

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Security/Safety	Policy # 91-6
Title:	Security Enforcement - Observe and Report	

PURPOSE

Attached is a "DRAFT" copy of the "**Security Enforcement Observe and Report Rules**". This draft includes only existing rules from either the RMA CC&R's or the RMA NON-AR and Architectural Rules. The RMA Compliance/Policy Review Committee has reviewed this draft, and along with the RMA Security Safety Committee recommends that the Board transmit this to the RMCS D for their action.

RANCHO MURIETA ASSOCIATION SECURITY ENFORCEMENT OBSERVE & REPORT

These Rules may be amended and modified from time to time by resolution of the Board of Directors of the Association.

These Rules shall be binding upon the conduct of every member and every other person while on the properties owned by the Association.

The Security Officers may file a complaint against a member or resident for a specific rule violation. The complaint, or incident report, shall be filed with the Rancho Murieta Association for follow-up and enforcement, if necessary.

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.

Statue of Limitations:

A specific rule violation shall not be accumulative beyond one (1) year from the date the violation is cited.

NOTE: SEE FOLLOWING PAGES FOR INDEX AND RULES

Approved by CSD Board of Directors	December 18, 1991
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This Policy is superseded by Policy 2000-1

Rule II - Motor Vehicles

Section 1

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. The use of two (2) or three (3) wheeled motor vehicles, such as motor bikes, trail bike and the like, is prohibited.

Section 2

Every driver operating a motor vehicle, including golf carts, within Rancho Murieta shall be licensed as required under the California Motor Vehicle Code for operating on the public streets of the State of California.

Section 3

No vehicle 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.

Section 4

Vehicles owned by members of Rancho Murieta Association shall display the Rancho Murieta approved decal on the designated area of the vehicle.

Section 5

No owner or resident of any lot in the properties shall store, park, or keep house trailers, motor homes, campers, boats, or any other type trailers, or commercial type vehicles (exceeding one (1) ton) on said lot, 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 in present therein.

Section 6

There shall be no overnight parking of vehicles on the streets at Rancho Murieta; provided that, resident 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 twenty-four (24) hours, (one night).

Section 7

No owner or resident shall construct, repair, service, or maintain any motor vehicles on any property or any street within the properties, except for minor, emergency repairs.

Section 8

Garages are to be used for the parking of cars, 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 is such use will cause the owner to park his or her vehicle on the streets within the properties. (See CC&R's, Article VII, Section XIII).

RULE III - HOUSEHOLD PETS

Section 1

Owners must immediately remove defecation's, deposited by their pets, from all improved areas within the jurisdiction of RMA, specifically including parks, streets, sidewalks and common areas.

Dogs and similar pets shall be allowed within the properties only when they are leashed and otherwise under the supervision and restraint of their owners. The Board of Directors has the right to establish and enforce additional rules for the reasonable control and maintenance of household pets in and around the properties.

Section 2

Each owner or resident shall comply with the existing County and State Codes regarding leash laws, licensing of pets, etc.

Section 3

Contractors, sub-contractors, or their employees, are not permitted to bring dogs into the properties.

RULE VI - MAINTENANCE OF OWNER PROPERTIES

Section 1

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. All construction shall have prior written approval of the Architectural Review Committee.

Section 2

All lots, whether occupied or unoccupied, and any improvement 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.

Section 3

There shall be no accumulation or dumping of rubbish, garbage, yard trimming, or other waste materials on any lot of common areas.

RULE VIII - USE OF RESIDENTIAL LOTS

Section 1

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.

Section 2

There shall be no radio station or short-wave radio operation of any kind on any lot or residence within the properties.

Section 3

There shall be no outside clotheslines or other outside clothes drying or airing facilities maintained on any lot within the properties.

Section 4

Garage doors shall be closed at all times except for ingress and egress and when an occupant or workman is present therein.

Section 5

No trailer, mobile home, basement, tent, shack, garage, or other outbuilding may be used as a temporary or permanent residence.

RULE IX - USE OF COMMON AREAS, PARKS & LAKES

Section 1

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 the property owner or resident while using the facilities.

Section 2

Resident of Murieta Village and guests at the Lodge are currently authorized use under a blanket permit. Any use other than state above shall be by special individual permit, issued by the Rancho Murieta Association during normal business hours.

RULE XI - CONSTRUCTION CONTROLS AND RULES

Section 2

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 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 drip line of existing trees.

Section 3

Housekeeping

- 1) 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.
- 2) The builder must maintain a clean and orderly job site. compliance will be monitored by the ARC 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.
- 3) All material and soil must be retained on the site or, if approved by the ARC Manager, on common area 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 ARC 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 clean, RMA may cause them to be cleaned at the General Contractor and/or Owner/Builder's expense.

Section 5

Rancho Murieta Traffic Control

Streets are private, with restrictions on speed, parking and overloading. Motor driven bikes are prohibited. 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 ARC Manager. If access across a vacant lot is needed, the Owner/Builder, or General Contractor, must, in advance, provide the ASC 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 6

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 7

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 Rancho Murieta is not allowed. Builders are responsible to ensure compliance with these rules.

Section 8

Working Hours and Days

Improvement activity shall not commence prior to 7:00 AM or past 7:00 PM Monday through 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 Friday after) or Christmas Day.

Section 9

Noise Nuisance

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

Section 10

Pets

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

RULE X - SECURITY/GAME REFUGE

Section 2

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 g 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.

This Policy is superseded by Policy 2005/1