

Spring Lakes Park Rules and Regulations High Level Revisions

Section	2021	2024
Authority and Authorization	Any resident wishing to present a plea before a regularly scheduled Committee meeting should indicate by contacting the office or the Committee Chairperson by 2:00p.m. on the day before the meeting.	Omitted
Compliance	If a written request for a hearing is received, the Management Committee will schedule the hearing within a reasonable time. Notice of the date and time of the hearing must be sent to the violating party at least five (5) days prior to the hearing. The Management Committee can conduct the hearing or appoint a Hearing Committee. The Management Committee will present the information on the violation, including documentation and witnesses, if any. The violating party may explain his/her position, introduce documentation and bring witnesses.	If a written request for a hearing is received, the Management Committee will schedule the hearing within 14 days of receipt of the written request. Notice of the date and time of the hearing must be sent to the violating party at least three (3) days prior to the hearing. The Management Committee can conduct the hearing or appoint a Hearing Committee. The purpose of this hearing is for the violating party to explain their position and introduce documentation pertaining to the violation.
	Added New Rule	All personal disputes between partners/residents must be resolved among themselves. The Management Committee will not mediate, take corrective action or become involved in these issues. If disputes between partners/residents become verbally excessive or physical, the local police department should be called .
	Added New Rule	Any violation of the Rules or Regulations must be reported to SLP Management. Under no circumstance is any resident to address the violation directly with another resident. Only Management will address violations.
Use Of Public Facilities	The use of alcoholic beverages in and around the Clubhouse, Party House and Recreational facilities is prohibited.	Omitted
	All children or persons under 18 years of age shall be accompanied by a resident at all times when away from resident's space.	All persons under 18 years of age are the responsibility of the resident.
Pool Rules	No babies of diaper age allowed.	Children who are not potty trained must wear a swim diaper.
	No cut-offs allowed in the pools.	Omitted
Use Of Lakes	There is no boating allowed in the Park Lakes	Small battery -operated boats are allowed in the lakes, taking care not to disturb waterfowl and wildlife.
	Added New Rule	Throwing or tossing anything into the lake/pond waters is prohibited.
Use Of Roads and Vehicles	Partners may make private arrangement with residents to use space in their carports with written permission from the resident and a copy of that written permission filed in the Park Office. In no case may an additional parking space be rented in another partner's carport.	Partners may make a private arrangement with residents to use space in their carports with written permission from resident.
	Added New Rule	One Golf Cart or Mobility Scooter may be parked on hardscape surface/concrete on the non-carport side. All golf carts and scooters must be in working order.

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Use Of Roads and Vehicles (can't)	<p align="center">Added New Rule</p>	<p>Vehicles that are unsightly with one or more of the following conditions must be covered by a car cover: Rust showing through the paint. Rusted-out body panels. Peeling paint. Mix-matched body panels, door, or hood. Broken glass. Flat tire or tires.</p>
	<p>No motorcycles are allowed in the Park.</p>	<p>No gas/diesel motorcycles are allowed in the Park. Electric motorcycles, scooters and bikes are allowed and must obey posted speed limits in the park.</p>
RV / Overflow Vehicle Parking	<p>SLP has a vehicle storage area (RV's or vehicles) that may have space to rent depending on availability. Inquire at the Park Office.</p>	<p>Spring Lakes Park has an RV vehicle storage area that may have space to rent depending on availability. Additional vehicle storage space may be available to rent, only to those Partners who have accessibility equipment (ramps) or a medical/physical disability and does not allow for two parked cars. Inquire at the Park Office. Any home which currently has two spaces in their driveway, will not be eligible for extra parking.</p>
Home Installation / Maintenance	<p align="center">Added New Rule</p>	<p>Partner spaces (lot lines) must remain unchanged. Use of Common Space cannot be assigned to an individual partner for more than a one-day use. No additional space will be permitted without the approval of the Partnership.</p>
	<p>Landscaping proposals for new homes must be submitted on a green sheet within 60 days of completions of construction. Installation of landscaping must be completed within 60 days of approval of green sheet.</p>	<p>Landscaping proposals for new homes must be submitted on a green sheet within 60 days of completions of construction. Installation of landscaping must be completed within 90 days of approval of green sheet.</p>
	<p>Residents must keep their mobile/manufactured home and all accessory structures in good condition and repair. Failure to do so after reasonable notice from the Park Manager or the Architectural and Landscape Subcommittee, both acting for and on behalf of the Management Committee, may be grounds for termination of tenancy. Any determination to terminate a tenancy shall be made by the Management Committee in the exercise of its discretion, upon a showing of worthy cause, therefore.</p>	<p>Residents must keep their mobile/manufactured home and all accessory structures in good condition and repair. An annual inspection of units will be performed by the A & L Subcommittee. Residents will be given notice of any areas that need to be addressed. For residents who have back yards boarding common areas, open spaces, or lakes, those will be included in the annual inspection and any areas in need of attention also noted. Failure to act after the second corrective notice in any inspection year will result in fines being levied, as detailed in Spring Lakes Rules and Regulations, Schedule A Fees and Penalties. Continued failure to take corrective action may be grounds for termination of tenancy. Any determination to terminate a tenancy shall be made by the Management Committee in the exercise of its discretion, upon showing worthy cause.</p>
Financing, Lender Protection	<p align="center">Deleted Old Rules</p>	<p align="center">Added New Rules from our Attorney</p>
Landscaping - External Appearance	<p align="center">Added New Rule</p>	<p>Artificial decorations, visible from the street, should be limited to less than 25% of any landscaping plan</p>

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Added New Rule	A Partner may not trim, prune or remove trees or bushes on common area grounds.
The trash and recycle can must be kept out of sight.	If trash and recycling carts are in sight, lids must be kept completely closed with no litter surround the carts.
Cuttings from shrubs, trees and garden trimmings may be picked up by our maintenance crew on Thursday only. Yard waste will be kept our of sight until Wednesday, when it may be place at the edge of the street for pickup.	Omitted

**Residency -
Occupancy and Use
Permanent
Residents**

Added New Rule	If an SLP Partner is interested in purchasing a different home within SLP, the Partner must show intent to sell their existing home, at the time of acceptance of the new home offer. This can be done by listing the existing home for sale with a RE Realtor, or notifying and initiating the documents for the home to be sold through the Park Office,
Added New Rule	No Partner shall own two (or more) homes at one time.
Added New Rule	Any home left as part of an Estate must be transferred to a newly named partner 55 years or older individual within 6 months of the original Partner's passing. This transfer must happen by sale of the home or by inheritance but in both cases, the title change must be completed, and the appropriate fees must be paid.
Added New Rule	If the home is handled in Probate, the transfer of title must be take place within 6 months after the closure of Probate.
Added New Rule	Special circumstances may be brought to the Management Committee for individual consideration.
50 % of the then current Deferred Maintenance Fee • Or the difference between the then current Deferred Maintenance Fee and the fee originally paid by the Partner from whom it was inherited. Any other person inheriting the home, other than a spouse or resident partner, shall pay the full DMF at	Any child of a partner who inherits a home in the Park, will upon acceptance as a Partner pay 50% of the current New Partner Buy In Fee
Guests under 18 years of age must be accompanied at all times by a resident.	Omitted

Business Invitees

Persons hired to come into a home as nurse, housekeeper or in any other service capacity over a period of time or at regular intervals must be registered at the office. If live-in health care is required for a period exceeding two weeks, approval by the Management Committee is required and an Application for Live-In, Supportive or Supervisory Care must be completed and on file in the Park Office. The committee will base its approval on full compliance with Article 9, paragraph 799.9 of the California Civil Code Provisions, Residency Law.	Persons hired to come into a home as nurse, housekeeper or in any other service capacity over a period of time or at regular intervals must be registered at the office. If live-in health care is required for a period exceeding two weeks, approval by the Office/Park Manager is required and an Application for Live-In, Supportive or Supervisory Care must be completed and on file in the Park Office. The Office or Park Manager will base its approval on full compliance with Article 9, paragraph 799.9 of the California Civil Code Provisions, Residency Law.
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**Section
Pets, Or Other
Animals**

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Pets may be brought into the Park by new residents or acquired by residents only with written permission from the Management Committee.	Pets may be brought into the Park by new residents or acquired by residents only with written permission from the Office or Park Manager.
limit of one small dog or two cats.	There is a limit of one small dog and one cat per home, or alternatively two cats only. If a new resident has two small dogs, approval may be considered by the Management Committee. If the Management Committee approves, the new resident must agree that upon the passing of one dog, it is not to be replaced with an additional dog. A pet's weight must not exceed twenty (20) pounds.
Pet Protocol Deleted	<p>Eligibility criteria for permission to walk dogs in Spring Lakes Park:</p> <ul style="list-style-type: none"> Provide a photo of their dog. Provide proof of vaccinations and licensing. Have a tag attached to their dog's collar with contact information of owner. <p>If a guest wants to walk their dog, they must comply with the Spring Lakes Park Rules and Regulations and be accompanied by a park resident.</p> <p>Pet walking within the Park:</p> <ul style="list-style-type: none"> Dogs must be on a leash and always kept under control. Owners must pick up feces immediately and properly dispose of it. Dogs are allowed on all common areas, streets and paths, except for paths around the lake shoreline, which are always off limits to dogs. Dogs are not allowed in the pool or hot tub area. Dogs are not allowed on other residents' property without permission. If waterfowl are encountered while walking a dog, the dog must be taken far enough away so that the waterfowl are not disturbed. Dogs which demonstrate aggressive, frightening, or annoying behavior, such as barking at, or lunging at, passing vehicles or people are not suitable for walking in the Park. They will be subject to revocation of the walking privilege. All complaints about owners violating dog walking rules should be reported to the Office or Park Manager. If the Office or Park Manager cannot get voluntary cooperation from the non-compliant dog owner, they will recommend that the Management Committee revoke the privilege of walking the dog in the Park and/or require a menacing dog to be muzzled. Additional actions may include imposing a fine for non-compliance with the park rules. The Management Committee reserves the right to pursue legal remedies as they see fit, whether they have imposed fines or any other earlier penalty.

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Special Rules Regarding Conduct in the Park	Cable TV service is available through the bulk account at Comcast.	Cable TV service and internet is available through the bulk account at Comcast.
	State law requires that the space directly beneath the home be kept clean and free from refuse, rubbish, or other impediments and that it not be used for storage purposes.	The space directly beneath the home is to be kept clean and free from refuse, rubbish, or other impediments for utility access.
Charges	Rent	Space Fee
	Cable TV Service	Cable TV and Internet
	Gas and electric charges	Omitted
	Garbage Collection	Omitted
	Added	Reserve Fund, Property Tax, Lake Redevelopment, Loan Liabilities

**Schedule A
Fines and Penalties**

Revised	<p><u>SCHEDULE A</u></p> <p>FINES AND PENALTIES</p> <ul style="list-style-type: none"> • BASIC FINE\$50. • IF NOT PAID WHEN DUE INCREASE TO\$100. • 30 DAYS LATER IF NOT PAID INCREASE T ...\$150. • 60 DAYS LATER IF NOT PAID INCREASE TO ..\$200. • 90 DAYS LATER IF NOT PAID INCREASE.....\$250. • 120 DAYS LATER IF NOT PAID INCREASE. ...\$300. <p>\$300 IS THE MAXIMUM AMOUNT OF BASIC FINE</p> <ul style="list-style-type: none"> • SERIOUS FINE (Threat to safety/wellbeing*).. \$200. • IF NOT PAID WHEN DUE INCREASE TO\$300. • 30 DAYS LATER IF NOT PAID INCREASE TO\$400. • 60 DAYS LATER IF NOT PAID INCREASE TO\$500. • 90 DAYS LATER IF NOT PAID INCREASE TO\$600. • 120 DAYS LATER IF NOT PAID INCREASE TO....\$700. <p>\$700 IS THE MAXIMUM AMOUNT OF SERIOUS FINE</p> <p>PENALTIES: INCLUDES BUT NOT LIMITED TO: USE OF FACILITIES REVOKED, VEHICLE TOWING. TERMINATION OF PARTNERSHIP, TERMINATION OF TENANCY, LEGAL ACTION *SERIOUS FINE INCLUDES BUT NOT LIMITED TO: DAMAGING PARK OR OTHER PARTNER’S PROPERTY, MULTIPLE SPEEDING INCIDENTS.</p>
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THREATING OR HARASSING ANOTHER RESIDENT OR VISITOR, PARK EMPLOYEE OR A FIRE HAZARD.
 TWO OF MORE BASIC FINES WITHIN ONE YEAR.
 ALL PENALTIES AND FINES LEFT UNPAID WILL BE ASSESSED IN ESCROW AT THE TIME OF THE SALE OF THE PARTNER’S PROPERTY OR WILL BECOME THE RESPONSIBILITY OF THE PARTNER’S HEIR(S) AND ADDED TO THE NEW PARTNER BUY IN FEE UPON THE HEIR(S) BECOMING A PARTNER.
 “All fines will be added to the monthly rent statement if not paid, outright with the first notice of the fine. If the partner does not pay the fines, they accumulate on the rent statement until paid or the house is sold or inherited. When a home sells or changes hands the escrow company will contact SLP for any outstanding money due to the Park. The office manager will inform the escrow company of the unpaid rent and fines which will be deducted at time of escrow and paid to Spring Lakes Park along with the New Partner Buy in Fee. A small claims court may be pursued if the Management Committee deems it necessary.

**Schedule B
 Tier Definitions for
 Space Lots**

Added

SCHEDULE B

TIER DEFINITIONS FOR SPACE LOTS

Spring Lakes Park is made up of three tiers of space lot definitions and the space lot fee is based on each tier.

- **Tier A:** Defined by proximity to adjoining lots and has other residential or industrial buildings boarding three sides.
- **Tier B:** Defined as having lots which are larger than Tier A, has open space on one side, and/or is a corner lot.
- **Tier C:** Defined as a space on or close to one or more of the greenbelts and/or open spaces in the park.