

# LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

Phone (530) 583-2307 Fax (530) 583-2324

E-Mail [lfghoa@sbcglobal.net](mailto:lfghoa@sbcglobal.net) Website: [www.lfghoa.com](http://www.lfghoa.com)

## RULES & REGULATIONS

The following are set forth to promote the peace and harmony of Lake Forest Glen (LFG), a residential community, and to maintain its appearance and value. Any use of LFG property is for current occupants only.

### **\*ALL VEHICLES ENTERING PREMISES ARE SUBJECT TO THE SPEED LIMIT OF 10 MPH, PARKING REGULATIONS & SNOW REMOVAL PROCEDURES.**

**\*VEHICLES LIMITED TO THREE (3) PER UNIT** without management approval, including boats, trailers, motor homes, campers, motorcycles and guest vehicles. All must be operable and with current registration.

**\*Vehicles leaking fluids, unpainted or with excessive body damage are not allowed.**

**\*No vehicle repairs on site.**

**\*Use of overflow lot is limited to 1 week. Longer periods possible with approval, towing will occur without approval.**

### **PARKING IN FRONT OF EACH UNIT**

Resident and guest vehicles must park (between the lines) in front of their unit, on the asphalt only, not in the landscape. Two (2) or three (3) cars may fit in front; additional guest vehicle must park at one of the two overflow lots, never in front of another's unit. This assigned parking is enforced. Maximum of 4 hours for loading or unloading of boats/RV's allowed in front of a unit.

### **BOAT/RV PARKING AT NORTHEAST OVERFLOW LOT**

Only one piece of equipment per unit allowed at any time for current occupants only. All types of RV's must be parked at the large overflow lot in the designated area anytime of the year. Long-term storage of RV's is not allowed, periods longer than one week must be approved. Registration forms must be taken to the Association office for all RV's/boats. **Seasonal limitations:** May 1 through October 15<sup>th</sup>-Boats, trailers, RV's, campers, etc., may only be parked in this overflow parking lot. October 16 through April 30<sup>th</sup>-**Short term** parking for current residents with snowmobiles on trailers and non-occupied RV's, ONLY.

### **COMMERCIAL VEHICLE POLICY**

No commercial vehicles or equipment allowed at LFG when not performing a service for a specific

unit. To be on site after service, commercial vehicles must have approval from the management to avoid towing. Commercial vehicles must park at the overflow lot when not in use. This includes overnight parking. A commercial vehicle or equipment is defined as: Vehicles having an axle load rating greater than  $\frac{3}{4}$  ton, used primarily for hire, compensation or profit and having supplies or equipment upon them. In addition, "on call" or delivery type vehicles (such as delivery vans, buses, taxis, tow trucks, etc.), pickups with utility bodies and non-recreational/vacation trailers are all considered commercial.

### **SNOW REMOVAL**

Whenever snow exceeds 3 inches, be prepared to move your vehicles to allow for snow removal. Leave unattended vehicles in short-term lots. Do not leave a vehicle in front of your unit without someone inside **with a key**.

### **TOWING**

Vehicles illegally parked, inoperable, unregistered, stored at overflow lot without permission or hindering snow removal are subject to towing.

### **USE OF FACILITIES**

- Use of recreational facilities, roads and pathways is at the risk of the user.
- Parties are restricted to confines of unit or gazebo area. Outside parties at the gazebo area must be scheduled with Management.
- No more than four (4) visitors per unit, accompanied by an authorized key holder (current residents only), may use recreational facilities at a time.
- No glass containers in or around pool areas or on tennis courts.
- Pools and tennis courts are locked. Access permitted to authorized key holders, who must present identifying keys upon request.

**SWIMMING POOLS** - Open Memorial Day to Labor Day, or later, weather permitting.

**Family Pool** - 10:00 a.m. to 9:30 p.m. No lifeguard on duty.

**Quiet Pool** - 9:00 a.m. to 9:30 p.m. No lifeguard on duty.

**Spa/ Dry Sauna** - Open year round 9:00 a.m. to 9:30 p.m. The Sauna is a **dry** sauna. Water will blow the circuit.

**TENNIS COURTS** - *For tennis only; no dogs, bicycles, playing or other ball games.*

- Reserved for singles or double play by authorized key holders for recreational use only. No business use allowed.
- **Tennis shoes must be worn.**
- Sign up for each day's tennis beginning at 8:00 a.m. at the Gazebo. Limited to two (2) hours when others are waiting.

**NOISE CURFEW**

- Please enjoy your stay at LFG quietly at all times. Party Curfew: Daily 10:00 p.m. – 8:00 a.m. Construction: M-F 8-6; Sat. & Sun: 9-5
- CBs or 2-way radios may not be left on in unoccupied vehicles.
- Modified exhaust systems, lack of mufflers, loud music and use of sirens or spotlights are prohibited. (except by emergency vehicles).

**PETS**

- UNIT OWNERS ARE ALLOWED (2) PETS MAXIMUM IN THEIR UNIT AT LAKE FOREST GLEN.
- It is forbidden for an owner, renter or guest to allow a dog to be in the common areas with no responsible person in control.
- Pets are not allowed inside pool areas or on the tennis courts.
- Immediate cleanup of feces deposited by pets is mandatory.

**DUMPSTERS**

The dumpsters are for disposal of household garbage only. Arrangements may be made for disposal of some types of furniture, appliances and construction materials for a nominal charge. Please call the Association office for assistance with your disposal needs.

**HAZARDOUS MATERIALS**

Paint, cleaning solvents, etc., must not be disposed of in dumpsters, sewers or drains.

**LANDSCAPING & GROUNDS**

- Common areas outside foundation walls and decks must be kept clear of debris or stored items impairing the visual quality of the area. Common area Standards are available at the Association office.
- Only outdoor furniture, gas BBQ's, firewood, potted plants, children's toys, kayaks and bicycles are allowed on decks. All other items must be stored in the approved storage container. No recreational vehicles.
- Management is responsible for setting appearance standards.

- Landscape and pruning requests must be made to the office.
- Use of footpaths, roads and lawns may not damage landscape.
- Planting of flowers, shrubs or trees is prohibited, other than in containers, except by written approval from Management.

**INFRACTION NOTICES & MONETARY PENALTIES (FINES)**

- Infractions by owner, tenant or guest will result in a warning notice or monetary penalty.
- Homeowners may dispute any fines before the Board of Directors, in person or via certified mail; at the regular scheduled meeting immediately following the date of infraction.
- Fines are due and payable upon receipt. Any fine unpaid 15 days following the regular scheduled Board meeting will be posted to the Homeowner's account.

**EXTERIOR IMPROVEMENTS**

Lake Forest Glen has strict Architectural Guidelines. These are available in the Association Office. The Guidelines are enforced to maintain the aesthetics of the Glen. Any deviation without written authorization will be subject to fines.

**NO BUILDING EXTERIOR ATTACHMENTS ALLOWED INCLUDING PHONE, TV, AND SATELLITE WIRES.**

**MANAGEMENT**

- Management is responsible for the equitable and uniform enforcement of the Rules & Regulations, CC&Rs and Association policies and procedures. Exceptions may be made only by the Board of Directors.
- Owners are solely responsible for correcting violations and payment of monetary penalties.

**IMPORTANT PHONE #'S**

**SHERIFF** 530-581-6300  
**FIRE DEPT** 530-583-6913  
**SECURITY** (7pm-4:30am) 775-887-3642  
**GAS CO.** 800-832-2555  
**ELECTRICITY** 800-782-2506  
**LFGHOA OFFICE** 530-583-2307