

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, July 10th, 2023
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

Agenda

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, Interim General Manager Jill Ritzman

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

- a. Conformed Agenda – CC&R Meeting – June 5th, 2023

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 33
 - Courtesy Notices – 11
 - Initial Notices – 11
 - Final Notices – 2
 - Pre-legal Notices – 1
 - Referred to Legal – 1
 - Outside Agency – 3
 - o Prior Month's Cleared Cases – 11
 - o Prior Month's New Cases – 13

- b. Architectural Review Projects – Period – June 2023
 - o Projects Reviewed – 16
 - o Projects Approved – 16

Summary of ARC Projects:

- o Roofs – 5
- o Solar – 3
- o Tree Removals – 2
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 0
- o Swimming Pool – 0
- o Exterior House Paint – 0
- o Fence/Gate – 1
- o Deck – 1
- o Exterior Renovation – 1
- o Siding Replacement – 1
- o Detached Garage – 0
- o Window Replacement - 1
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed - 0

3. Review and Forward to the Board of Directors

- a) CPCSD Fence Guideline Revision

4. Staff Updates – (Not an action item)

- a) Neighborhood campaign completed in Cameron Park #2. Neighborhood campaign for Cameron Park #3 to begin week of July 17th. These two campaigns will complete the neighborhood campaigns for all CC&R neighborhoods. An example of the neighborhood campaign letter is included as a presented item to the committee.

5. Items for Future CC&R Committee Agendas

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



Covenants, Conditions & Restrictions (CC&R) Committee Meeting

Monday, June 5th, 2023

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Conformed Agenda

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, Interim General Manager Jill Ritzman

CALL TO ORDER - 5:32 PM.

ROLL CALL – Attending - EA/BD/CHC/DW/KW

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

APPROVAL OF AGENDA – Approved – 5-0

1. APPROVAL OF CONFORMED AGENDA – Approved – 5-0

a. Conformed Agenda – CC&R Meeting – May 1st, 2023

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 33
 - Courtesy Notices – 9
 - Initial Notices – 6
 - Final Notices – 4
 - Pre-legal Notices – 3
 - Referred to Legal – 3
 - Outside Agency – 2
 - o Prior Month's New Cases – 5 – *Corrected, cleared case and new case numbers reversed.*
 - o Prior Month's Cleared Cases – 17– *Corrected, cleared case and new case numbers reversed.*

Public Testimony on properties in violation on the agenda:

- CCR22-1099 – 3831 Sheridan Rd. Owner commented regarding violation at property.
- CCR23-1029 – 3281 Oxford Rd. – Complainant commented on issues at property in violation.

- b. Architectural Review Projects – Period – May 1st – 31st, 2023
 - o Projects Reviewed – 49
 - o Projects Approved – 49

Summary of ARC Projects:

- o Roofs – 17
- o Solar – 9
- o Tree Removals – 3
- o ~~Fences – 2~~ – *Omitted due to double listing of item.*
- o New Home Const. – 0
- o ADU/JADU – 1
- o Swimming Pool – 6
- o Exterior House Paint – 2
- o Fence/Gate – 2
- o Deck – 2
- o Exterior Renovation – 2
- o Siding Replacement – 2
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 1
- o Storage Shed - 0

3. Review and Provide Decision

No items on for this meeting.

4. Staff Updates – (Not an action item)

- a) Neighborhood campaign under way in Cameron Park #2. Neighborhood campaign for Cameron Park #3 to follow. These two campaigns will complete the neighborhood campaigns for all CC&R neighborhoods.
- b) Air Park Estates Managers meeting. Staff met with the Air Park manager to review conflicting CC&Rs. The Air Park manager will take our meeting notes to the next Cameron Park Air Park Board Meeting to notify the residents of the conflicting CC&Rs and that the Cameron Park CSD will only be enforcing improperly stored materials, Street parking and ARC items. The meeting was successful and both parties agree that the residents will need to determine a direction to proceed in correcting the conflicting issues. Additionally, staff reviewed these conflicts with CC&R legal counsel. Our legal council confirmed the conflicting items and the issues with trying to enforce those items.

5. Items for Future CC&R Committee Agendas – Report back to committee regarding case status on CCR22-1099 – 3831 Sherdan Way.

6. Items to take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF - None

ADJOURNMENT – Approved 5-0 - 6:34 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

Chair Director Eric Aiston or V. Chair Bob Dutta
CC&R Committee

CC&R Violation Manager Case Detail Report

Report Details

Case#	Status	Violation(s)		Street Name	
CCR22-1097	Pre-Legal Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3006	ROYCE	Dr
CCR23-1040	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3441	LA CANADA	Dr
CCR23-1039	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	306	REID	Ct
CCR23-1038	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park N. 7. Section 16.(f) - Property Maintenance. - Open	2871	MONTEBELLO	Way
CCR23-1037	Courtesy Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	3511	COVELLO	Cir
CCR23-1036	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3900	PLACITAS	Dr
CCR23-1035	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Unapproved or inadequate structure for automobiles - Open Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3418	FAIRWAY	Dr
CCR23-1034	Courtesy Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2704	ROYAL PARK	Dr
CCR23-1030	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2762	CAMBRIDGE	Rd
CCR23-1027	Courtesy Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2606	ROYAL PARK	Dr
CCR23-1006	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3142	BOEING	Rd
CCR23-1005	Courtesy Notice Sent	Airpark Estates - Improperly stored Materials - Open Air Park Estates - Commercial Vehicle Parking - Open	3229	BARON	Ct
CCR22-1099	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
CCR22-1050	Final Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2706	STERLING	Way

CCR23-1032	Initial Notice Sent	Cambridge Oaks Unit 3 - 5. Garbage and Refuse Disposal - Open	504	CRAZY HORSE	Ct
CCR23-1031	Initial Notice Sent	Viewpointe - Section 11. - Open	3422	CHARITO	Ln
CCR23-1029	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Improperly stored Materials - Open	3281	OXFORD	Rd
CCR23-1026	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	Dr
CCR23-1024	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	3511	CHELSEA	Rd
CCR23-1023	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3193	COUNTRY CLUB	Dr
CCR23-1022	Initial Notice Sent	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 1 - Insufficient Setbacks - Open	3961	DE SABLE	Rd
CCR22-1100	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1049	Initial Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Closed Cambridge Oaks Unit 3 - 24. Animals - Open	4733	THOREAU	Dr
CCR22-1010	Initial Notice Sent	Cameron Park #5 - Ongoing work with Management of apartment complex	2690	COUNTRY CLUB	Dr
CCR20-1044	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Closed	3008	BOEING	Rd
CCR22-1023	Referred to Legal	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd
CCR23-1000	Referred to Outside Agency	High Traffic Business in Bar J Ranch	3740	ANTILLES	Dr
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr

Number of Cases: 36

CC&R Violation Manager Case Detail Report

Generated: 7/5/2023 8:50 AM



*Cameron Park
Community Services District*

Agenda Transmittal

DATE: July 10, 2023

FROM: Jim Mog, CC&R Compliance Officer
Jill Ritzman, Interim General Manager

AGENDA ITEM #3A: FENCE GUIDELINES REVISION

RECOMMENDED ACTION: Review, Discuss and Forward to Board of Directors for Approval

In recent months, CC&R Committee approved a fence guideline to provide clarity to homeowners when replacing or constructing a new fence. Since the approval of the guideline, new fire codes have been implemented that restrict flammable materials from being used within 5' of any residential structure.

Per Fire Department instructions, staff added language in red at the bottom of page 2 under "Approvals" (Attachment 3b). With the CC&R Committee support, this Guideline will be forwarded to the Board of Directors for approval as a District Policy thus enforceable by the District.

Attachment 3b. Fence Guidelines Revised.



Cameron Park Fence Guidelines

Fences are one of the many property improvements that residents use today to protect privacy and pets as well as establishing property lines. While we may think there is a basic right to put up a fence with any design, it is not the case. Height, placement, and design with a design review approval from the Cameron Park Community Services District (CPCSD) is required and permission from a joining neighbor is recommended.

Many disputes about fences can arise when homeowners do not understand fence laws in El Dorado County. There are laws and regulations for fences within El Dorado County to help residents protect themselves from those issues which create domestic disputes.

The following guidelines will help you understand the Cameron Park requirements with fences. These guidelines are written using the El Dorado County Code 130.30.070. Please review these guidelines when planning a fence project. Remember, it is always a good idea to do your due diligence and get your approvals prior to starting the project.

Fence Height:

Back yard fences – Not to exceed 7' maximum height with CPCSD Architectural Review Committee (ARC) approval. This includes lattice tops, header, and kickers. The height is measured from the natural grade to the top of the highest point of the fence construction. Any fences over 7' tall will require CPCSD and El Dorado County permits.

Side Yard fences – Not to exceed 7' maximum height with CPCSD ARC approval. This includes lattice tops, headers, and kickers. This is within the front setback established in your CC&Rs. If your side yard fence encroaches into your front setback, then the fence must stair step down to a maximum of 48" if it is 50% open construction or 40" if it is closed construction (Open meaning not fully closed to visibility).

Front yard fences – Not to exceed 40" if the fence is of closed construction and a maximum of 48" if the fence is 50% open construction. CPCSD ARC approval is required. No lot shall have a frontage fence over 48" (open construction) or 40" (closed construction) enclosing the frontage of a property. Lots with multiple road frontages will require additional setbacks for cross visibility.

No frontage fence will be permitted within 10' of the front property line or easement. If you need to have your easement established, please contact EDC County Planning Department.

Design:

Architectural designed fences with wood, construction such as redwood slat and pressure treated posts will be acceptable pending the ARC review. Additionally, steel fabricated framed fences, steel posts, wrought iron fences with harmonious designed features are acceptable.

Chain link, barbed wire, and agricultural wire fencing will not be permitted. All fence designs are subject to review and approval by the Cameron Park Community Services District Architectural Review Committee to determine if the fence design meets CC&Rs, EDC Code and the design intent for that neighborhood.

Side yard gates shall be of closed construction to conceal all stored items behind the fence line. Cattle gates or chain link gates will not be accepted.

Location:

Back yard fences and side property line fences may be installed on the property line. It is the responsibility of the property owner to ensure the boundary lines are correct. This may require a surveyor to mark the proper line locations.

In some cases, this may be done on the side and back easements, but you will need to check with the utility company to ensure that you are not installing over a utility line. If the fence is to be taken down by the utility company. It will be at the owner's expense if the above recommendations are not met.

Front fences that are within the above requirements for front yard fencing will still be required to be 10' back from the front property line.

Approval Requirements:

All fences that are to be built or replaced require Cameron Park CSD approval through the Architectural Review Committee. If the fence is being replaced like for like, you will not need Cameron Park ARC approval, but it is a good idea to let the CSD offices know to help manage questionnaire calls or complaints while the work is being done. The County of El Dorado does not require a permit for a fence under 7' tall but your CC&Rs do require a review and approval.

Any fence that is requested over 7' tall will require both Cameron Park ARC approval and El Dorado County approval.

Retaining Walls: All retaining walls require an El Dorado County permit. A fence built on top of a retaining wall will have a combined height of 7' as a maximum height.

***Note: Fire requirements may be applicable to any fence or gate installed within 5'-10' of any structure. Please inquire with your local fire agency about these requirements.**

Good Neighbor Fence recommendations:

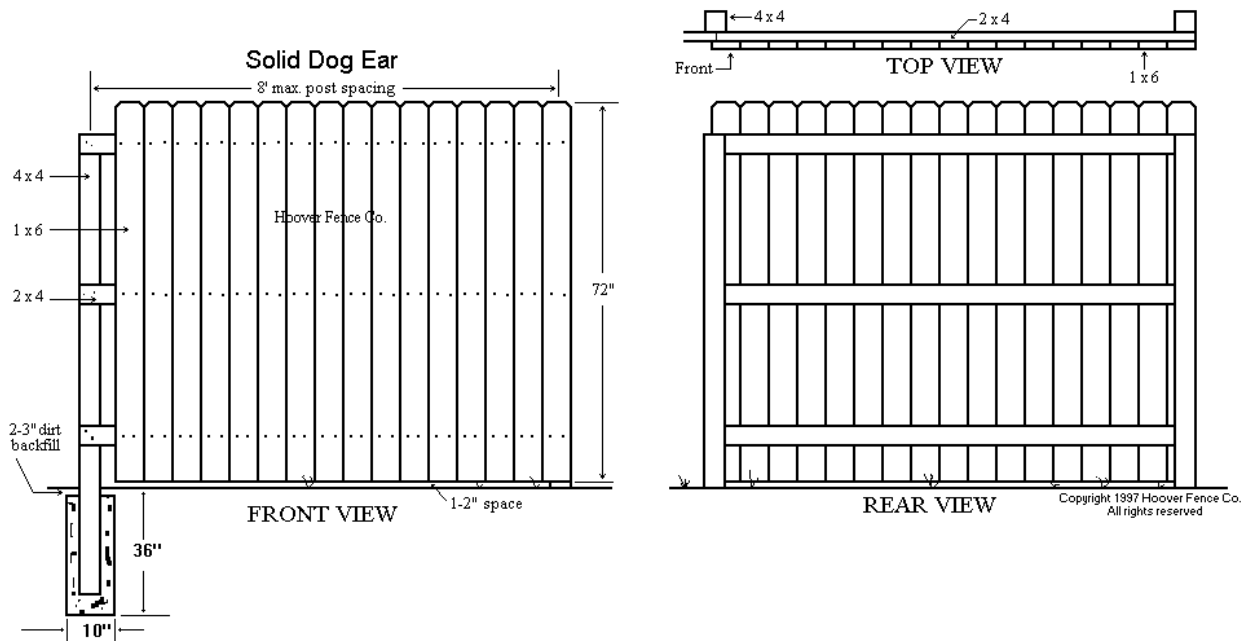
A good neighbor fence is a shared fence. We recommend communicating with your neighbor of whom you share the fence with. If you build a fence on your property line that is shared with a neighbor and wish to consume the cost of the fence, you are not required to seek compensation from your neighbor. At the same time, absorbing the cost of the fence does not entitle you to special privileges over your neighbor's desires. As a good neighbor, a shared fence with multiple property owners should be discussed to determine maintenance of the fence on their side of the fence. Shared costs are recommended to insure there is no dispute.

Disputes over fences are a court matter between you and your neighbor. The Cameron Park CSD and El Dorado County considers these domestic disputes and will not aid in the matter.

If you are planning on building or replacing a fence, you are recommended to send a letter to the other impacted homeowners. This letter is known as a good neighbor fence letter and should include:

- A description of the issue to build or replace a fence. This helps neighbors know why the work needs to be done.
- A solution to the problem. This may include design.
- The timeline in which the project will be started and completed.
- Cost of the project and what parties will be paying for the fence.
- Signature lines for all parties involved to confirm acceptance.

Closed Construction Fence Example:



Minimum 50% Open Constructed Fence Example:





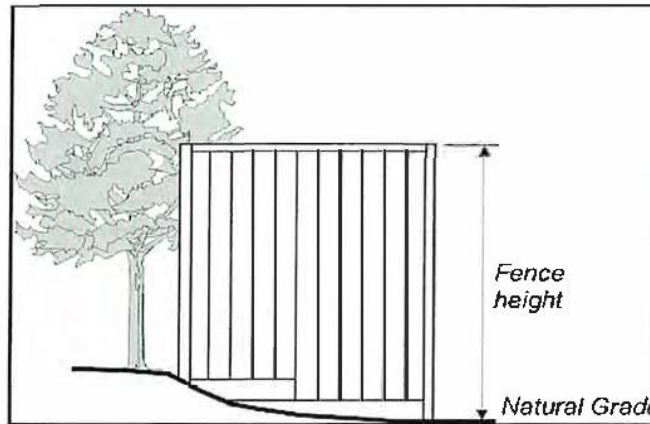
For all other questions and supporting documents. Please review the El Dorado County Building Code 130.30.070. Fences, Walls, and Retaining Walls.

El Dorado County Code

Sec. 130.30.070 Fences, Walls, and Retaining Walls.

- A. Measurement of Fence Height. Fence height shall be measured as the vertical distance between the natural or finished grade at the base of the lowest side of the fence, and the top edge of the fence material, as shown in Figure 130.30.070.A (Example: Fence Measurement) below in this Section:

Figure 130.30.070.A Example: Fence Measurement

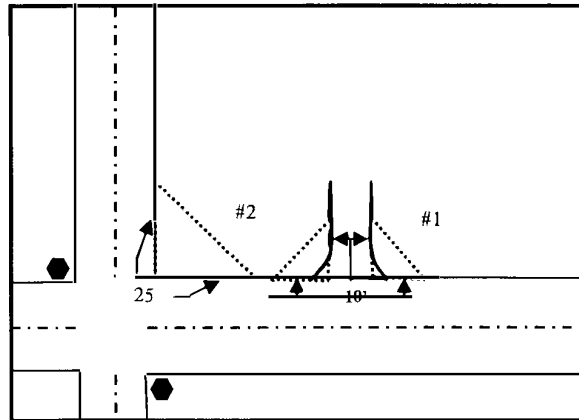


- B. Front Yards. In all zones and for non-agricultural uses, the following fence and wall requirements shall apply within required front yard setback areas:
1. Fences or walls at least 50 percent open shall be allowed up to a height of seven feet in both primary and secondary front yard setbacks, as determined in Subsection 130.30.050.A.4.a (Double Frontage Corner Lots) above in this Chapter.
 2. Fences or walls which are less than 50 percent open shall not exceed 40 inches in height in the primary front yard setback.
 3. The setback for a retaining wall greater than 36 inches in height may be reduced by 50 percent where the slope gradient for the front half of the lot exceeds 25 percent, providing:
 - a. The exposed height shall not exceed seven feet.
 - b. Any fence erected on the top of a retaining wall shall meet the requirements identified in this Section for height, construction, and cross-visibility area (CVA) purposes.
 4. Retaining walls that exceed the standards in 3.a above in this Section shall be subject to a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permit) in Article 5 (Planning Permit Processing) of this Title.
 5. Retaining walls necessary to provide site access or that do not exceed 36 inches in exposed height shall not be subject to setback requirements. In addition, such walls may be allowed within public utility easements but not within drainage easements.
 6. Fences or walls less than 50 percent open may be allowed up to a height of seven feet in the secondary front yard setback, but not less than 10 feet from the property line, right-of-way, or road easement where the property line is the center line of the road, subject to the cross-visibility area (CVA) restrictions in Subsections B.7 and B.8 (Front Yards) below in this Section.
 7. At a corner formed by any encroachment onto a road, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 10 feet long, running along the driveway/encroachment edge and the road edge-of-pavement, said length beginning at their

intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #1 above in this Section).

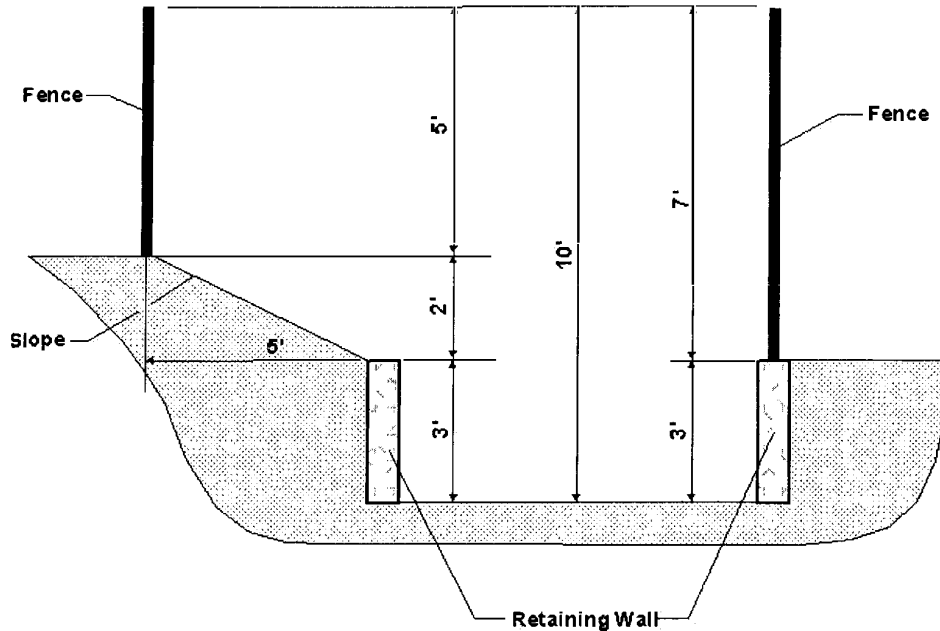
8. On corner lots, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #2 above in this Section):

Figure 130.30.070.B Cross Visibility Areas (CVA)



- C. Side and Rear Yards. In all zones, fences, walls, cut retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:
 1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;
 2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
 3. Issuance of a building permit where required by the applicable Building Code (Title 110—Buildings and Construction, of the County Code of Ordinances).
- D. Agricultural Uses. On lots that are located in the R1A, R2A, R3A, RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing, as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, shall be allowed in any setback area provided it does not exceed 14 feet in height.
- E. Retaining Walls. For the purposes of calculating fence or wall height, the height of a retaining wall is included in the calculation if the fence or wall is located on top of or within five feet of the retaining wall. A sloped area, if it exists between the retaining wall and the fence or wall shall be included in the height calculations as noted in Figure 130.30.070.C (Example: Retaining Wall/Fence Measurements) below in this Section.

Figure 130.30.070.C Example: Retaining Wall/Fence Measurements



- F. Fences shall not be allowed within a road easement or county-maintained right-of-way except as provided below:
1. Gates and decorative entryways to a non-county maintained road system subject to the requirements under Section 130.30.090 (Gates) below in this Chapter;
 2. In RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, may be located within a county-maintained right-of-way or non-county maintained road easement, provided that the fence is located a minimum of five feet outside of all improved areas, including roadside drainage features and cut or fill slopes. When located within a county-maintained right-of-way or non-county maintained road easement, the property owner shall be required to remove or relocate said fence at the time any work or improvements are being made within the right-of-way or at the County's discretion when necessary to ensure the public health, safety, and welfare.
- G. Concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury shall be prohibited. A Minor Use Permit will be required to allow these materials if it can be demonstrated that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way. These regulations shall not apply to fencing required by court order, or when being used for animal husbandry and/or grazing operations.
- H. Fences and walls not located within any of the required setback or cross-visibility areas are limited in height only by the building height limitations of the zone in which they are located.
- I. A building permit shall be required, for any fence over seven feet in height, in compliance with Chapter 110.16 (Uniform Building Code) of Title 110 (Buildings and Construction) of the County Code of Ordinances, or as otherwise required by Title 110.
- J. Fences or walls shall not exceed the requirements of this Section unless and until a Minor Use Permit is granted in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

- K. Columns, pilasters, and support structures, and the decorative elements thereon associated with a fence or gate located on or within required setbacks may exceed the height limit provided they meet the following criteria:
1. They do not exceed eight feet in height;
 2. They are not located closer than 16 feet on center;
 3. The fencing materials do not cumulatively exceed the see-through fence standard, where applicable;
and
 4. They do not interfere with the cross visibility area (CVA) associated with any street or driveway.



2502 Country Club Drive, Cameron Park, CA 95682
telephone (530) 677-2231 • email cpcsd@cameronpark.org • www.cameronpark.org

**To: HAYNES CHARLES A & RUTH E TR
3799 MONTCLAIR RD.
CAMERON PARK, CA. 95682-7987**

Regarding: CC&R Corrections Request in Cameron Park N. Unit #2

Dear Resident,

Cameron Park is a special community. Our neighborhoods were designed as an urban community mixed with the nature of the foothills. Cameron Park also has CC&Rs. CC&R's help residents maintain their investments through curb appeal and keeps neighborhoods free of unsightly items and supports property values.

We need your help in Cameron Park N. Unit #2 neighborhood.

This is not a violation notice.

This letter has been sent to you regarding items that need attention on your property. Our enforcement officer will be patrolling your neighborhood looking for violations to be corrected. We are attempting to notify you prior to any violation notices to provide time for you to address issues that will be inspected. The following is a list of items that are required in your CC&Rs. Please review the list and correct any items that are in violation prior to our inspector's patrol.

Cameron Park N. Unit #2 CC&R restrictions:

Clause 4(g) – Trailers of any type, oversized trucks, tractors, or agricultural equipment and boats shall be properly stored or parked in such a manner as to not be visible from roadways or objectionable views to contiguous property owners.

Clause 6 – No Machinery or repair business may be carried out on property or any breeding of domestic animals for sale. Livestock such as swine, fowl, cattle, or horses are prohibited. Agricultural structures for animal housing are prohibited.

Clause 7 – Properly Store Materials – No goods, materials, equipment of any type or other paraphernalia shall be stored in an area visible from any roads nor shall such items be stored in an unorthodox or objectionable manner.

Reminder for Cameron Park Architectural Review Requirements:

Clause 3 and Clause 4(f) – Architectural Review; CPCSD ARC is required for - Sheds, Carports and Trailer Ports, pools, roofs, solar, fences and any constructed items or alterations. - No structure shall be erected without Architectural Review Committee Approval/ nor shall any alterations or other changes effecting the exterior elevations, unless the alterations have first been approved by the Cameron Park ARC such as exterior paint, patio covers, gazebos etc.

Clause 4(d) – Setback Requirements – Setbacks for any structure shall have the minimum setbacks for ARC approval. Front Setback 30' from front property line. Side setbacks are a minimum of 10 feet from the side property line. Properties with excess of 100' frontage shall have a 12' side setback.

A copy of your CC&Rs is available online at cameronpark.org.

Your help correcting these items for compliance with your CC&Rs is appreciated. Our office is here to help you and we would like to avoid sending violation notices. Feel free to contact us with any questions or timeline requests.

Thank you,

Cameron Park CSD – CC&R Office - Email: For CC&R: ccr@cameronpark.org For ARC: arc@cameronpark.org