

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, July 12, 2021
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/84078498761>

Meeting ID: 840 7849 8761

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

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

1. CALL TO ORDER

2. ROLL CALL

Public testimony will be received on each agenda item as it is called. 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.

3. APPROVAL OF AGENDA

4. APPROVAL OF CONFORMED AGENDA

5. 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

6. Review and Support Items (J. Mog)

- a. CCR20-1049 - 3808 Archwood – Move to Limited Legal
- b. Architectural Review Committee Handbook
- c. CCR082-311-008 Shady Glen Road Fence

7. MONTHLY STAFF REPORT

7a. Open Violations, CC&R Violation Manager Case Detail Report

- Pre-Legal Notices – 1
- Final Notices - 5
- Initial Notices – 10
- Variance – 1
- Door Hangers – 8
- 5/26/21 - 7/6/21 New Cases - 5
- 5/26/21 - 7/6/21 Cleared Cases - 2
- Total Cases Open = 58

7b. Architectural Review Projects – Period – 5/26/21 – 7/6/21

- Projects Reviewed – 38
- Approved – 36
- Conditionally Approved – 1
- Moved from ARC review to CC&R Committee Review - 1

8. Staff Updates

- a. CCR20-1049 – 3808 Archwood Rd. – Pre-Legal Notice issued
- b. CCR20—1035 – 3451 La Canada Dr. – Pre-Legal Notice Issued – Cleared for Compliance
- c. CCR21-1012 - 2843 Knollwood Dr. – REPORT BACK - Fence Workshop team with Kelly and Patricia – Fence project and violation resolved.

9. Items for July and Future CC&R Committee Agendas

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

12. ADJOURNMENT



Teleconference/Electronic Meeting Protocols

Cameron Park Community Services District

(Effective April 2, 2020)

WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and

WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.

NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

BOARD AND COMMITTEE MEMBERS:

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

PUBLIC PARTICIPATION:

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
 - **How to Observe the Meeting:**
 - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/91011220960> if the line is busy.
 - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
 - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
 - **How to Submit Public Comments:**
 - **Before the Meeting:** Please email your comments to admin@cameronpark.org, with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

FOR ALL PARTICIPANTS:

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, June 7, 2021
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/85341583391>

Meeting ID: 853 4158 3391

(Teleconference/Electronic Meeting Protocols are attached)

Conformed Agenda

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

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

- 1. CALL TO ORDER 5:32pm**
- 2. ROLL CALL BD/PR/KK/MS/EW**

Public testimony will be received on each agenda item as it is called. 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.

- 3. APPROVAL OF AGENDA APPROVED**
- 4. APPROVAL OF CONFORMED AGENDA APPROVED**
- 5. 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

6. Review and Support Items (J. Mog)

- a. CCR21-1012 - 2843 Knollwood Dr. – REPORT BACK Final Notice on Fence Violation and Homeowner Appeal for Variance

KK and PR will work with staff and property owner to discuss alternatives for changes to fence to meet CC&Rs; and report back to CC&R Committee.

7. MONTHLY STAFF REPORT

7a. Open Violations, CC&R Violation Manager Case Detail Report

- Refer to Legal – 1
- Pre-Legal Notices – 2
- Final Notices - 3
- Initial Notices – 13
- Variance – 1
- Court Decision – 1
- 4/28/21 - 6/2/21 New Cases = 14
- 4/28/21 - 6/2/21 Cleared Cases - 7
- Door Hangers – 12 (5 Complied)
- Total Cases Open = 55

7b. Architectural Review Projects – Period – 4/28/21 – 6/2/21

- Projects Reviewed – 25
- Approved – 25

8. Staff Updates

- a. CCR20-1049 – 3808 Archwood Rd. – Pre-Legal Notice issued
- b. CCR20—1035 – 3451 La Canada Dr. – Pre-Legal Notice Issued – Noticeable owner effort; Owner working on compliance.

9. Items for July and Future CC&R Committee Agendas

- *Outreach opportunities to Real Estate groups regarding CC&Rs.*

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

- *KK Shared that he's working with PGE for street light LED upgrades*

12. ADJOURNMENT 6:32pm

*Cameron Park
Community Services District*



Agenda Transmittal

DATE: July 12, 2021

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #6A: VIOLATIONS AT 3808 ARCHWOOD ROAD

RECOMMENDED ACTION: Move to Limited Legal

Recommendation

Staff is recommending that 3808 Archwood Road move to Limited Legal due to continued violation of Cameron Park N. Unit 2 CC&Rs (CPK N. Unit 2). This action initiates the District's legal counsel involvement in seeking compliance.

Discussion

The CC&R Committee moved 3808 Archwood to Pre-Legal in May 2021. The property owners are engaged with staff to resolve their violations, but the violations remain. Their next step is to submit an ARC Application to address the violations.

Violations at 3808 Archwood include:

- 1 – Side yard fence is built 20' from street edge. CPK N. Unit 2 states that the side yard fence needs to be set back 30' if closed construction over 4'. Closed construction is needed to screen the shed, camping trailer and tiny house.
- 2 – Shed was installed in side yard without ARC approval. CPK N. Unit 2 states that ARC approval is required and set back is 30'.
- 3 – Tiny House in back yard for additional resident. CPK N. Unit 2 states that no prefabricated structure can be brought in for residential purposes.

*Cameron Park
Community Services District*



Agenda Transmittal

DATE: July 12, 2021

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #6B: ARC HANDBOOK

RECOMMENDED ACTION: REVIEW AND SUPPORT ARC HANDBOOK

INTRODUCTION

Staff has worked to produce an ARC Committee Handbook. The ARC Committee provided input to staff for the Handbook, and supports forwarding to the CC&R Committee for your review and input.

DISCUSSION

The new ARC Committee Handbook is a procedural guide for the ARC Committee members to work within. This handbook gives the parameters of duties, committee members terms, and appointment.

The CC&R Committee is to review and support the new handbook.

Attachment:

A – Architectural Review Committee Handbook

ARCHITECTURAL REVIEW COMMITTEE

HANDBOOK

1.1 ARCHITECTURAL APPROVAL REQUIRED:

1.1.1 Introduction: The purpose of the ARC Committee is to review residential proposals for improvements or alterations in accordance with the Cameron Park Neighborhood CC&Rs. This includes any and all exterior improvements to the dwelling or property. For improvements or alterations on House Paint, Fences, Room Additions, Sheds, Tree removals, Re-roofs, Solar, Siding, Pools and Patio Covers etc. Proposals for Residential Alterations (including required landscaping for some neighborhoods) are subject to the provisions of this Article and may not be made until approved in accordance with the provisions of this Article. Approval by the District Architectural Committee does not constitute approval by the County, if required. Owner must apply to the County and obtain approval from the County for all Alterations that require such County approval.

1.1.2 Exceptions: The provisions of this guide requiring architectural approvals do not apply to previously approved improvements such as, repainting or refinishing any Improvement in the same color, hue, intensity, tone, and shade or repairing or replacing any Improvement with the same materials. Where applicable per individual CC&R's, the provisions of this guide requiring architectural approvals include planting or removing landscaping except for landscaping within completely enclosed portions of Lots. The Architectural Committee may establish additional exceptions as deemed necessary for the betterment of the community in accordance to the architectural standards set forth in the CC&Rs.

1.1.3 Limitation of Liability: Neither the Committee or any members or successors shall be liable in damages to anyone submitting any plans or requests to them for approval or to any owner of land affected by the these covenants by reason of mistake in judgement, negligence's arising out of or in connection with the approval or disapproval or failure to approve any such plans or request. Every person who submits any plans or requests to the Committee for approval agrees, by submission thereof, any and every said owner of any said property agrees by acquiring title thereto, that he will not bring any such action or suite to recover any such damages.

Neither the Architectural Committee nor any of its members shall have any duty to question or investigate the adequacy of any engineer's recommendations or to take any steps to ensure that the Owner complies with any such engineering recommendations.

1.2 ARCHITECTURAL COMMITTEE: CPCSD District Policy 4060 establishes the ARC Committee as a standing committee of the Board of Directors. The Architectural Committee shall initially be composed of three (3) persons. The District Board President may appoint all of the members of the Architectural Committee and all replacements on an annual term per the CPCSD District Policy 4060.

1.2.1 Members: Members of the community are hereby appointed and designated by the District Board President as members of the Architectural Committee. Each member of the Architectural Committee will voluntarily serve until replaced or until a written resignation is submitted to the remaining members. The District Board President may appoint a replacement member.

1.2.2 Address: The address of the Architectural Committee is 2502 Country Club Drive. Cameron Park, CA. The Architectural Committee shall not be an "association," as that term is defined in California Civil Code Section 4080.

1.3 POWERS OF THE ARCHITECTURAL COMMITTEE: The Architectural Committee shall have the following powers:

1.3.1 Review Plans: To review and approve, disapprove or conditionally approve all plans, submittals, applications and requests made or tendered to it by Owners, or their agents, pursuant to the provisions of the CC&Rs. In connection therewith, the Architectural Committee may investigate and consider the architecture, design, layout, landscaping, fence detail, and other features of the proposed improvement;

1.3.2 Adopt Rules: To adopt rules and regulations for the transaction of business, scheduling of meetings, conduct of meetings and related matters;

1.3.3 Specify Materials: To require the submission of site plans, diagrams, photographs, materials or other presentation material as may be necessary or appropriate for complete review and consideration of the proposed project.

1.3.4 Adopt Architectural Standards: To adopt architectural rules, regulations and guidelines ("Architectural Standards") which are consistent with the purpose and intent of the CC&Rs and the design of the Project to be used in making the Architectural Committee's determination to approve, disapprove or conditionally approve any matter submitted to it for decision. The Architectural Standards may interpret and implement the provisions of the CC&Rs by setting forth the standards and procedures for architectural review and guidelines for architectural design, placement of buildings, color schemes, exterior finishes and materials and similar features which may be used in the Project.

1.3.5 Fees: Fee proposals by staff and the ARC Committee are to be submitted to the Board of Directors to adopt a schedule reasonable for processing submittals and to establish the time and manner in which such fees shall be paid.

1.4 DUTIES OF ARCHITECTURAL COMMITTEE: The Architectural Committee shall:

1.4.1 Time Limitation: Render a decision on each matter submitted to it, in writing, within thirty (30) days of receipt of all submitted data required by its rules and regulations. Failure to render a decision within said period of time shall be deemed to be an approval of the matter as submitted. The approved plans and specifications, if any, shall be digitally retained by the District and the Architectural Review Committee.

1.4.2 Publish Rules: Publish and make available to Owners and prospective owners all of its rules, regulations and criteria from time to time adopted, if any.

1.4.3 Appointment and Designation: The Architectural Committee may, from time to time, by a majority vote of the members thereof, delegate any of its rights or responsibilities hereunder to one or more duly licensed architects, legal, CC&R Committee or other qualified persons who shall have full authority to council the Architectural Committee or act on behalf of the Architectural Committee in all matters delegated.

1.5 CONDITIONS PRECEDENT TO APPROVAL: As conditions precedent to approval of any matter submitted to it, the Architectural Committee must ordinarily be able to find that:

1.5.1 Architectural Review: General architectural considerations, including the character, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and similar elements have been incorporated in order to ensure the compatibility of the proposed improvement with its design concept and the character of adjacent buildings;

1.5.2 Site Review: General site considerations including site layout, open space and topography, orientation and locations of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, and similar elements have been designed to provide a desirable environment; and

1.5.3 Landscape Review: For Complete Landscape projects; General landscape project consideration, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigating, Maintaining and protecting landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures, and to provide an attractive environment for the enjoyment of the Owners in general and the enhancement of property values in the Project generally. Landscape projects are to consider fire resistant plant life and ground cover. Maintenance of landscape or replacement of dead plant life are not subject to ARC submittal and review.

If the Architectural Committee makes a negative finding on one or more of the items set forth in this Section, it shall ordinarily disapprove such matter, or condition its approval so as to allow such findings to be made.

1.6 FORM OF APPROVALS, CONDITIONAL APPROVALS AND DENIALS: All approvals, conditional approvals and denials must be in writing. Any denial of a proposal must state the reasons for the decision to be valid. Any proposal which has not been approved, conditionally approved or rejected in writing within thirty (30) days from the date of submission will be deemed approved. Decisions made by the ARC Committee may be appealed to the CC&R Committee. The date of submission shall be the date the submission is actually received by a member of the Architectural Committee.



Agenda Transmittal

DATE: July 12, 2021

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #6C: SHADY GLEN RD. - Cameron Park N. Unit 3

RECOMMENDED ACTION: Support a Chain Link Perimeter Fence of no more than 6' tall for a 12 acre parcel.

INTRODUCTION

A twelve acre parcel is located in the Cameron Park North Unit 3 CC&R, accessed from Shady Glen. This parcel is an anomaly in the neighborhood, with residential sized lots sharing their backyard fence with the property boundary (Attachment A). The property owner applied for a chain link fence above 6 feet for security; the height is not allowable per the CC&Rs. This neighborhood's CC&R does not specify fence material. The application was reviewed by the ARC Committee who requested that the item be forwarded to the CC&R Committee.

DISCUSSION

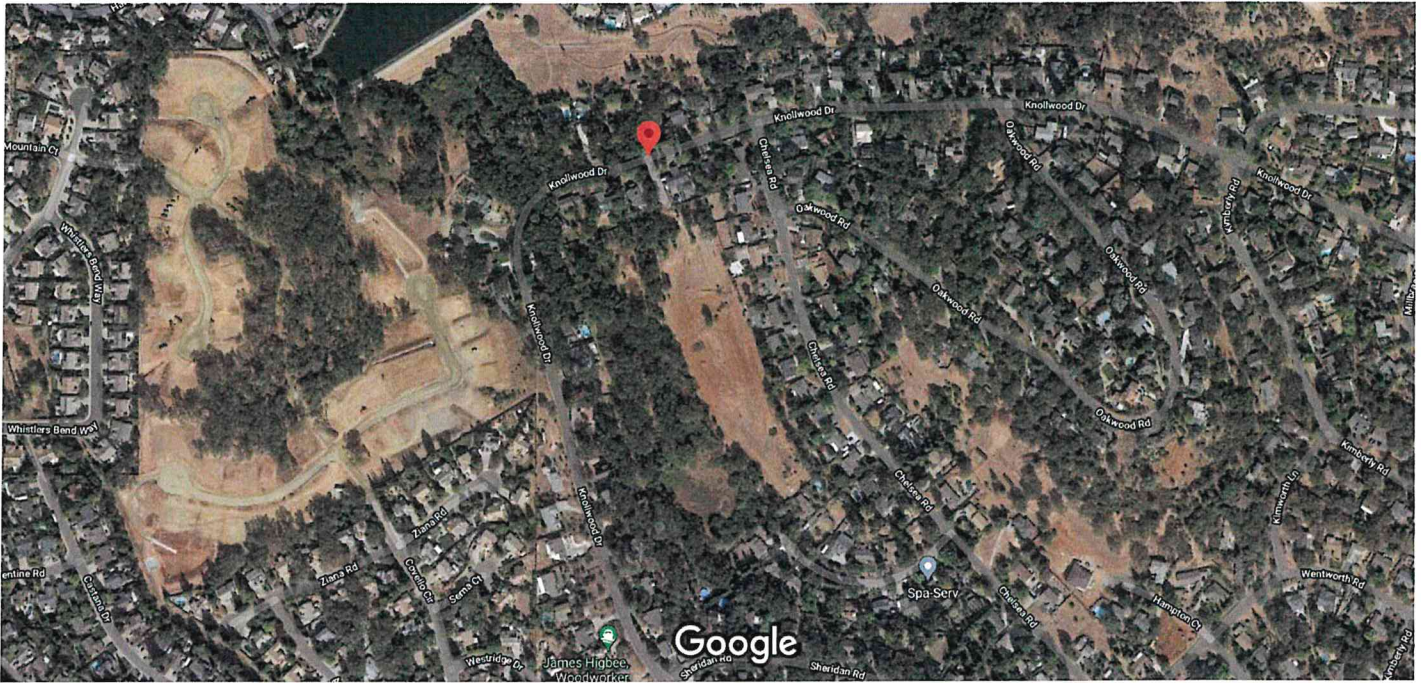
The lot is zoned residential and is not subdivided for additional lots. It has been purchased for a single family home. The Applicant would like to use chain link fencing to secure the property from vandalism, dumping and trespassing. The County requested that the item be approved by the District prior to giving a permit for this fence.

Time is of the essence to review the application and give guidance for constructing a fence to the property owner.

ATTACHEMENTS

- A. Google Maps Arial Location
- 6A. Cameron Park N. Unit 3 CC&R

Google Maps Shady Glen Rd



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft

RECORDING OFFICE

EL DORADO COUNTY

CAMERON PARK NORTH UNIT NO. 3

DECLARATION IMPOSING RESTRICTIONS AND AGREEMENTS AFFECTING CERTAIN REAL PROPERTY WITHIN CAMERON PARK

WHEREAS, The Cameron El Dorado Company, a corporation and Robert L. Cameron, hereinafter designated as Declarant, is the owner of a certain tract of land in the County of El Dorado, State of California, more particularly described in Exhibit "A" attached hereto, and made a part hereof.

NOW THEREFORE, said Declarant hereby declares and imposes the following covenants, restrictions, reservations, servitudes, easements and agreements, all conditions of which the land herein described shall be sold and conveyed, held, used and leased, which is for the benefit of said property and each and every owner thereof both present and future, and shall insure to and pass with the said property or any portion thereof and shall apply to and bind the respective successors in interest of the present owners of said property (said successors in interest being hereafter designated "Grantee and/or party of the second part") as follows:

CLAUSE 1. The property referred to herein shall be held by the grantee or party of the second part subject to the following conditions and restrictions applicable to all of said property, which conditions and restrictions shall run with said land, shall operate as conditions subsequent to, and shall apply to and bind the grantee or party of the second part, his heirs, personal representatives, successors and assigns, and all other persons acquiring any interest in said land either by operation of law or in any manner whatsoever.

CLAUSE 2. No subdivision of individual lots shall be allowed that would result in any piece being less than is initially shown on recorded subdivision maps. A residence on dual frontage road properties will front to inside roads; driveway entrance will be from inside roads only.

CLAUSE 3. No building or other structure shall be erected or the erection thereof begun on said premises, until the plans and specifications thereof have been first approved in writing by the established architectural committee, and a copy of such plans and specifications filed with said committee; nor shall any alterations or other changes substantially affecting the exterior elevation of any structure constructed on said premises be made until and unless the plans and specifications thereof shall have been first approved in writing by said committee and a copy thereof filed with said committee.

CLAUSE 4. Building Regulations--said premises shall be used for residence purposes only or as specifically stated herein:

(a) No structure of any kind shall be moved from any other place to said premises.

(b) All construction shall be in accordance with the provisions of the Declaration of Restrictions of record. No residence erected on the following lots shall contain less than 1250 square feet of living quarters: Lot 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197. All other parcels in Unit No. 3, Cameron Park North shall contain no less than 1450 square feet of living quarters. When the erection of any residence is once begun, the work thereon must be prosecuted diligently and must be completed within a reasonable time. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(c) EXCEPTION. All lots contiguous to the EL DORADO ROYAL GOLF COURSE, on these said lots no residence shall be erected on said premises which shall cost less than \$25,000.00, nor contain less than 1500 square feet of living quarters.

(d) Setback from front property line will be a minimum of 30 feet. Setback from side lines will be a minimum of 10 feet where the frontage at the setback line is 100 feet or less. Properties having a frontage in excess of 100 feet at the setback line will maintain a minimum of 12 feet between structure and side property line.

(e) A garage, carport, breezeway or other shelter, as specifically approved by the Architectural Committee, is required for automobiles.

(f) Trailers of any type, trucks, tractors or agricultural equipment and boats shall be stored or parked in such a manner so as not to be visible from roadways.

(g) Service yards will be enclosed as approved by the Architectural Committee. The hanging of laundry visible from roadways is not permissible.

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RECORDER'S OFFICE

EL DORADO COUNTY

CLAUSE 5. An architectural committee has been established by the Declarant. The Declarant may fill vacancies on the committee and remove members at will. The committee shall be and is hereby authorized to pass upon, approve or reject any plans or specifications for structures or fences to be erected on said tract. Nothing herein contained shall be construed as authorizing or empowering the committee to change or waive any restrictions provided for herein except where expressly authorized so to do. The committee may act by any two of its members and any authorization, approval or waiver made by the committee must be in writing, signed by two members thereof. Said committee shall be and is hereby authorized to supervise and determine the character of all grading of property between any residence constructed upon said premises and the property line abutting the "front street" or "side street" and no grading of any character shall be done or performed in such area without the consent in writing of said committee. Said committee shall be and is hereby authorized to supervise the general landscaping of the property in said tract. The grantee or party of the second part likewise agrees that the members of said committee may at any time institute or prosecute in their names or cause to be instituted or prosecuted in the name of any member of said committee any suits which the committee may consider advisable in order to compel and obtain a decree for specific performance by the grantee or party of the second part of his agreement and in any such suit the grantee or party of the second part agrees to pay such reasonable attorney's fee for plaintiff's attorney as may be fixed by the court.

CLAUSE 6. The foregoing restrictions shall be construed as applying to and preventing the erection of maintenance on said premises of any sanitarium, advertising sign or billboard, any machinery, appliance or structure the purpose of which is to facilitate the carrying on of any manufacturing or repairing business, nor shall any live-stock, dog or cat raising for commercial purposes, or other commercial business of any kind or character be conducted thereon. The keeping of swine, fowl, horses and cattle for any purpose is specifically prohibited.

CLAUSE 7. 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. Discharge of firearms is not permitted. Wild life will not be preyed upon.

CLAUSE 8. No excavation for stone, gravel or earth shall be made thereon except in connection with the construction of such residence, provided, however that the grantor or party of the first part reserves the right of excavating and grading said premises and removing material from or depositing material thereon in connection with the work of laying out and improving said tract and the streets, lanes, ways and easements connected therewith.

CLAUSE 9. Easements for roadway, bridle path, parkway and public utilities shall be established, recorded by the Declarant and so observed. No oak tree now growing upon said premises shall ever be cut down, removed, cut back or otherwise disturbed without the consent in writing of said committee. The grantee shall maintain all waterways and keep same free from logs, brush, rubbish, or pollution of any type.

CLAUSE 10. The grantee or party of the second part acknowledges and agrees that said covenants, conditions and restrictions are made and embodied for the purpose of carrying out, and pursuant to, a general plan adopted by the grantor or party of the first part for the development and improvement of the whole of said tract and are designated for the mutual benefit of every lot therein: It is expressly agreed that in the event any covenants or conditions or restrictions hereinabove contained or any portion thereof is held invalid or void, such validity or voidness shall in no way affect any valid covenant, condition or restriction.

CLAUSE 11. Since this document is drafted for the direct and reciprocal benefit of all parties, said covenants, conditions and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until June 1, 2010, at which time they shall be automatically extended for successive period of five years. If the parties hereto or any of them or their heirs, or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other lot or lots in said subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such covenants, or restrictions, and either to prevent him or them from so doing or to recover damages or other dues for such violations. A breach of any of the foregoing conditions, or any re-entry by reason of such breach, shall not defeat or render invalid the lien or any mortgage or deed of trust made in good faith and for value as to said premises or any part thereof, but said covenants and conditions shall be binding upon and effective against any subsequent owner(s) of said premises.

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RECORDER'S OFFICE
EL DORADO COUNTY

CLAUSE 12. Nothing in the foregoing restrictions contained shall operate or be construed as to prevent the use of any portion of said tract for any of the matters necessary or convenient to fulfill and carry out the objects and purposes of any public improvement district created in connection with the development of said tract.

CLAUSE 13. The foregoing restrictions, covenants and conditions apply specifically to the real property described in documents attached herewith as Exhibit "A" and recorded in the office of the El Dorado County Recorder, State of California, and does not necessarily apply to nor attach to any other land which the grantor now owns, or may hereafter acquire.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 27th day of September 19 64.

DECLARANT

CAMERON EL DONADO COMPANY,
a corporation

Robert L. Cameron
ROBERT L. CAMERON, President

ARCHITECTURAL COMMITTEE

ROBERT L. CAMERON
DONALD R. STUART
FINLEY F. VAUGHAN
E. S. HIGHTOWER

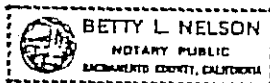
STATE OF CALIFORNIA)
) ss.
County of Sacramento)

On September 27, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert L. Cameron, known to me to be the President of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Betty L. Nelson
(Notary Signature line)

Betty L. Nelson

My Commission Expires December 29, 1967



OFFICIAL RECORDS
RECORDED AT REQUEST OF
Cameron El Donado Co.
SEP 23 1964
11:45 AM, FAS 22 O'CLOCK A.M.
EL DORADO COUNTY, CALIFORNIA

36 *J. J. [Signature]*
RECORDED

1964

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR20-1049	Pre-Legal Notice Sent	CPK N. Unit 2. ARC Approval Required for Shed and fence. Improper storage of trailer. Tiny House on property.	3808	ARCHWOOD	Rd
CCR21-1038	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3006	MERRYWOOD	Cir
CCR21-1030	Final Notice Sent	Viewpointe - Section 11. - Open Viewpointe - Section 11. - Open	3423	CHARITO	Ln
CCR21-1018	Final Notice Sent	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1012	Final Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	2483	KNOLLWOOD	Dr
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir
CCR21-1036	Initial Notice Sent	Other - Open	3929	HEIGHTS	Ct
CCR21-1031	Initial Notice Sent	Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3296	CAMBRIDGE	Rd
CCR21-1014	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open	3518	SANTOS	Cir
CCR20-1050	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3451	FAIRWAY	Dr
CCR20-1045	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2862	ALHAMBRA	Dr
CCR20-1040	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3036	BOEING	Rd
CCR20-1027	Initial Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	615	TARAYA	Ct
CCR20-1016	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3545	KIMBERLY	Rd
CCR20-1005	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3932	LOS SANTOS	Dr
CCR20-1004	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3840	DE SABLA	Rd

CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir
CCR19-1058	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2809	WENTWORTH	Rd

Number of Cases: 58

CC&R Violation Manager Case Detail Report

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