

SIERRA SPRINGS OWNERS ASSOCIATION (SSOA)
EXTERIOR PROPERTY RULES
(Addresses, Decks, Driveways, Fences, Lighting, Paint Colors, Roofs, Sheds,
Signs/Flags/Banners, Solar Systems, Structures, Vehicles, Walls, Yards)

The natural beauty of Sierra Springs Owners Association properties is one of the principal motivations underlying the decision to live and invest here. These rules are designed to protect the environment as well as the investment, harmony, and general welfare of SSOA members. Members are responsible for the actions of their family, friends, visitors and/or tenants.

As declared in the Covenants, Conditions, and Restrictions (CC&Rs), SSOA numbered lots sold or resold are for the sole purpose of building residential homes. Building a residential home includes the concurrent building of a garage. It can also include the concurrent building of a shed when architectural approval is granted for the shed. Other than a residential home, the CC&Rs do not grant authority for the building or placement of any other structure or accessory on a vacant lot. This includes a fence, shed (other than noted), or other structure or outbuilding.

The Board of Directors may determine, after multiple requests and disciplinary action to the owner(s) of vacant lots and/or abandoned properties, that the only course of action for compliance is to access the property and spend Association funds to remediate the problem(s). Expenses incurred for such action will be charged back to the owners of these vacant or abandoned properties in the form of a special assessment. The SSOA will pursue all legal remedies for the reimbursement of such expenses.

The SSOA Exterior Property Rules support, clarify and expand on established sections of the CC&Rs. These rules are divided between those items which need Architectural Approval and those which do not.

ARCHITECTURAL APPROVAL:

Architectural approval is required prior to the placement of any permanent, temporary, or exterior modification of any structure, accessory structure, or storage unit on a property. **Architectural Application Forms** are available on the SSOA website (www.sierraspringsowners.org) or can be obtained at the SSOA office. The Architectural Application Form, when applicable, needs to include the following:

- Footprint of the existing (if applicable) and proposed new structure or item.
- Property lines, easements, building setbacks, fence lines, adjacent properties, and adjacent streets.
- Exterior construction materials.
- Paint color swatch.
- Vehicle type (RV, Trailer, Equipment, Pods, Moving Containers).
- Proposed time frame for completion and/or storage.

Architectural Applications must be completed by a titled member of the property. Architectural approval received for permanent structures transfers from owner to owner. Architectural approval for temporary structures or the parking of approved vehicles does not transfer from owner to owner.

Consideration will factor in the overall size and topography of the property, current ground coverage, aesthetics and the potential impact to property owned by the County, the Association, or other SSOA Members and Residents.

In addition, architectural approval is contingent on whether the requested approval of any proposed new or exterior modifications, etc. meets all the SSOA Fire Prevention Safety rules, as well as those required under Public Utilities Code 4291. Please refer to Fire Prevention Safety Rules on the SSOA website @www.sierraspringsowners.org.

ITEMS REQUIRING ARCHITECTURAL APPROVAL:

DECKS:

- Architectural approval is required for new decks and/or modification (excluding repairs) to an existing deck. Architectural approval is required for the expansion of an existing deck.
- Deck and/or patio covers must not be of a highly flammable material.
- Open burning on decks, as defined in the California Fire Code, is prohibited. Exceptions to this restriction include the use of gas barbecues or gas fire pits that comply with CA Fire Code.

DRIVEWAYS:

- Driveways, new or modified, may not impede and/or block the drainage along the street. It is the property owner's responsibility to ensure proper drainage is maintained across a driveway. This may require the installation of a culvert or a swale beneath or beside the driveway.

FENCES:

- Owners are prohibited from constructing fences on easements or property they do not own, including neighbors' properties, right of ways, or SSOA common areas.
- To minimize fire risk, wood fencing cannot not be attached directly to a structure. There must be at least 5 feet of nonflammable material between the fence and the structure. Chain link or metal is a better alternative for fire prevention.
- No fence may be constructed on a vacant lot. An exception exists for owners who have merged one or more lots together and received approval to merge from the EL Dorado County Surveyor's Office and the Planning and Building Department. Merged properties are treated as one lot. As long as one of the merged lots contains a residence, the CC&R structure requirement for vacant lots is met.
- All fencing must be maintained in good condition.
- Poly rope and woven-wire fencing must be maintained and loose or broken wires repaired to avoid catching and tangling an animal's legs or antlers.
- Garden fences designed to protect gardens and trees are to enclose only that area which the fencing is protecting.
- Gates across driveways may not exceed 6 feet high.
- Barbed wire, electric, or razor wire type fences are strictly prohibited.
- Highly flammable fence materials such as bamboo, polyurethane and plastic are prohibited.

Note: Fences can cause serious injuries and even death for wildlife. Installing wildlife friendly fencing can help prevent these incidents and keep wildlife safe. Wildlife damage to your fencing is also costly and frustrating to fix. By tailoring fence design and placement, you can reduce wildlife injuries and decrease damage to your fences.

El Dorado County Code Sec. 130.30.070, Fences and Retaining Walls, has strict regulations that should be reviewed prior to the placement or design of any fencing. Examples include:

- EDC requires a permit for fences over 7 feet tall.
- The top of the fence should be level.
- Fence height is measured as the vertical distance at the base of the lowest side of the fence.

PAINT COLORS (Exterior):

- An architectural application must be submitted to the SSOA office prior to painting the exterior of your home, shed or other structure on the property - even if you decide to use the same paint color(s) previously used. The application must include a sample of the proposed paint color(s).

ROOFS:

- Roofing materials must meet Class A fire rated standards.
- Roofs must be maintained in good condition.

SHEDS:

- Sheds must adhere to professional standards and comply with El Dorado County code requirements, including zone setback requirements. Acceptable shed construction materials are wood, metal, concrete, resin, and high-density polyethylene plastic. Resin, plastic, and wood, though acceptable, are not considered fire-resistant.
- Sheds must meet building setback requirements from all fences and/or side and rear property lines.
- Sheds must have doors that close, concealing the inside contents from view (unless exclusively used for wood storage).
- Sheds cannot be converted to any type of living/sleeping area.

***Lot size and available lot space are considerations for approving the number and type of accessory structures for a property.**

SOLAR SYSTEMS:

- Areas around and beneath a ground solar system must be kept free of fire fuels down to bare mineral soil.
- Solar panels on rooftops are permitted (no Architectural Application needed).

STRUCTURES (General Rules):

- Sierra Springs is a residential community; therefore, no commercial structures are allowed.
- No accessory structures may be constructed on lots that do not have a primary residence.
- Accessory structures include, but are not limited to, Arbors / Carports / Children's playhouses / Children's play structures / Cottages / Decks / Fences/ Garages / Garden Houses / Gazebos / Greenhouses / Guest Houses / Sheds.
- Accessory structures must meet all setback and code requirements.
- Owners are responsible for obtaining building permits and adhering to all government requirements.
- New and/or modified structures, including accessory structures and outbuildings, must meet the requirements of the SSOA Fire Safety Prevention Rules and all Federal, State and County ordinances.
- Structures cannot exceed two stories in height - basements are not considered a story.

- Structures must be maintained in good condition.

VEHICLES (Personal, Recreational, Commercial, Trailers, and Non-Licensed Vehicles):

- No dilapidated, unsightly, inoperable, abandoned or unlicensed vehicles or vehicles licensed as non-operational shall be parked, kept or permitted to remain in any area within the Association unless completely enclosed within a garage.
- Maintenance and repairs to vehicles within the SSOA may be made only where the vehicle being maintained or repaired is a vehicle owned by a Resident.
- No vehicles or trailers, regardless of type, may be parked or stored on the El Dorado County- owned roads, or right of way, nor on any portion of the Association not personally owned by the registered owner of the vehicle(s) or trailer(s).
- No vehicles or trailers, regardless of type, may be parked or stored on a lot that has no residence, unless the owner owns an adjacent residence and has merged the two properties with the appropriate agencies and is using the properties as one property.
- No hookups or living allowed in recreational vehicles on private property with a residence over 48 hours.
- For stays that may extend beyond 48 hours, recreational vehicles may be parked in the area designated for such purpose at the Lodge grounds; however, a Recreational Form must be submitted and approved by SSOA beforehand. The Recreational Form is available on the SSOA website, or from the SSOA office.
- Vehicles purchased for restoration purposes should be stored in a garage or carport. Vehicles stored in carports must be covered with a car cover when not being worked on. If a vehicle cannot be stored in a garage or carport, it must be covered with a car cover. Car covered vehicles for restoration are limited to one vehicle per property.
- Owners, with architectural approval, may cover their vehicles with car covers if the intent is to protect the vehicle(s) from the elements.
- No vehicles, boats, house trailers or commercial-type vehicles or equipment may be parked on any area except for the driveway more than 48 hours, without the submittal and approval of an Architectural Application to store such items for a specified amount of time.
- Vehicles, boats, and utility trailers are not to be used for storage.

WALLS (Retaining and Erosion Control):

- Walls must be constructed of concrete, brick, rock or other fire-proof material. Pressure-treated wood approved for such use is also acceptable.
- No retaining or erosion control wall can have a negative impact on neighboring lots, county property, Association property or other privately owned property.
- Walls must be maintained in good condition.

ITEMS NOT REQUIRING ARCHITECTURAL APPROVAL:

ADDRESS AND MAILBOX NUMBERS:

- All properties must have a permanently posted address. Green reflective address signs are recommended.
- Address numbers attached to a house shall be displayed in contrasting colors, be at least 4 inches in height and readable from the street or access road.

- Address numbers must be made of non-flammable material.
- When the house or mailbox numbers cannot be easily read from the street, reflective numbers must be placed at each driveway entrance.
- Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
- Address posts must not interfere with water drainage or a culvert.
- Mailbox numbers must be at least 3 inches in height and be displayed on a contrasting background color.
- Mailboxes and the supporting posts are to be maintained in good condition.

EXTERIOR LIGHTING:

- Unshielded floodlights are prohibited.
- Lighting is to be directed downward, away from the street and adjacent lots.
- Motion sensor lighting must not pick up motion from the street or neighboring lots.

SIGNS, FLAGS, BANNERS, POSTERS:

- Owners and residents may not place signs, flags, banners, posters or yard displays anywhere in the Development outside of the Owner's Lot. Items in violation of this requirement may be removed without notification to the owner or resident. Owners will have 48 hours to claim such property from the Association. Association Commercial Signs are prohibited on a Lot if visible from another Lot, Common Area or County owned property. The term Commercial Signs means any sign, flag, banner, or poster advertising a business, product, or service, except Real Estate Signs (see below), that displays a message on behalf of an entity or individual for the purpose of making a profit, or economic in nature.
- The only commercial signs allowed on a lot is one sign measuring 18" X 24" advertising the Lot FOR SALE, FOR RENT OR OPEN HOUSE. ALL FOR SALE, FOR RENT OR OPEN HOUSE signs must be professionally manufactured i.e.no hand letter signs are permitted.
- Only non-commercial signs, including political signage, that comply with the following restrictions may be posted or displayed on an Owner's Lot: 1) Permitted noncommercial signs and posters may not exceed 9 square feet in size; (2) Permitted noncommercial flags and banners may not exceed 15 square feet in size; (3) Permitted noncommercial signs, posters, flags and banners may be made of paper, cardboard, cloth, plastic, or fabric but may not be made of lights, roofing, siding, paving materials, flora or ballons, or any similar building landscaping, or decorative component, or include the painting of architectural surfaces. Flags, banners, or signs in support of a political candidate, ballot proposition or other measures may not be displayed more than 90 days prior to an election day and must be removed no later than 5 days following the election.
- Signs may not be painted or drawn by hand.
- Permitted non-commercial signs, poster, flags, and banners and other outside displays may not contain expressions that constitute defamation, hate speech, fighting words, obscenity, harassment, profanity, false advertisement, or promoting actual violence or harm. This prohibition includes expressions that insult, criticize, joke or otherwise demean a person based on membership of a protected class or inherent characteristics, including religious beliefs, ancestry, military service, race, ethnicity, parentage, sexual orientation, gender identification, family status or disability.
- Vendors may display their sign(s) while working at a property, but not in the Common Areas. Such signs must be removed once the work is completed.
- Holiday decorations must be removed within thirty (30) days following the holiday.

*The Association may erect banners and signs as a reminder to the members of upcoming events, fire safety notices and other such notices designed to inform and/or educate the SSOA members.

TRASH, GARBAGE, ETC.

- Property Owners should familiarize themselves with the El Dorado County Ordinance Section 8.42.550 which cites specific EDC trash requirements.
- Residential, recycling and green waste containers are to be stored in such a manner as not to be readily visible from the public street.
- Residential, recycling and green waste containers shall be placed adjacent to a public thoroughfare for collection service no sooner than the day prior to the scheduled collection day and should be removed from the public thoroughfare location no later than the day after collection.
- No property shall be used as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary containers. Burning trash, rubbish or construction materials is not permitted.
- Owners, residents, their family, friends, and guests, must clean up after themselves and use the appropriate trash receptacles when using any SSOA owned facility such as the pools, courts, and areas within or around the Lodge.

YARDS & PROPERTY MAINTENANCE:

- Properties must be maintained in good condition so as not to appear unsightly or unattractive, and be free of trash, including that from construction, green waste, trash pickup, weather events or animals.
- Yard displays must be kept to a minimum, be well placed, uncluttered and not offensive to neighbors.
- Yards need to be free of items to include, but not limited to, equipment, tools, building materials, gas cans, ladders, wheelbarrows, furniture, garbage and any broken or unusable items. Such items should be kept concealed in a garage or a shed.
- Property maintenance, shall include, among other things, painting, staining, siding, as well as roof, fence and deck repairs.
- Prompt clean-up and removal of unsold items after a Yard Sale is required.
- Tarps covering wood piles within 30 feet of a structure must be of a fire-resistant material. [14 CCR Section 1299.03(a)(4)].
- Tarps must be maintained in good condition.