproved, or unauthorized *SIGN* displayed on any lot or common area within the properties *may be immediately removed without notice* and disposed of by the RMA seven (7) days after removal.
 2. Violations may subject the member to further monetary assessments as set forth in Rule I.

RULE VIII - USE OF RESIDENTIAL LOTS**Section 1. Soil Exploration**

There shall be no boring, mining, quarrying or drilling for oil, water, or minerals on any residential lot; nor shall any equipment (derrick or other structure) be erected, placed, or permitted to remain on any lot within the properties. (Refer to the California Department of Real Estate Public Report.)

Section 2. Radio Station or Short Wave Radio Operation

There shall be no radio station or shortwave radio operation of any kind on any lot or residence within the properties. (See CC&R's Article VII, Sections 11 and 20)

Section 3. Clothes Lines

There shall be no outside clotheslines or other outside clothes drying or airing facilities maintained on any lot within the properties. (See CC&R's Article VII, Section 10)

Section 4. Garage Doors

Garage doors shall be closed at all times except for ingress and egress and when an occupant or workman is present therein. (See CC&R's Article VII, Section 12(a))

Section 5. Temporary or Permanent Residence

No trailer, mobile home, basement, tent, shack, garage, or other outbuilding may be used as a temporary or permanent residence. (See CC&R's Article VI, Section 9(c))

Section 6. Basketball Standards

No permanent basketball hoop, backboard, or standard shall be attached to any residence or garage or erected on any lot. (See CC&R's Article VII, Section 14) Portable basketball standards may be used for single, same day use only and must be removed and stored out of sight by 9:00 p.m. and not erected prior to 7:00 a.m. (See Board Resolution 95.3.21). All sports apparatus such as, but not limited to trampolines, must have ARC approval before being erected or installed on any lot (See Board Resolution 01.2.20).

Section 7. Decorative Lights

Decorative lights may not be installed on the exterior of any dwellings before Thanksgiving Day, and all decorative lights must be removed by January 30.

RULE VIII Use of Residential Lots - Continued**Section 8. Trash Containers**

Trash containers must be stored out of sight and may be placed at curbside for pick up the day prior to its scheduled collection and returned to its storage area out of view the day following its scheduled collection. (See CC&R's Article VII, Section 9)

Section 9. Noxious Activities

Residents shall observe a "quiet time" within the development between the hours of 10:00 p.m. and 7:00 a.m., during which hours no noisy activity, such as the operation of lawnmowers or power equipment of any kind shall be allowed. Excessive noise levels may be determined according to the Sacramento County or other applicable governmental regulation dealing with such matters. (See CC&R's Article VII, Section 5)

Section 10. Estate Sales.

An estate sale is defined as the sale of a homeowner's assets due to death, or incapacity. Residents may hold one (1) estate sale during a 12-month period under the following conditions and restrictions.

A refundable deposit of \$200.00 is required at the time the application is submitted, and residents may obtain an application at the RMA office. A Special Event Permit must be obtained from CSD at least thirty days prior to the estate sale.

There shall be no display of products or merchandise outside the dwelling at any time. Only one (1) sign may be erected on the private lot, and it must conform to the specifications of the Sign Standards (Rule VII) of the RMA Non-Architectural Rules. The sign must be obtained from RMA. The sign must be removed by dark.

The estate sale shall only be held for up to two (2) consecutive days. The estate sale shall not be held on Sunday. The estate sale shall not be open to the public. Only residents and their guest may attend the sale. (See Resolution 99.05.02)

RULE IX - USE OF COMMON AREAS, PARKS, AND LAKES

Section 1. Common Area, Parks, and Lakes

Recreation facilities, lakes, and other common areas within, and/or controlled by the Rancho Murieta Association shall be for the exclusive use of property owners, residents, and their guests. Guests must be accompanied by a property owner or resident while using the facilities. Violation of these rules will be subject to fines. (See CC&R's Article VIII, Section 2)

Section 2. Swimming

The only lake in which swimming is allowed is Lake Clementia. No body contact is allowed in Calero or Chesbro Lakes. It is preferable that household pets and other domestic animals not be allowed access to any Rancho Murieta water storage area. (See RMA Board resolution 01.01.16)

Section 3. Park Hours

The RMA Board hereby establishes park hours as follows: Laguna Joaquin basketball area open 7:00 a.m. until midnight. Stonehouse Park, Laguna Joaquin playground and gazebo, Riverview Park, Chesbro Reservoir, and Bass Lake open dawn to dusk, and Clementia Reservoir open dawn to 10:00 p.m. Individuals found in the parks after these hours without a special event permit from the Recreation Committee will be asked to leave. If the individuals do not leave or return after being notified of the rule, they will be cited for violating this RMA rule.

Section 4. Boat Registration

- A. RMA requires that all boats (eight feet in length or over) launched on RMA lakes must either obtain an RMA daily use permit pass and have the pass in the possession of the boat operator on the day of use, or have an RMA yearly permit tag affixed to the side of the bow of the boat. Permit passes or tags are available to purchase in the RMA office during the week.
- B. The RMA yearly use permit tag shall be affixed to the boat immediately to the rear of the California boat registration decal, on the left side of the boat. The left hand of the boat driver determines the left side of the boat. The daily use permit pass must be kept in the possession of the boat operator.

RULE IX - Use of Common Areas, Parks, and Lakes, Continued,

- C. Gasoline-powered engines shall not be used on any RMA lake. If a boat used on a Rancho Murieta lake is equipped with such an engine, it must be securely enclosed so that no part of the engine is in contact with the water. A plastic bag may be used for this purpose if it is sealed to prevent water contamination.
- D. Electric motors may be used on any Rancho Murieta lake. (See RMA Board resolution 00.08.15)

Section 5. Fishing

- A. No live fish may be used as bait in any Rancho Murieta lake. This includes minnows, goldfish, bluegills, or other fish caught in the lakes. Worms are the only bait that may be used in Bass, Laguna Joaquin, Guadalupe or Clementia Lakes.
- B. No live bait of any variety may be used in Lakes Calero and Chesbro. Artificial lures only are permitted on these two lakes.
- C. The daily limit for retention of bass in Lakes Calero, Chesbro, and Clementia shall be two fish, no smaller than the State minimum and no larger than 16 inches in length.
- D. Any bass caught outside the size limits listed above must be returned to the lake from which it was taken.
- E. All other bag and size limits established by the California Department of Fish and Game shall be in effect. A valid California fishing license is required.
- F. Bass, Laguna Joaquin and Guadalupe Lakes are catch and release only lakes.
- G. In order for guest(s) to fish in any lake, a resident must accompany them. (See RMA Board resolution 00.08.15)

Section 6. Use of Fireworks

- A. The use of illegal fireworks is prohibited throughout the properties.
- B. The individual use of any and all fireworks is prohibited near unimproved grasslands and/or within any common area parks.

RULE IX - Use of Common Areas, Parks, and Lakes, Continued.

Section 7. Use of Common Area by Murieta Village and Villa Residents

Residents of Murieta Village and The Villas are currently authorized to use the common areas at the pleasure of the Board. Any use other than stated above shall be by special individual permit, issued by the Rancho Murieta Association during normal business hours.

Section 8. Skating in Common Area

Skating of any kind is prohibited in posted areas and enforceable by CSD Security. (See Resolution 97.12.05)

RULE X - SECURITY/GAME REFUGE**Section 1. Security**

Security is a service provided by Rancho Murieta Community Services District (RMCS D), pursuant to the Security Ordinance adopted by the Board of Directors of RMCS D.

Section 2. Private Refuge and Discharge of Firearms

Rancho Murieta is a *Private Refuge* and under Section 2017 of the Fish and Game Code, it is unlawful to discharge any firearm or take any mammal or bird within the (Rancho Murieta) Refuge. For any violation of this Section of Rule X, the State Department of Fish and Game shall be called. RMA may take separate action which may include a supplemental assessment of up to five hundred dollars (\$500) for each violation.

RULE XI - DELINQUENT ACCOUNTS - COLLECTION PROCEDURES**Section 1. Assessments--Due Date**

Regular Annual Assessments shall be established and divided into monthly increments, which whether a regular or special assessment, shall be due and payable on the first (1st) day of the month. (See CC&R's Article IV, Section 1(a))

Section 2. Assessments--Delinquent Date

All regular and special assessments due to the Association shall be delinquent if not paid in full on or before the fifteenth (15th) day of the month in which they are due. (See CC&R's Article IV, Section 1(b))

Section 3. Late Charge and Cost of Collection

A late charge in the amount of \$10 or ten percent (10%) of the assessment, whichever is greater, shall be due and payable on any assessment which is not physically received by the Association, at the location such assessment is payable by the close of business on or before the fifteenth (15th) day of the month in which such assessment is due. (See CC&R's Article IV, Sections 1(b) and 10(a))

Section 4. Interest Accumulation

If the full amount of any assessment due to the Association has not been physically received by the Association at the location such assessment is payable before the close of business fifteen (15) days after the assessment is due, the unpaid portion thereof, together with late charges and reasonable costs of collection, may bear interest at the rate of twelve percent (12%) per annum from and after the first (1st) day of the month following the month in which such assessment came due. Such interest will not be billed or payable until the total of assessments, late charges and costs of collection are more than \$200.00, at which time it will be applied retroactively and prospectively as appropriate. (See CC&R's Article IV, Sections 1(b) and 10(a))

Section 5. Delinquent Assessments

If any portion of any such assessment or late charge remains unpaid thirty (30) days after the original due date thereof, a Pre-Lien Notice will be prepared and sent, by certified mail, to the delinquent record owner(s) at the owners' last mailing address

RULE XI Delinquent Accounts - Continued

provided to the Association. Such notice will include a detail of the total amounts delinquent, including but not limited to, assessments, late charges, interest and costs of collection, if any. When any such amount has been due and unpaid for a period of two full months from and including the original due date thereof, such delinquency shall be reported to the Board of Directors of the Association at its first meeting following the unpaid period, absent payment in full of all amounts owed as provided in Rule XI prior to the holding of such meeting. In such event, counsel for the Association shall be instructed to prepare and record a Notice of Delinquent Assessment and Lien (Lien) with respect to such delinquency unless the Board of Directors of the Association shall find at such meeting that: (A) The records of the Association are in error with respect to the existence of such delinquency, or (B) Such delinquency is the result of significant financial hardship and the owner or owners have provided the Association with reasonable assurances that all amounts due to the Association can be brought current without jeopardy to the ability of the Association to collect such amounts in a reasonable time frame, to be determined by the Board or whomever the Board authorizes to act as its collection agent. The board of Directors of the Association may, with or without notice to the affected owner(s), cause to be filed a lien with respect to such delinquency if such delinquency remains uncured and the Board finds that: (A) Any commitments made to the Association which resulted in any prior delays in filing a lien have not been kept, or (B) The ability of the Association to collect all amounts due to the Association, in full, may be jeopardized by further delay. (See CC&R's Article IV, Sections 1(b) and 10(a))

Section 6. Additional Costs Incurred by Lien

All costs incurred by the Association in connection with the filing of any lien shall be added to the amounts secured by such lien and shall be the responsibility of the owner(s) of any affected lot. (See CC&R's Article IV, Sections 1(b) and 10(a))

Section 7. Foreclosure of Lien

If all amounts due to the Association with respect to any lot or lots subject to a lien have not been paid in full within thirty (30) days following the filing of a lien, including all fees and costs incurred by the Association in connection with Rule XI, and all assessments and other charges accruing from the date specified in such lien to the date of full payment thereof, the Association may initiate and pursue all appropriate measures to foreclose such lien, whether judicially or non judicially, or to secure and enforce a money judgement for the obligation represented thereby.

RULE XI Delinquent Accounts - Continued

In any such event, all attorney fees and costs incurred by the Association with respect thereto shall be the responsibility of the affected owner or owners. The specific measure to be taken in enforcement of any lien shall be determined by the Board of Directors of the Association, or by counsel for the Association if the Board shall so direct, depending upon the facts and circumstances of each case and the method of enforcement believed to be most prudent for the Association in view of such facts and circumstances. (See CC&R's Article IV, Section 10(a))

Section 8. Additional Procedures

The foregoing procedures shall not limit the right of the Association, acting through its Board of Directors, to exercise any other rights provided to the Association by its governing documents or state law to address assessment delinquencies or to pursue multiple remedies thereof, (e.g., the suspension of cable television service,) when the Board of Directors of the Association shall conclude that such other remedies are warranted by the facts and circumstances of any particular case. (See CC&R's Article IV, Section 1(b))

RULE XII - CONSTRUCTION CONTROLS AND RULES

Section 1. Construction Equipment

The same piece or type of construction equipment including but not limited to heavy and light equipment, trailers, etc., will be allowed to remain on the construction site for one (1) weekend only. The same piece or type of equipment will not be allowed on the construction site any other weekends unless written permission is granted by the ARC the Thursday prior to the weekend it is needed. Other construction vehicles including but not limited to pickup trucks, contractor vehicles, etc., used for the transportation of materials or workers, are not allowed to remain overnight. No vehicles or construction equipment are allowed to be parked or stored on the common area or adjacent lots without the property owners' written permission. No vehicles or equipment of any kind are to be parked on the streets of Rancho Murieta overnight. No equipment, building materials, objects, or vehicles are to be placed or parked within the dripline of existing trees. (See CC&R's Article VII, Section 15)

Section 2. Housekeeping

- A. Lots under construction must at all times be maintained in such a manner as to prevent them from becoming unsightly by reason of unattractive growth, or the accumulation of rubbish or debris thereon, and to prevent the occurrence of any health or safety hazard.
- B. The builder must maintain a clean and orderly job site. Compliance will be monitored by the Architectural Control Manager and security, who will order cleanup as required and charge the owner/builder if not done within a specified time period. All construction material that is light weight and subject to movement by wind must be placed in trash receptacles and/or hauled away each day. A garbage can with a lid must be kept on the site for disposal of trash. The garbage can will be emptied at the end of each week and/or when full.

RULE XII – Construction Controls and Rules, Continued

- C. All material and soil must be retained on the site or, if approved by the Architectural Control Manager, on common areas immediately adjacent to the site. Any material obstructing traffic or subject to being tracked down the street by passing vehicles or construction equipment, must be cleaned up immediately. Material may not be unloaded on streets without prior approval of the Architectural Control Manager. Construction scraps must be kept off streets. Soil tracked on the street must be removed. Streets must be cleaned at the end of every day if they become littered. If the contractor fails to keep the streets, sidewalks, and gutters clear, RMA may cause them to be cleaned at the general contractor and/or owner/builder's expense.

Section 3. Rancho Murieta Traffic Control

Streets are private, with restrictions on speed, parking, and overloading. Motor driven bikes are prohibited except for Rancho Murieta South, as described in Rule II, Section 1. All construction workers must use the streets to gain access to the lot being improved. Access across vacant lots or common area is prohibited without advance written approval from the Architectural Control Manager. If access across a vacant lot is needed, the owner/builder or general contractor must, in advance, provide the Architectural Control Manager with written permission obtained from the vacant lot owner. Failure to comply may result in denial of the use of streets within Rancho Murieta.

Section 4. Security

All vehicles entering Rancho Murieta are recorded and monitored. Spot checks for unauthorized loads will be made on all commercial and construction vehicles entering and leaving the project. All sub-contractors must be cleared through security by the general contractor.

Section 5. Delivery Trucks

Concrete trucks hauling more than six (6) yards must have dollies down while driving in Rancho Murieta. The General Contractor and owner/builder of the lot receiving materials will be held responsible for any damage to streets, curbs, gutters, private lots, and common areas caused by trucks delivering material to the site. Cleaning concrete trucks and equipment within Ranch Murieta is not allowed. Builders are responsible to ensure compliance with these rules.

RULE XII – Construction Controls and Rules, Continued**Section 6. Working Hours and Days**

Improvement activity and commercial landscaping shall not commence prior to 7:00 a.m. or past 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. Work on Sunday and on the following holidays will not be permitted: New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and the following Friday, and Christmas Day.

(See Resolution 98.10.04)

Section 7. Noise Nuisance

Radios are allowed on construction sites provided noise levels are not a nuisance to residents. Complaints by residents or observations of a rule violation by RMA employees can result in citations.

Section 8. Pets

Dogs and other pets are not allowed on construction sites or in construction vehicles/equipment.

NOTES

September 6, 2003

**R.M.A. C.C.&R.'s
Vehicle and Parking Restrictions
(Abridged)**

Section 12. Vehicle and Parking Restrictions:

(b) Guest Parking Areas: Any areas that are designated for guest parking within Rancho Murieta shall be used solely for the short-term parking of guest's automobiles.

(e) Parking Restrictions: Overnite driveway parking prohibited without permit...

(f) Use of Streets Within Rancho Murieta: Streets within Rancho Murieta shall not be used by vehicles for recreational purposes, including "joy riding", racing, etc. Streets and roadways within Rancho Murieta shall be used for affording vehicular and pedestrian access and movement within the development and as ingress and egress to the individual Lots. All vehicles shall be driven, at all times, at reasonable posted speeds and otherwise in accordance with applicable vehicle laws...

All operators of motor vehicles, including golf carts, within Rancho Murieta must possess a valid driver's license.

All provisions of the California Vehicle Code must be honored at all times when operating any motor vehicle within Rancho Murieta, except that golf carts shall be permitted on private streets, subject to reasonable regulation for safety purposes by the Association.

Ca Vehicle Code

Operation of Motorized Scooter

21235. The operator of a motorized scooter shall not do any of the following:

(a) Operate a motorized scooter unless it is equipped with a brake that will enable the operator to make a braked wheel skid on dry, level, clean pavement.

(b) Operate a motorized scooter on a highway with a speed limit in excess of 25 miles per hour unless the motorized scooter is operated within a class II bicycle lane.

(c) Operate a motorized scooter without wearing a properly fitted and fastened bicycle helmet that meets the standards described in Section 21212.

(d) Operate a motorized scooter when the operator is under the age of 16 years.

(e) Operate a motorized scooter with any passengers in addition to the operator.

(f) Operate a motorized scooter carrying any package, bundle, or article that prevents the operator from keeping at least one hand upon the handlebars.

(g) Operate a motorized scooter upon a sidewalk, except as may be necessary to enter or leave adjacent property.

(h) Operate a motorized scooter on the highway with the handlebars raised so that the operator must elevate his or her hands above the level of his or her shoulders in order to grasp the normal steering grip area.

(i) Leave a motorized scooter lying on its side on any sidewalk, or park a motorized scooter on a sidewalk in any other position, so that there is not an adequate path for pedestrian traffic.

(j) Attach the motorized scooter or himself or herself while on the roadway, by any means, to any other **vehicle** on the roadway.