

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



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

Monday, August 7, 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 – July 10, 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 = 38
 - Courtesy Notices – 9
 - Initial Notices – 9
 - Final Notices – 6
 - Pre-legal Notices – 0
 - Referred to Legal – 0
 - Outside Agency – 2
 - o Prior Month's Cleared Cases – 5
 - o Prior Month's New Cases – 8

- b. Architectural Review Projects – July, 2023
 - o Projects Reviewed – 25
 - o Projects Approved – 25

Summary of ARC Projects:

- o Roofs – 13
- o Solar – 3
- o Tree Removals – 0
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 1
- o Swimming Pool – 2
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 3
- o Exterior Renovation – 0
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 0
- o Window Replacement - 1

3. Review and Approval

Request for pre-legal on the following properties:

- a). CCR23-1023 - 3193 Country Club Dr. – Improperly Stored Vehicle (Boat in frontage) – Cameron Park N #1 – CPK N.#1 Clause 4(f) Vehicle Storage Requirement. (Notes presented by CC&R Staff).

- b). CCR23-1032 – 504 Crazy Horse Rd. – Improperly Stored Materials (Fence material in emergency access) – Cambridge Oaks #3 Section 5. Garbage and Refuse Disposal. (Notes presented by CC&R staff).

- c). CCR23-1027 – 2606 Royal Park Dr. – Improperly stored House Trailer – Cameron Park Unit #11 – Improperly Stored Vehicle. Section 8 Parking Restrictions.

4. Staff Updates

- a) Neighborhood Campaign Cameron Park N. Unit #3 has begun. Sections of CPK #3 have already been inspected and staff is drafting the campaign letters as we go. Staff has a goal of August 23rd to have the 518-home neighborhood reviewed and completed with all campaign letters out to residents.
- b) The CC&R Handbook has been revised to include the newly revised CPCSD Fence Guideline. (Attachment 4b)

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, July 10, 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 - 5:30 PM

ROLL CALL – BD/CHC/DW/KW – EA Absent

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 – Approved -4-0

1. APPROVAL OF CONFORMED AGENDA – Approved – 4-0

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 – Review and Discuss

- 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

Public Testimony on properties in violation on the agenda:

- *CCR22-1099 - 3831 Sheridan Rd Owners made comment on violation with ideas to correct. Committee granted 60 day stay on notices. Owner to provide a screening plan for frontage. And 30 days to complete the work thereafter.*

- 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~~ provide comment.

- a) CPCSD Fence Guideline Revision – *Approved as written 4-0 – Amend CC&R handbook to include document.*

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 - None

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

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

- *DW to be out for September 6th Meeting.*

ADJOURNMENT – Approved – 4-0 – 6:26 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 #	Street Name	
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR23-1045	Courtesy Notice Sent	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - M. - Open Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2701	HILLCREST	Dr
CCR23-1044	Courtesy Notice Sent	Eastwood Park Unit 3 - Article 5. Duties and Obligations - 5.01 Owners' Maintenance Obligations - Open Eastwood Park Unit 3 - Article 4. Architectural Control Committee - 4.11 Landscaping Requirement - Open	3038	CAYENTE	Way
CCR23-1043	Courtesy Notice Sent	Cambridge Oaks Unit 3 - Unmaintaned Lot - Open Cambridge Oaks Unit 3 - 5. Garbage and Refuse Disposal - Open	4321	CRAZY HORSE	Rd
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr
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
CCR23-1036	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3900	PLACITAS	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
CCR19-1085	Courtesy Notice Sent	Creekside Estates Uniit No. 5 - Improperly Stored Materials - Closed Creekside Estates Unit No. 5 - Section 4: Use Restrictions - 4.04 Animals - Open Creekside Estates Unit No. 5 - Section 3: Architectural Control - 3.01 General Limitation - Open	2719	JUSTIN WOODS	Ct

CCR23-1032	Final Notice Sent	Cambridge Oaks Unit 3 - 5. Garbage and Refuse Disposal - Open	504	CRAZY HORSE	Ct
CCR23-1031	Final Notice Sent	Viewpointe - Section 11. - Open	3422	CHARITO	Lane
CCR23-1027	Final Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2606	ROYAL PARK	Dr
CCR23-1023	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3193	COUNTRY CLUB	Dr
CCR22-1100	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
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
CCR23-1039	Initial Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	306	REID	Ct
CCR23-1035	Initial 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
CCR23-1033	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2795	WAVERLY	Dr
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
CCR23-1022	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
CCR22-1049	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	Ongoing work with Property owner at apprtments.	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

Number of Cases: 38

CC&R Violation Manager Case Detail Report

Generated : 7/27/2023 3:42 PM

**CAMERON PARK COMMUNITY SERVICES DISTRICT
CC&R PROCEDURES HANDBOOK**

TABLE OF CONTENTS

ARTICLE I Overview Page 1-2

ARTICLE II CC&R ViolationsPage 3

ARTICLE III CC&R Enforcement ProcessPage 4

ARTICLE IV CC&R Committee.....Page 6

ARTICLE V CC&R Office DescriptionsPage 7

ARTICLE VI CC&R Process.....Page 8

ATTACHMENTS Attachment A: CA Government Code Section 61601.10
Attachment B: Temporary Variance for Hardship
Attachment C: Cameron Park Fence Guidelines v5.6.30.23


**CAMERON PARK COMMUNITY SERVICES DISTRICT
CC&R PROCEDURES HANDBOOK**

PROCEDURE: CC&R ENFORCEMENT

ARTICLE I - OVERVIEW

- A. Authority:** Pursuant to Government Code Section 61601.10 (Attachment A), in November 1986, the residents of Cameron Park voted to extend the authority of the Cameron Park Community Services District (“District” or “CPCSD”) to include enforcement of the Declarations of the Covenants, Conditions and Restrictions (“CC&Rs”) which are recorded in each subdivisions comprising of Cameron Park.
- B. Funding:** The Cameron Park Community Services District can collect anywhere from \$7.00 to \$12.00 dollar fee per parcel to fund the CC&R enforcement program. In addition, the District will continue its efforts to seek fining authority through approved legislature of the Davis-Sterling Act. Monies received, if any, from the payment of fines levied against property owners for CC&R violations, will be used solely for the purpose of funding the Districts CC&R enforcement program. In addition, should the District be successful in recovering its attorney fees or costs of suit in a CC&R enforcement action, the recovered funds will also be re-deposited in the CC&R enforcement fund.
- C. Goals & Objectives:** The objective of the District is to enforce all CC&Rs in a uniform, consistent and non-discriminatory manner. CC&R enforcement is necessary in order to preserve and enhance property values throughout the community, to protect and maintain the quality of all residential areas in Cameron Park.
- D. Open Communication:** The District encourages members of the community to communicate to the CC&R Committee and staff any concerns or suggestions they may have concerning the enforcement of the CC&Rs or actions taken by the District, and the District encourages members of the community to report, by telephone or written complaint, possible CC&R violations to the CC&R Compliance Officer.
- E. Enforcement Personnel:** The District employs a CC&R Compliance Officer who shall perform duties in a reasonable, timely and non-discriminatory manner. The District’s principal objective in appointing a CC&R Compliance Officer is to provide resident property owners with a means of impartially overseeing enforcement of the CC&Rs. To this end, every agenda for a regular CC&R Committee meeting shall provide an opportunity for members of the public to directly address the committee on items of interest or concern.
- F. Meetings:** The CC&R Committee shall meet, once a month to address items of interest or concern except as follows: If (a) there are no agenda items requiring a vote by the CC&R Committee and (b) the District has not received any requests from community members desiring to address the CC&R Committee, then the decision may be made to cancel the meeting. However, if two successive meetings are cancelled for any reason(s), the CC&R Committee shall convene the next regular scheduled monthly meeting. The CC&R Compliance Officer in conjunction with the CC&R Committee Chairperson may make the decision to cancel meetings. All CC&R Committee meetings shall be public.

G. Agendas: The committee shall post, on District bulletin boards and District website an agenda for each meeting at least seventy-two (72) hours prior to each meeting per Gov't. Code 54954.2.



**CAMERON PARK COMMUNITY SERVICES DISTRICT
CC&R PROCEDURES HANDBOOK**

PROCEDURE: CC&R VIOLATIONS

ARTICLE II

A. Investigation of CC&R Violations: When the CC&R Compliance Officer receives a complaint regarding an apparent CC&R violation or if the Compliance Officer observes a possible violation, the following steps shall be taken:

- 1.) Determine which CC&R provisions apply to the tract and if a violation exists.
- 2.) Perform a visual inspection before taking further action.
Resident complaints are received via the District website. Complainant is not required to leave name, address or telephone number. If complainant chooses to leave name, address and telephone number it becomes public record.

B. Monthly Reports to CC&R Committee: The CC&R Compliance Officer shall be responsible for the preparation of a monthly CC&R Case Management Report. The report will contain all escalating cases i.e. initial notices, final notices, pre-legal, legal, refer to legal and variances. The report will not list unverified complaints, courtesy notices, referred to outside agencies or verbal warnings.

**CAMERON PARK COMMUNITY SERVICES DISTRICT
CC&R PROCEDURES HANDBOOK**

PROCEDURE: CC&R ENFORCEMENT PROCESS

ARTICLE III

- A. First Contact Notice to Owners:** The CC&R Officer will engage property owners through a variety of mediums including person to person conversations, door hangers, verbal warnings and courtesy notices.
- B. Initial Notice to Owners:** When the CC&R Compliance Officer determines that a property owner and/or resident is engaging in conduct or activity or has created a condition which reasonably appears to be a violation of the CC&Rs applicable to the owner's property, the Officer shall first issue an initial notice, via first class mail, written to the recorded owner of the property. The Notice shall specifically set forth the following:
1. Specific nature of the CC&R violation including a reference to the paragraph or section number alleged to be violated.
 2. A request that the conduct or activity constituting the alleged violation be resolved and rectified.
 3. Appellate steps available to the resident in relation to the violation
- C. Final Notice to Owners:** In the event the property owner fails to comply with the First Notice of the CC&R violation, the CC&R Compliance Officer shall issue a Final Notice informing the property owner to contact the CC&R Officer and comply with the violation. The CC&R Officer may grant a longer time depending on the situation. Steps to appeal the violation will also be listed within the Final Notice.
- D. Pre-Legal Notice to Owners:** In the event the property owner/resident fails to comply to the Final Notice of CC&R violation, the CC&R Compliance Officer may issue a Pre-Legal Notice informing the property owner of the date, time and place of the meeting and the District's intent to forward said CC&R violation to District's legal counsel. All Pre-Legal Notices are to be sent by First Class mail with tracking number. The meeting will be held in open session unless otherwise advised by legal counsel to meet in closed session in accordance with existing law set forth in the Brown Act. The Committee shall open the meeting and allow a reasonable time for all information as follows:
- Compliance Officer presents all facts and circumstances comprising of the alleged violation of the CC&Rs.
 - The property owner shall then be given the opportunity to present any evidence, witnesses or comments.
 - The Committee shall afford interested community members and each member of the committee an opportunity to address issues, questions, evidence or make a relevant comment.
 - The CC&R Committee recommendation, by motion and vote for Legal Action, shall be forwarded to the Board of Director's by the CC&R Compliance Office.
- E. Hearing Continuance:** If the property owner/resident demonstrates, to the CC&R Compliance Officer good cause as to why he/she cannot attend the scheduled meeting, the requesting party shall be

granted one continuance as a matter of right. The hearing shall be rescheduled to the next regularly scheduled CC&R meeting and notice of the meeting shall be sent to the property owner.

- F. Failure to Appear:** If the property owner/resident fails to appear at the meeting or to request continuance, the Committee shall proceed with the meeting and may reach a decision based upon the presentation of the CC&R Compliance Officer and the testimony, if any of other interested parties.
- G. Failure to Comply (Pre-Legal Notice):** If the property owner fails to participate in a meeting to resolve the alleged CC&R violation, or the property owner has been found by the CC&R Committee to be in violation of the applicable CC&Rs, or if the property owner fails to correct the condition or to cease the activity constituting the alleged violation, the CC&R Committee's recommendation shall be referred to the CPCSD Board of Director's for final disposition. The Board may affirm or overturn the decision of the CC&R Committee. If the Committee's action is upheld, refer the matter to legal counsel with instructions to pursue all appropriate legal and/or equitable remedies to compel compliance.
- H. Repeat Offenders:** If the property owner repeats a prior violation, then the CC&R Compliance Officer shall issue a notice via first class mail, written to the recorded owner of the property. The notice shall specifically set forth the following:
1. Specific nature of the CC&R violation including a reference to the paragraph or section number alleged to be violated.
 2. A request that the conduct or activity constituting the alleged violation is resolved and rectified.
 3. Appellate steps available to the owner in relation to the violation.
 4. A statement that if the property owner fails to timely comply, then the District's next enforcement step will be the step after the last step that the District had previously taken upon the prior violation that has been repeated.

The notice applies no matter when the prior violation occurred. A repeat of a prior violation is a violation that is the same or substantially similar to the prior violation. For example, a repeat of a prior violation is when an owner had parked a recreational vehicle without it being properly screened in violation of the CC&Rs and then later parks a different recreational vehicle without screening in violation of the CC&Rs.

**CAMERON PARK COMMUNITY SERVICES DISTRICT
CC&R PROCEDURES HANDBOOK**

PROCEDURE: CC&R COMMITTEE

ARTICLE IV

General Description of the CC&R Citizen Committee Selection & Appointment:

Members of the community are hereby appointed and designated by the District Board President as members of the CC&R Committee per Policy 3060 Board Committees

Interested community members are to submit for selection process;

- a. Previous experience on volunteer committees
- b. Reason for wanting to be a committee member are specified.
- c. Availability to participate in the meetings and other likely responsibilities of a Committee member.

Tasks to be performed by CC&R Committee Members:

- Conduct meetings referred to the Committee by the CC&R Compliance Officer.
- Recommend legal action to the CPCSD Board to compel compliance of CC&R infractions.
- Review and update policies and procedures for ultimate approval by the Board
- Conduct open communication with the public in collaboration with the CC&R Officer.

**CAMERON PARK COMMUNITY SERVICES DISTRICT
CC&R PROCEDURES HANDBOOK**

PROCEDURE: ROLES OF COMMITTEE AND STAFF:

ARTICLE V - OFFICERS

- Chairperson - Conduct all meetings
- Vice-chairperson - Shall back up Chairperson

Officer Nomination Procedures - The Committee officers shall be elected at the January meeting by a quorum vote of the committee, and shall take over responsibilities immediately after officer selection.

Quorums - For valid action, the Committee can only take action if a quorum of at least three (3) voting members are present at a duly noticed meeting. A valid action requires a unanimous vote with three (3) members present.

Role of District Staff - The CC&R Compliance Officer or an individual appointed by the General Manager shall act as secretary, take notes of meetings, create and issue all correspondence and other memoranda to and from the Committee

Attendance Requirements - If a member of the Committee fails to attend three consecutive regular meetings, without good cause, a new member will be chosen as a replacement to fill the vacancy.

**CAMERON PARK COMMUNITY SERVICES DISTRICT
CC&R PROCEDURE HANDBOOK**

PROCEDURE: **CC&R PROCESS:**

ARTICLE VI

Amendment to Existing CC&Rs: CC&Rs may be amended in accordance with the amendment provisions contained in the CC&Rs and other legal requirements, if any. It shall be the responsibility and obligation of property owners to provide the District with a copy of any amendments passed by the necessary percentage of property owners as described in each CC&R. The District however, may respond to inquiries and offer suggestions concerning proposed amendments when such input or comment is requested by the proponents of the amendment. . The District website provides a guide and procedures for amending CC&R's.

Temporary Variance for Hardship: The CC&R Committee may grant a temporary variance for hardship (Attachment B.) Temporary Variance for Hardship was approved by the CC&R Committee on January 7th 2019. This process for a temporary variance and its requirements for approval are specific and are not permitted in any CC&R that prohibits variances.

Attachment A**Section 61601.10 of the Government Code:**

(a) Notwithstanding the provisions of Section 61600, whenever the board of directors of a district listed in subdivision (b) determines by resolution that it is feasible, economically sound, and in the public interest, and if a majority of the voters voting on the proposition vote in favor of the additional purpose pursuant to Section 61601, the district may enforce the covenants, conditions, and restrictions adopted for each tract within the district and assume the duties of the architectural control committee for each tract within the district for the purposes of maintaining uniform standards of development within each tract as adopted in the covenants, conditions, and restrictions. The district shall exercise the duties of an architectural control committee for any tract only to the extent that an architectural control committee is authorized by the covenants, conditions, and restrictions that apply to the tract. For the purposes of this subdivision, “tract” means any parcel of land for which the county or the city has authorized development. The district may divest itself of the power in the same manner as the power was acquired.

(b) This section shall apply only to the following districts:

- (1) Bel Marin Keys Community Services District.
- (2) Big River Community Services District.
- (3) Brooktrails Community Services District.
- (4) Cameron Estates Community Services District.
- (5) Cameron Park Community Services District.
- (6) El Dorado Hills Community Services District.
- (7) Golden West Community Services District.
- (8) Lake Shastina Community Services District.
- (9) Rancho Murieta Community Services District.
- (10) Salton Community Services District.
- (11) Sea Oasis Community Services District.
- (12) Stallion Springs Community Services District.
- (13) Tenaja Community Services District.
- (14) Springfield Meadows Community Services District.
- (15) Wallace Community Services District.
- (16) Mountain House Community Services District.
- (17) Bear Valley Community Services District.

Attachment B**Temporary Variance for Hardship.**

1. a. Property owners requesting a temporary variance due to a hardship must submit a request to the CC&R Committee. A \$50.00 application fee will be due at that time. The CPCSD will place the property owner's request on the CC&R Committee's meeting agenda for review and action.

b. After the property owner obtains the CC&R Committee's approval for the temporary variance, conditioned on the property owner obtaining written signed consents from proximal neighbors ("conditional approval"), then the property owner must engage proximal neighbors as follows.

c. Within thirty days of the CC&R Committee giving conditional approval for the temporary variance, the property owner must obtain written signed consent to the variance from no less than 66.7% of the property owners that are both within (i) 250 feet of the subject property boundary and (ii) within the same subdivision. CC&R Officer reserves the right to reasonably adjust the distance on a case by case basis when additional property owners may be affected.

d. The property owner must obtain the written signed consent pursuant to 1.a. above on a form provided by the District, which outlines the proposed variance.

e. If the property owner is able to obtain the required consents, then they may submit the form to the CC&R Compliance Officer for final approval.

1. Upon the CC&R Compliance Officer's final approval:

a. The temporary variance will be granted for a period of 60 days from the final approval. The variance will be posted on the CPCSD website and in a conspicuous location at the District Office during that time.

b. If after 60 days no complaints pertaining to the requested temporary variance have been submitted to the CC&R Compliance Officer, the temporary variance will automatically convert to the full timeframe as approved by the CC&R Committee not to exceed 12 months from commencement. If the CC&R Compliance Officer receives complaints within the 60-day period, then the CPCSD will notify the property owner of the complaints, and the CC&R Committee will place the matter of the temporary variance on its meeting agenda for review and action, which may include termination of the temporary variance.

c. A \$50.00 administrative fee will apply and must be paid prior to the temporary variance going into effect.

2. If a property owner would like to renew the temporary variance:

- a. The CC&R Compliance Officer must receive written notification of the request to renew at least 60 days prior to the expiration of the temporary variance.
 - b. Once the CC&R Compliance Officer receives the request to renew, it will place the matter of the renewal on the CC&R Committee's meeting agenda for review and action, which may include granting the request for the renewal. While the request is pending, the temporary variance will remain in effect. .
 - c. A request for variance is not required for renewal. However, the District will send the owner's renewal request to the neighboring property owners as determined per 1(a) of this procedure at least fifteen days before the CC&R Committee decides whether to grant the property owner's request, to allow for public comment.
 - d. An additional \$50.00 Administrative Fee will also apply and must be paid for each subsequent renewal of the variance.
3. Once a variance is granted, the following conditions will also apply:
- a. If the subject property is sold, the temporary variance will be automatically terminated.
 - b. If the property owner deviates from any of the conditions imposed by the CC&R Committee, then the variance will be terminated immediately upon confirmation of the deviation by the CPCSD CC&R Compliance Officer.

Variations will not be granted where a given set of CC&Rs explicitly prohibit such variations.

Attachment C



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:

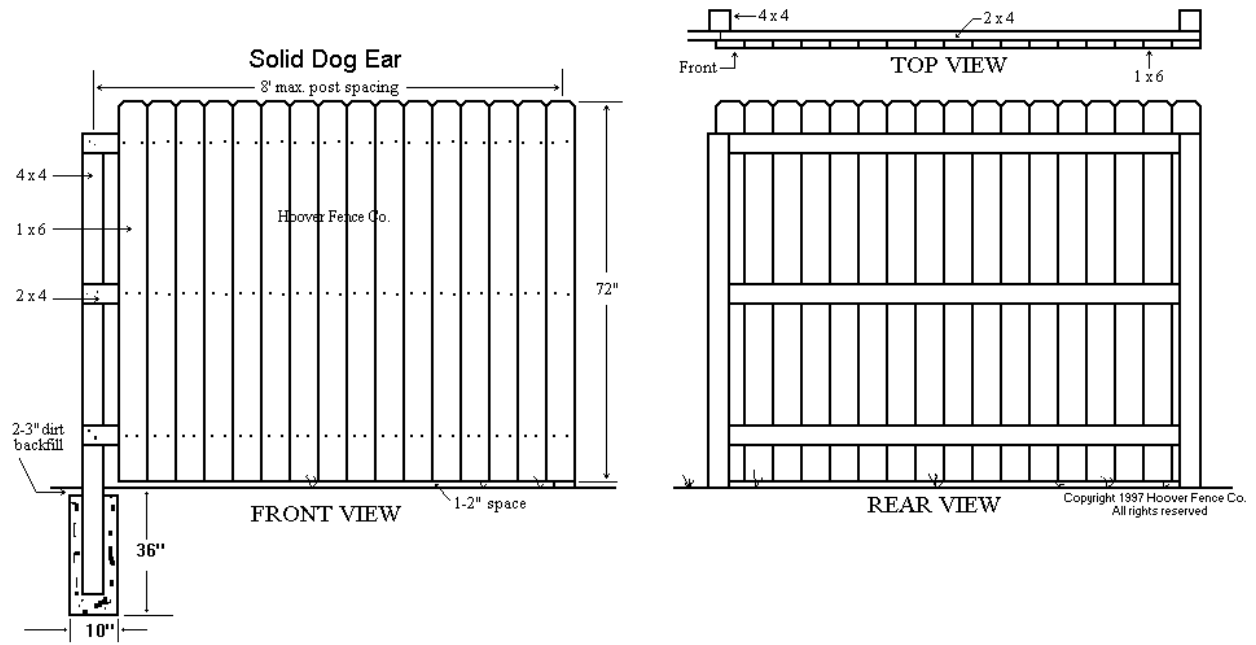
A good neighbor fence is a shared fence. We recommend communicating with your neighbor of whom you share the fence with. If you build a fence on your property line that is shared with a neighbor and wish to consume the cost of the fence, you are not required to seek compensation from your neighbor. At 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:





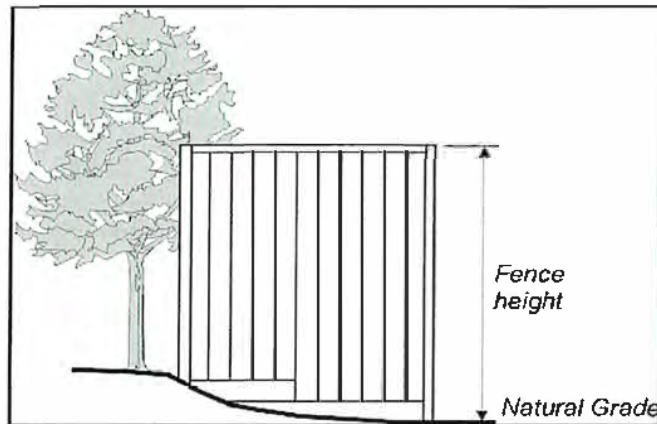
For all other questions and supporting documents. Please review the El Dorado County Building Code 130.30.070. Fences, Walls, and Retaining Walls.

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

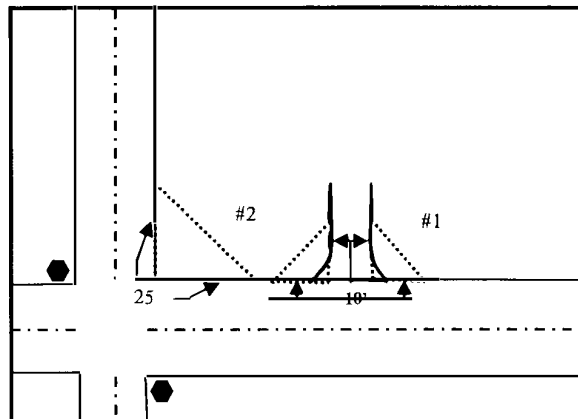


- B. Front Yards. In all zones and for non-agricultural uses, the following fence and wall requirements shall apply within required front yard setback areas:
1. Fences or walls at least 50 percent open shall be allowed up to a height of seven feet in both primary and secondary front yard setbacks, as 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).

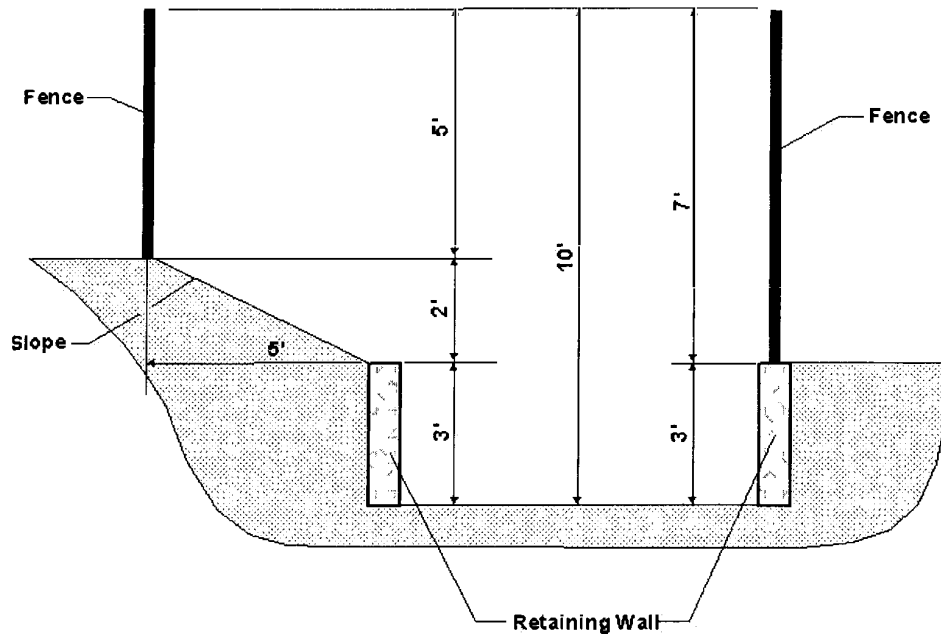
8. On corner lots, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the 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.