

## CC&R VIOLATION ENFORCEMENT PRIORITIES

Staff continues to navigate the volume of complaints submitted to the CC&R enforcement office. The nature of the complaints range from annoyances to visual blight to health and safety concerns. In many cases, complaints received are not addressed within the recorded CC&R documents and therefore do not fall within the purview of CC&R enforcement. Staff must constantly re-prioritize workload in order to address as many of these concerns as possible in a timely manner. Staff is recommending the establishment of guidelines for response priorities.

Staff has drafted the following priority levels based on;

- The frequency of each type of complaint
- Past CC&R workshop feedback
- Impact on property values and impact on quality of life
- Available resources and ability to enforce each violation type
- Public safety due to non-compliance with applicable CC&Rs

### **High Priority**

1. Issues to include situations where non-compliance to applicable CC&Rs may pose a risk to public safety.
2. Road hazards and roadway visibility obstructions would also be high priority as a matter of safety.

Active or imminent dangers would be referred to the appropriate authority (i.e. Sheriff, Fire Department, Code Enforcement, Child Protective Services, Adult Protective Services etc).

**Medium Priority-** issues to include conditions that have a direct affect property values, conditions that create visual blight and RV/Boat/Trailer/Commercial vehicle parking

3. Property maintenance deficiencies (roofs, exterior walls, broken windows, fences, decks etc.)
4. Debris
5. RV/Boat/Trailer/Commercial vehicle parking
6. Landscaping/Yard maintenance
7. Inoperable vehicles (significant damage, flat tires, on jacks, missing parts etc.)
8. Property improvement projects that have not received Architectural Review Committee Approval

**Low Priority** Issues that will be addressed as resources allow. Some of these issues are difficult to verify with available resources.

9. Trash receptacles improperly stored
10. Overnight parking
11. Too many cars parked in driveway
12. On street parking of standard vehicles
13. All other reported CC&R violations

## CC&R VIOLATION ENFORCEMENT PRIORITIES

Staff is often contacted regarding situations that either do not fall within the realm of CC&Rs, or are ineffectively addressed due to authority or resource limitations. In an effort to best serve the community, it is often more effective to refer some situations to a partnering agency with greater authority to properly address these resident concerns. These situations include;

- Abandoned vehicles- El Dorado County Sheriff Vehicle Abatement
- Barking Dogs- El Dorado County Animal Control
- Drainage- El Dorado County Department of Transportation
- \*Fire Hazards- Cameron Park Fire Department
- Home based businesses- El Dorado County Code Compliance
- Noise nuisances- El Dorado County Sheriff
- Road Repair- El Dorado County Department of Transportation