

MEADOW OAKS HOMEOWNERS ASSOCIATION

Rules Regulations

And

Membership Reference Guide

Revised November 7, 2022

Membership Reference Guide

PREFACE

Living in a private and gated community can be a pleasant and rewarding experience, especially in as beautiful a location as Meadow Oaks on the Santa Rosa Plateau.

Safety, consideration of your neighbors and good communications are essential to the success of Meadow Oaks.

Although our community affords its residents a high level of privacy through controlled access and a complete perimeter fence, it is important for all property owners, residents, and guests to understand that these features do not provide any defense or security against criminal acts committed within Meadow Oaks.

Please read the following carefully and ensure that all members of your family and guests understand the Rules fully. If you have any questions, please contact the Homeowners Association at

Ralston Management
28441 Rancho California Road #101
Temecula, CA 92590
(951) 296-9030
(951) 296-9033 Fax

All property owners were given a copy of the Association's CC&Rs and By-Laws when they purchased their property. We urge you to read these two important items which serve as our governing documents.

ACKNOWLEDGEMENTS

These Rules and Regulations were compiled by your Association's Board of Directors for the purpose of creating and maintaining a safe environment for all Meadow Oaks homeowners and guests, protecting property values, and making Meadow Oaks living a pleasant and rewarding experience. Your cooperation is essential to accomplish these goals.

CALENDAR OF BUSINESS

Board of Directors meetings are held at least four times a year and generally in March, June, September, and December. Additional meetings are held as necessary. The date and time of Board of Directors meetings will be posted at the Main Entrance to Meadow Oaks at Calle Pino and Calle Juanito and also emailed to property owners who request it. Property owners are invited to these meetings.

The Annual Property Owners Meeting is generally held in early December. Notice is mailed to all property owners of record prior to the meeting. In order to establish a quorum so that business can be conducted, it is imperative that property owners either attend in person or submit their proxy.

An audit will be prepared as prescribed by the California Corporate Code and mailed to property owners of record.

GENERAL RULES AND REGULATIONS

INTRODUCTION

The General Rules and Regulations as contained in this document are issued by the Board of Directors as authorized by the governing documents of the M.O. Homeowners Association's ("Association") By-Laws and CC&Rs.

The Rules and Regulations are intended as a guide to the conduct and activities of all property owners and their guests, so that everyone living or visiting in Meadow Oaks will enjoy the maximum pleasure without annoyances or interference from others.

Some of the covenants, condition, and restrictions contained in the CC&Rs are repeated herein in whole or in part for your convenience there are other provisions of that document, which are not discussed herein. You have an obligation to be completely familiar with the Association's CC&Rs and to abide by its content. In the event of any conflict between the provisions of the CC&R's and these Rules the provisions of the CC&R's shall prevail.

Meadow Oaks falls under the jurisdiction of the County of Riverside and all applicable ordinances and codes apply.

A. Improvements (Grading, construction, renovations, etc.)

The CC&Rs require that each property owner apply to, and receive approval from, the Architectural Control Committee (ACC) to construct, reconstruct, or alter the appearance of any improvement (including any structure, driveway, fencing, etc.) make significant changes to the landscaping, alter the land form (e.g. grading or excavating), drill any water well, cut or remove any trees, or do any act which would affect drainage. A separate set of Design Guidelines detailing the rules related to improvements and landscaping has been established by the Board of Directors. A copy of the Design Guidelines may be obtained from Ralston Management.

B. Fire Regulations

The Association strongly supports the fire prevention efforts of the Riverside County Fire Department and CalFire. Property owners are individually responsible for full compliance with all of their Regulations as they pertain to individual residences and properties. In addition, the Association will enforce the following rules (which are also part of the Riverside County Fire Department Regulations)

1. On all lots, improved or unimproved: an area 30 feet wide from the edge of any adjacent road or on those sides of the property where there is no road, the exterior limits of the property must be maintained free of any grass and weeds which exceed 4 inches in height. If above described maintenance is not performed by the property owner, the Association may have the maintenance performed at the expense of the property owner. The cost of such maintenance may be levied as a special assessment subject to the enforcement provisions.
2. Property owners must maintain a minimum of 30-foot clearance around all structures by removing all dry grass, brush, and dead leaves.
3. Property owners must maintain a 10-foot clearance around the chimney by removing tree branches. The top of the chimney opening must be equipped with a screen of ½ inch or smaller mesh.
4. An area 10 feet wide around all propane and LPG tanks must be maintained free of any grass and weeds which exceed 4 inches in height.
5. Property owners must maintain emergency vehicle driveway access to all occupied structures. This includes trimming trees that may obstruct access by high profile emergency vehicles.
6. Property owners must post and maintain their residence address so that it is easily visible from the street.

C. Health and Safety

1. Dogs **MUST** be kept on a leash and controlled by a responsible person when they are in common or public areas. They are not permitted on lots which are not owned by the dog's owners except with the permission of the affected property owner.
2. Owners must ensure that no nuisance results from the maintenance of any pet or other animal. Nuisances include, but are not limited to excessive noise, noxious odors, and unsafe behavior by an animal.
3. The speed limit on all streets within Meadow Oaks is 20 MPH.
4. Unlicensed operators are prohibited from operating any motor vehicle in or on the common or public areas within Meadow Oaks. This includes motorcycles, ATV's, and golf carts.
5. Unregistered vehicles may not be operated on any street within Meadow Oaks. Notwithstanding the foregoing, unregistered utility vehicles such as golf carts and tractors may be operated by a licensed driver on a street within Meadow Oaks provided that: 1) the vehicle is covered by the property owner's automobile or homeowner's insurance policy, 2) M.O. Homeowners Association is named in the policy as "an additional named insured", and 3) a Certificate of Insurance has been delivered to the Association for the period during which the utility vehicle is intended to be operated on Meadow Oaks streets.
6. Horses are not permitted on streets within Meadow Oaks except to transition from/to other properties or exterior riding trails.
7. Horses in transit have the right-of-way on Meadow Oaks Streets.
8. In order to maintain access both to their property and along the adjoining roadways Property owners must keep any trees that are adjacent to the streets and/or the private shared driveway easements trimmed such that there is at least 14 feet of vertical clearance over the streets and easements and any foliage that would obstruct a driver's view is removed.

D. Excessive Noise and Construction Ban on Sundays and Holidays

Article V, Section 3, of the CC&R's states that: "Nothing shall be done that in any way interferes with the quiet enjoyment by each of the owners of their respective properties." The Association has adopted the following rules to ensure that the requirements of this section are met.

1. Construction by contractors or property owners shall be limited to the period 7:00 AM to 5:00 PM, Monday through Saturday. No grading or construction is permitted on Sundays or Holidays.
2. No equipment, which creates excessive noise may be operated within Meadow Oaks on Sundays or Holidays. Notwithstanding the foregoing, property owners may use lawnmowers, string trimmers and/or leaf blowers on Sundays and Holidays from noon to 4 pm.

E. Community Appearance and Use Restrictions

1. No Non-Residential Use No portion of a Lot shall ever be used or caused to be used or allowed or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storage, vending, or any other non-residential purposes. The provisions of this Section shall not preclude professional or administrative occupations without external evidence thereof, for so long as such occupations (x) are conducted in conformance with all applicable governmental ordinances, (y) are merely incidental to the use of the Lot for residential purposes, and (z) the patrons or clientele of such professional or administrative occupation do not regularly visit the Lot or regularly park automobiles or other vehicles within the Property.

2. Nuisance. No noxious, hazardous or offensive trade or activity shall be carried on upon any Lot, or any part of the Property nor shall anything be done thereon which may be, or may become, an annoyance, nuisance or danger to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective Lot, or which shall in any way increase the rate of insurance. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), live bands, noisy or smoky vehicles, incessantly barking dogs, large or noisy power equipment or tools, off-road motor vehicles or other items which may unreasonably disturb other Owners, or their tenants or guests, shall be permitted, located, used or placed on any portion of the Property without the prior written approval of the Board. Alarm devices used exclusively to protect the security of a Lot or Common Area, and its contents, shall be permitted, provided that such devices do not produce annoying sounds or conditions as a result of frequently occurring false alarms. Any use of the Property by any Owner (a) in violation of the terms of the CC&R's, or (b) in violation of any applicable law or ordinance, shall be deemed a nuisance.

3. Tents, and Other Temporary Structures. Except for temporary uses related to a special event approved by the Board, no structure of a temporary character such as a tent, inflatable play structure shall hereafter be used on any Lot at any time, either temporarily or permanent. Notwithstanding the foregoing, such temporary structures maybe used on a given Lot for up to 48 hours in any calendar month.

4. Vehicles; Parking. No stripped down, wrecked or junk motor vehicle shall be kept, parked, stored or maintained outside on any Lot. No commercial vehicle bearing commercial insignias or names (except pick-up trucks), shall be parked on any Lot except within an enclosed structure or a screened area which prevents such view thereof from adjoining Lots, roads, and the Common Area, unless such vehicle is temporarily parked for the purpose of serving the Lot.

Motor homes, travel-trailers, boats, horse-trailers, farm or ranching machinery or equipment (except antiques used for decorative purposes approved by the ACC) must be parked or stored inside an approved structure unless they are screened or located in such a manner that they are not visible from any property or street within Meadow Oaks or public street outside Meadow Oaks. Property owners or their visitors may obtain a temporary parking permit for a period not to exceed seven days from the Onsite Manager. The Onsite Manager's office is located at the main gate.

Notwithstanding the foregoing, Motor homes, travel-trailers, boats, horse-trailers, farm or ranching machinery or equipment may be parked or stored in locations visible from a neighboring property (but not visible from any street) IF the owner of the neighboring property consents in writing to such location. Such consent shall be subject to revocation at any time by such neighbor and shall be automatically revoked if the neighboring property is sold.

The parking of vehicles on the roads is prohibited except during the day. All overnight parking for residents of Lots shall be in an enclosed structure with the door closed or otherwise screened from view from both the neighboring properties and the roads; provided, however, that overnight parking for guests need not be either in an enclosed structure or screened. Notwithstanding the foregoing, residents may park outside overnight two operable cars or pickup trucks.

5. Oil and Mineral Rights. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in the Property.

6. Unsightly Items. All weeds, rubbish, debris, or unsightly material or objects of any kind shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, trash cans, woodpiles, storage areas, machinery and equipment shall be prohibited upon any Lot unless obscured from view of adjoining Lots or streets. Any fence or screen required by this Section shall comply with any standards established pursuant to the Article entitled "*Architectural Control*" of this Declaration as to size, color or other qualification for permitted fences or screens.

7. Animals. Only a reasonable number of horses and generally recognized house pets shall be kept on any Lot. All such animals shall be kept in strict compliance with County Ordinances and State Law. Swine are not allowed. Notwithstanding the foregoing, no animals or fowl may be kept on the Lots which are unreasonably annoying or obnoxious to residents in the vicinity, and, in any event, any Owner shall be absolutely liable to each and all remaining Owners, their families, guest and invitees, and to the Association, for any and all damage to person or property caused by any pets or other animals brought upon or kept upon the Lots by an Owner or his family, guests or invitees. Upon the written request of an Owner the Board shall conclusively determine in its sole and absolute discretion, whether, for the purposes of this paragraph, a particular animal, bird, fowl, poultry, or livestock, is a generally recognized house or yard pet, or a nuisance, or whether the number of animals or birds on any such property is reasonable. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions contained herein.
8. Pests. No Owner shall permit anything or condition to exist upon any portion of his Lot which shall induce, breed or harbor infectious plant diseases or noxious insects or vermin.
9. Trash Storage. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere a Lot, except in sanitary containers located in appropriate areas screened from view, and no odor shall be permitted to arise therefrom so as to render the Lot or any portion thereof unsanitary, unsightly, or offensive from any public or private street or from any other Lot in the vicinity thereof or to its occupants. Trash containers shall be exposed to view only when set out for a reasonable period (not to exceed twenty-four (24) hours) before and after scheduled trash collection hours. Each Owner shall comply with any recycling or waste management programs of the County.
10. Aircraft. No aircraft, including helicopters, shall be permitted anywhere in the Property.
11. Removal of Destroyed Improvements. No Improvement which has been partially or totally destroyed shall be allowed to remain on any Lot in such state for more than six (6) months from the date of such destruction.
12. Ponds. Ponds shall be kept free from algae and weeds.
13. Signs. Except as otherwise provided in the California Civil Code, signage of any type is prohibited. Notwithstanding the foregoing, so long as the property owner keeps the Onsite Manager supplied with marketing brochures regarding the sale and/or rental, a property owner may install a single sign advertising the property for sale or for rent. Such sign must be installed near the driveway entrance to the property and may not be larger than 18" by 24" nor taller than 6'. If a property owner fails to keep the Onsite Manager supplied with brochures then he or she must remove the sign and access to any real estate agent may be restricted. In addition, Owners may install a maximum of three (3) signs which disclose that the Lot is protected by a security system. Such security signs may be placed on or around the Lot; *provided, however*, such signs shall not exceed customary dimensions.

14. Leasing. Each Owner's right to lease or rent their house, guest house or their Lot or any portion thereof is subject to the following

(a) Any lease must be for a minimum term of least thirty (30) days, under the terms of a written lease. After the expiration of the initial 31 day term, an Owner may continue to lease or rent month-to-month to the same tenants or enter into another lease with a new tenant for an initial minimum thirty day period. A condition of the lease shall be that the tenant shall not have the right to sub-lease all or any portion of the Lot.

(b) The Owner shall include a provision in the lease that the tenant agree to fully comply with the Covenants, Conditions and Restrictions and the Association's Rules and Regulations, copies of which must be provided to the tenant. Owner shall provide the Association with the name and contact information of each tenant signing the lease, prior to allowing tenant to take occupancy.

(c) Every Owner is fully responsible for his tenant's failure to comply with all Association Governing Documents. Owners shall be held responsible for any damage caused by their tenants and their family, employees, agents, guests or invitees to the Common Area and for any violation of the Governing Documents. Owner shall be specially assessed for the cost to repair any damage caused by their tenants.

(d) Upon written request from the Association, Tenants must pay to the Association that portion of the rent necessary to satisfy any obligation of the Owner of the Lot to the Association for payment of delinquent assessments. All payments thus made will reduce the Tenant's obligation to Owner of the Lot by like amount. Payment of assessments is deemed necessary for the habitability of the Lot.

(e) No portion of any lot may be used for weddings and/or wedding receptions. Notwithstanding the foregoing, weddings and/or wedding receptions are permitted if either the bride or the groom is a member of the Owner's immediate family.

15. Shade Structures. Notwithstanding the provisions in the rules requiring secondary structures to have the same roof and architectural style as the primary residence, relatively small (150 square feet or less) shade structures for horses may be constructed with metal roofs. The metal roofs should, to the extent possible, be the same or similar color to the roof on the house. In order to qualify for this exception the roof must be flat (i.e. have a pitch no greater than 1 inch in 10 feet). The 4 corner support posts for the roof may be metal as well. There can be no side walls – only the 4 corner posts. No more than 3 such structures may be constructed on any one lot and the shade structures must be at least 40 feet from each other. As with all structures, no such shade structure shall be constructed until its size, location and other characteristics have been approved by the Architectural Control Committee.

16. Acceptable Method of the Disposal of Manure. Manure may not be stored or composted or tilled into the ground within 20 feet of the property line; unless, in the case of storage, enclosed in a bin or container that is properly shielded from all neighbors' view and removed on a weekly basis; or in the case of fertilizing or use as a soil amendment, used in appropriate application rates on and around existing plants/grass. The spreading or layering of un-composted manure on top of the ground as a method of disposal is not allowed.

Any person who owns or controls a dog must remove any feces left by that dog on any easement, street, or other common areas of the community.

F. Access to Meadow Oaks

1. Except as otherwise provided in part G, the owners of each lot are collectively entitled to two (2) magnetic access control cards. Such cards were provided to the original property owner and should be transferred to each subsequent property owner by the seller, through Escrow. In the event that a new property owner did not receive the cards from the seller then such new property owner may purchase two such cards from the Association.
2. Except as otherwise provided in part G, in addition to the magnetic access control cards, the owners of each lot are collectively entitled to two wireless gate openers which open the "Residents" gate at the main entrance. Such openers were provided to the original property owner and should be transferred to each subsequent property owner by the seller, through Escrow. In the event that a new property owner did not receive the openers from the seller then such new property owner may purchase two such openers from the Association.
3. The Board of Directors may authorize the sale of additional access control cards or wireless openers when a property owner can demonstrate a valid need for such devices. A request for additional cards or wireless openers must be made in writing, stating the names of the persons to whom they will be issued and the relationship to the property owner. The cost for additional access cards and wireless gate openers is set from time to time by the Board of Directors, at present it is \$20 for each access card and \$40 for each wireless gate opener. Forms may be obtained from and returned to the Onsite Manager.
4. Property owners hosting events involving more than twenty (20) vehicles, during times other than when the Onsite Manager is normally scheduled, shall be required to contract with said Manager to provide entry service control to its visitors. Costs shall be the responsibility of the property owner. Under no circumstances, shall a property owner station someone at the gate (i.e., with a clicker) to provide entrance to said visitors.
5. The perimeter fence surrounding Meadow Oaks is the property of the Association. Individual property owners may not remove portions of the fence, install wire-mesh, construct gates, attach signage, or in any other way alter the appearance of the fence unless prior written approval is obtained from the Board of Directors. Property owners may submit a written request to the Board of Directors to have an equine gate or approved wire-mesh installed. If approved, the property owner must contract with a Vendor approved by the Board to construct and install the gate. The cost of such installations will be the responsibility of the property owner. Note: equine openings shall not exceed 42 inches in width, and gates must be in the style approved by the Board of Directors and must be kept locked. A picture of a gate constructed in the approved style is attached hereto as Exhibit B.

G. Enforcement

It is not the intention of the Board to regulate all aspects of life in Meadow Oaks or to mediate small differences between property owners. Complaints or annoyances of a minor nature should be handled person-to-person or neighbor-to-neighbor. If personal attempts to solve the problem are unsuccessful then a formal complaint may be filed with the Board of Directors.

1. Property owners and residents may report violations by completing a Complaint Form (available from the Onsite Manager) and forwarding it to the Association c/o Ralston Management. The Association's Board of Directors will determine whether, and to what extent, to act on any complaint received.
2. Responsibility: Each property owner is responsible for adhering to the rules, regulations, applicable ordinances, By-Laws, and CC&Rs of the Association. Any breach of these rules is subject to enforcement pursuant to the By-Laws and CC&Rs and may include the imposition of a fine. Property owners are also accountable and responsible for their tenants, guests and/or invitees.
3. Violations: A letter will be mailed to the property owner by Ralston Management on behalf of the Board of Directors stating the rule which has been violated. Property owners may request a hearing to discuss the alleged violation. Any request for a hearing should be filed in writing with Ralston Management no more than 15 days after the date that a violation notice is received.
4. The Board of Directors may impose a fine, suspend a property owner's privileges, or take any other lawful disciplinary action following notice and a hearing, in accordance with the violation procedures adopted by the Board as well as Article IV, Section 3 of the Bylaws. Nothing contained in this document is intended to limit the rights of any property owner in Meadow Oaks to file a civil or criminal complaint against another property owner or his/her guest.

H. Fine Schedule/Suspension of Privileges

After Notice and a Hearing, as set forth in the Enforcement Policy, the following disciplinary action may be imposed against an owner for a violation or violations of the Association's Bylaws, Rules, Regulations or other governing documents:

- A. First violation: \$200.00
- B. Continuing violations: \$300.00 per month, per violation, until such time as the violation(s) is/are cured.

- A continuing violation is a violation that has never been cured and continues to exist or a violation that is repeated after being cured as a result of receipt of a Notice of Hearing.
 - Each month, the alleged violating property owner may attend a hearing to address the Board regarding the alleged continuing violation; however, no new Notice of Hearing need be sent to the alleged violating property owner. This Fining Policy is intended to provide such notice to the property owners of their right to attend a hearing and address the Board.
- C. Violation of the prohibition on weddings and wedding receptions: \$10,000 per occurrence.
- D. The Board reserves the right, at any time during the enforcement process, to turn the violation matter over to the Association's legal counsel for enforcement via alternative dispute resolution and/or litigation.

In addition, in the event that a property owner is more than 60 days in arrears in paying any dues, assessment or fine then, the Board may, after notice and hearing as provided in the Enforcement Policy and Article IV Section 3 of the Bylaws deactivate all wireless gate openers and all but one of the magnetic access control cards associated with such property owner's lot. In such event the owners of the affected lot will thereafter be limited to gaining access by use of the one active magnetic access control card until such time as all dues, assessments and fines have been paid. Any such property owner may have one additional magnetic access control card activated by paying a sum equal to twice the price of an additional card, at present \$40.