

HAWK RIDGE HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

Adopted 05-28-2021

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Section 5.6(iv) of the Hawk Ridge CC&R's describes the process for disciplinary actions and hearings.

A. INTRODUCTION

A-1 BACKGROUND. The Amended and Restated Declarations of Covenants, Conditions, and Restrictions approved August 7, 2017 and May 13th, 2021, and CC&R's are the primary governing documents for the Hawk Ridge Homeowners Association (HOA). A duly elected board of directors (BOD) governs the HOA by enforcing the CC&Rs and establishing rules and regulations allowable under the HOA's bylaws (Bylaws).

A-2 PURPOSE. Hawk Ridge Article 1 and Article 5 of the Bylaws and respective Article 1.22 and 5.6(ii) of the CC&Rs empowers the BOD to propose, adopt, amend, and repeal rules and regulations appropriate for the management of the HOA in accordance with California Civil Code Section 1357.100 through 1357.150.

A-3 EFFECTIVE DATE. These Rules and Regulations serve to augment the CC&R's and were effective from December 26, 2017 and as updated May 13th, 2021. They will remain in force until amended or repealed.

A-4 CC&Rs. The Rules and Regulations do not limit or amend any section or part of the CC&Rs. If there is any conflict between the Rules and Regulations and the CC&Rs, the provisions of the CC&Rs will prevail.

A-5 SCOPE. The Rules and Regulations apply to all residents (i.e. owners of a residence or real property within the HOA, renters of a residence within the HOA, and all persons living in either such residence) and to all guests of any resident (e.g. family members not living in a residence, friends, contractors, service providers, etc.).

A-6 ADMINISTRATIVE MANAGER CONTACT DETAILS. The contact details for the Administrative Manager, and for any ARC, rental, other requests or questions regarding the House Rules and Regulations is:

Joleen Cline, c/o Cline & Associates 97 E Sierra Ave. Portola, CA 96122
Telephone (530) 832-0733

A-7 DEFINITIONS

Owners: Owners of a residence or real property within the HOA residing on a Lot, with boundaries defined in their purchase agreement.

Residents: Owners and renters of a residence within the HOA and all persons living in such residence.

Guests: All persons invited onto HOA properties by Owners or Residents, including family members not living in a residence, friends, contractors, or service providers, attendees of functions or events, etc.

Common areas: Are shown in the Hawk Ridge and White Hawk development plan.

B. RULES.

B-1. Architectural Control. The Whitehawk Architectural Review Committee (ARC) and the Hawk Ridge BOD has developed Architectural Standards and Guidelines and procedures concerning exterior designs, landscaping, structural improvements, and fire safety standards for all lots and common areas. These guidelines conform with the CC&Rs. BEFORE beginning construction, changes to exterior treatments, additions or design, landscaping improvements or fire safety upgrades or substantial changes or modifications to existing infrastructure these must be reviewed and approved by the Hawk Ridge BOD.

Hawk Ridge owners please send all applications for approval to the Hawk Ridge Board attention Joleen Cline. The BOD will review and if necessary, forward to the Whitehawk ARC Committee Chairperson for their approval.

B-2 Antennas and Satellite dishes. Subject to the Whitehawk ARC Guidelines.

B-3. Barbecues. Natural gas, propane and electric barbecues are permitted. Owners may use charcoal burning barbecues and smokers which can be extinguished by means of dampers and a sealed lid (i.e. Webber or Green Egg type kettles). Charcoal burning barbecues and smokers must be placed on a non-flammable flat surface and in an area with at least ten (10) feet of clearance from any combustible surface. These are allowed only within an owner's lot area. A hose bib or fire extinguisher must be located next to any exterior fire allowed for in this section. Residents shall take all reasonable precautions to minimize smoke from entering other Lots.

B-4 Burning. Under no circumstances shall there be any burning on any lot or common area. Residents must use the community burn site to dispose of hazardous fuels (E.g., cuttings, saplings, pine straw, tree limbs, brush, etc.).

B-5 Drones or Unmanned Aerial Vehicles. No person may operate any unmanned aircraft in the airspace above any portion of Hawk Ridge or Whitehawk Ranch in such a way as to invade the privacy of residents or their guests. Compliance with all current FAA restrictions, registration and safety guidelines are required where applicable.

B-6 Firearms and Hunting. No firearms of any kind shall be discharged on any lot or common areas within the Development except in self-defense. A firearm is defined as any caliber, large or small, whether digital, rifle, pistol, or other weapon from which a projectile is fired.

B-7 Fire Safety. Members are required to maintain their Lot in a fire safe manner. See detailed information in the Landscape and ARC Guidelines. Propane and electric firepits are permitted providing they are within an owner's lot area and can be extinguished by means of a faucet or switch and have a sealed lid. They must be placed on a non-flammable flat surface and in an area with at least ten (10) feet of clearance from any combustible surface. A hose bib or fire extinguisher must be located next to any exterior fire allowed for in this section.

B-8 Fireworks. The discharge of fireworks is not allowed within the HOA. This applies to all areas within the HOA, including common areas as well as individual lots.

B-9 Garages. Garage doors shall be kept closed when not in use. Garages shall not be used for any purpose that would prevent an owner from parking their passenger vehicles in the garage.

B-10 Garage and Estate Sales. Are permissible during reasonable daytime hours. Any items remaining at the end of the day must be stored inside or otherwise removed.

B-11 Generators. BOD ARC approval for location is required to install a whole house generator. A Generac or equivalent specification generator not larger than 13kw, which is sufficient to run a Hawk Ridge Town and Mountain home is allowed. The generator shall be integrated into the main home propane gas and electrical system, with only the generator being located outside of the Town or Mountain Home. The Generator shall have a noise rating not greater than the Generac 13kw model and ideally less than 70 dbA (i.e., 69 dbA and lower).

B-12 Governing Documents. Members shall provide their renters/lessees (whether short-term rentals or long-term leases) with copies of these Rules and Regulations and must ensure compliance with all provisions.

B-13 Hours for Outside Construction and Service Contractors. Noise from these activities is permissible Monday through Friday from 8 a.m. to 5 p.m. and Saturday from 9 a.m. to 5 p.m.

- (a) Contractors providing “interior” services that do not create a noise nuisance are exempt from these hour limitations.
- (b) The board reserves the right to extend these days and hours of operation for special circumstances, e.g., to accommodate tree and hazardous material removal services. Where practical, “notice of special circumstances” will be provided to residents.

B-14 Lighting. Pathway, outside, ornamental and patio deck lighting must be approved by the BOD. Such lighting shall be designed to enhance the resident’s home only and must not intrude upon or negatively impact other residents’ privacy or visible space.

B-15 Landscaping. Changes to the original Hawk Ridge landscaping, lots or common area, and any additions to plantings must be approved by the BOD to ensure they are not impactful to other residents or structures. To be approved, changes must comply with the fire wise guidelines and plant selection. This includes decorative additions such as wind chimes, planter boxes and ornamentation whether attached to the homes or not.

B-16 Noise and Conduct. All activities, whether individual or group shall be conducted at a noise level that is reasonable up to 9.30pm and based on the time of day, not disturbing to Owners, Residents, or their Guests. Each Owner, Resident and Guest is responsible for the conduct and behavior of their children and pets. Each Owner and Resident is responsible for the conduct and behavior of their Guests and Renters.

B-17 Parking.

(a) Parking on any street within the community is restricted to the hours of 7:00 AM to 10:00 PM except as provided for in (b) below. No overnight parking is permitted anytime on streets within the community.

(b) In order to facilitate snow removal and post storm cleanup; parking on any street within the community is prohibited during snow storms and until such time the roadways are clear of all snowpack and ice.

(c) Recreational Vehicle parking on Common Area streets is prohibited.

(d) Temporary parking, not to exceed 48 hours of a “motor home or similar “recreational trailer” is allowable on Mountain Homeowner Lots but none on the Town Home Common Area Driveways within Hawk Ridge.

(e) Temporary guest vehicle parking of autos, not to exceed 7 days unless approved by the BOD, is allowable on all Mountain Home Member Lots but none in the Town Home Common Area Driveways of Hawk Ridge, this temporary parking does not apply to motor homes or similar recreational vehicles.

(f) Based on BOD approval, a maximum of two resident-owned vehicle (autos) may be granted unlimited Common Area Driveway parking privileges on the Hawk Ridge Mountain Home Lots but none on Town Home shared driveways,

(g) No member-owned commercial vehicle may be parked overnight within the Development unless it is properly garaged on the Member Lot.

(h) The Hawk Ridge parking area (by the propane tanks) is for guest parking only. It should only be used by owners and their guest, or renters for temporary parking and not more than 30 days without BOD approval. Overflow and RV parking can be secured through Whitehawk.

B-18 Patio, Deck and Railings. Changes to and replacements of patio's, decks and railings must be approved by the BOD. Please submit a drawing, specifications and materials following the approved February 2021 Tew/Competello specifications and design. Available from Joleen Cline.

B-19 Pets. A Resident may keep no more than a) two dogs; or b) two cats; or c) one dog and one cat as pets on a Lot. In keeping pets, Residents must follow these rules:

(a) All dogs must be on a leash and remain under the full control of a responsible person (i.e., someone capable of controlling them) whenever outside a resident's home, on their lot or in the common area. To prevent confrontations with other dogs, walkers, and other animals' dogs should be restrained and not left unattended or allowed to escape outside the owner's home lot.

(b) Dog owners and their guests shall routinely clean up after their dogs, whether deposits are left outside the resident's lot line or in common areas, and they shall do their best to prevent their dogs from urinating or defecating on the landscape of other residents or in common areas. Plastic bags containing pet waste should be deposited in the owner's own trash can and not left along the side of the road, in the common area, or in the adjoining forest for pick up later.

(c) Residents shall be responsible for any personal injury or property damage, whether to a resident, a resident's home, a resident's lot, or the Hawk Ridge and Whitehawk common areas, caused by the presence or conduct of any animal brought upon or kept within the development by the owner, members of his or her household, guests, renters, tenants, or invitees.

(d) The Board & Whitehawk retain the right to fine owners violating these rules.

(e) Pets creating an undue disturbance, whether through excessive noise or acting in a manner negatively affecting other residents' enjoyment of their home lot or the development, may be banned by order of the Board after providing proper notice and a hearing.

B-20 Residential Leasing or Rental (Law AB 3182).

The lease or rental agreement for a member's home on a Lot must be in writing and must be a term of not less than 30 days for all units. All Leasing and Rentals will be subject to the CC&Rs, Bylaws and these Rules and Regulations. Owners are responsible for paying and are otherwise liable for any fines incurred by their tenants. A copy of the lease agreement shall be filed with the HOA Administrator 30 days prior to any rental.

B-21 Restricted Vehicles. Except as otherwise provided for herein, no RV, camper, boat, recreational watercraft, ATV, trailer, or any other similar vehicle is permitted in any portion of the Lots or Common Areas. These must be parked in the resident's garage or at the CSD storage lot. Over night parking of commercial vehicles is not allowed throughout the HOA development.

B-22 Sports Fixtures. No basketball standards, hoops or backboards or other fixed sports apparatus shall be attached to any unit or erected on any lot where the same would be visible from the street or another lot.

B-23 Sale of Lots. Open Houses and broker caravans are permissible during reasonable daytime hours. See B-20 for Signage.

B-24 Signs. No signs, posters, flags, banners, notices, nameplates, cards, or advertisements of any kind may be displayed to the public view on or from any Lot or in or on any Common Area, except as allowed by law, e.g. the US Stars and Stripes, appropriate decorative items on e.g. Thanksgiving, Christmas and Nationally recognized days only. No political or decorative landscaping flags are permissible. Owners may display one sign on a Lot which is of reasonable dimensions and design, advertising that the property is for sale or lease, as allowed by law and subject to established HOA signage and color standards.

B- 25 Spas and Hot Tubs. No spa or hot tub may be installed without the written approval of the Board and to comply with ARC Guidelines.

B-26 Speed Limit. The maximum speed limit within the confines of Hawk Ridge and Whitehawk Ranch is 25 miles per hour.

B-27 Tree removal. A tree smaller than six inches in diameter may be removed from a home site without prior approval of the ARC. Dead or diseased trees must be removed within 60 days of notification. Please refer to the current ARC Guidelines. No trees shall be removed from the Hawk Ridge common areas without Board approval.

B-28 Trash. Members shall not keep trash on or in any portion of the Lot or the Development except in permitted trash receptacles and ensure that such receptacles are visible only on scheduled trash pick-up days in accordance with the requirements of Plumas County.

B-29 Use of Open Space. Open space throughout the HOA is intended for the casual, everyday use of Owners, Residents, and Guests. No overnight parking or camping is permitted.

B-30 Washing of Vehicles. Vehicles may not be washed or detailed in the Common Area. The washing of vehicles is permitted on the Common Area Driveways of the Members dwelling in Hawk Ridge.