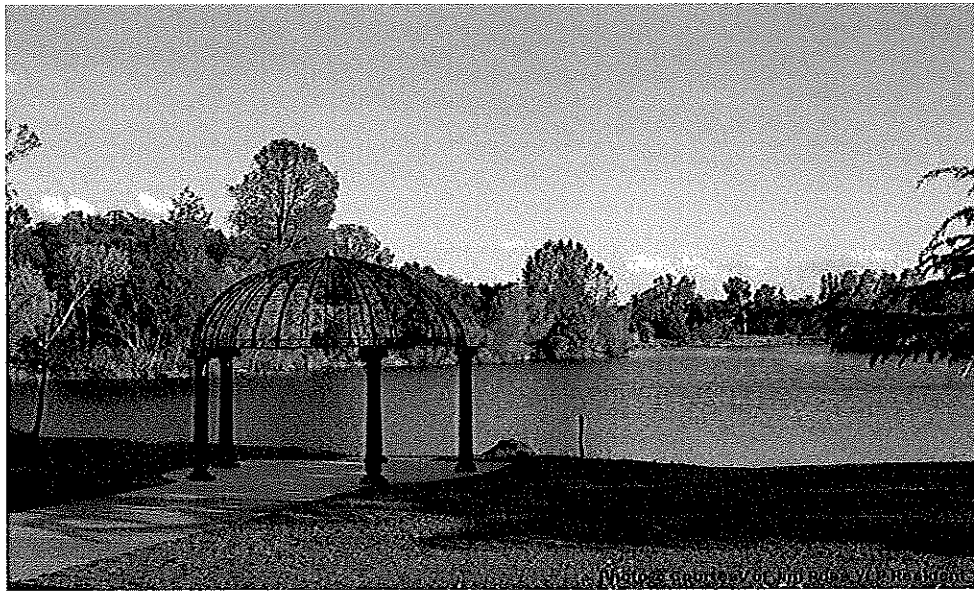


Yosemite Lakes Park



Environmental Control Committee

Meetings are held the 2nd and 4th

Tuesday of each month

at 7:00 p.m.

YLP Clubhouse Library

ENVIRONMENTAL CONTROL COMMITTEE

The Environmental Control Committee is dedicated to enforcing the Declaration of Restrictions, also known as the DOR's.

It is the responsibility of the Environmental Control Committee to enforce these rules with the best interest of the residents in mind, and to utilize a degree of flexibility and compromise.

As our environment and lifestyle changes we will be faced with new challenges. We need to be fair and objective in our rulings, acting in the best interests of all the residents.

Many problems will need to be resolved by compromise and cooperation. Open communications and flexibility will significantly reduce the volume of complaints. Contact the Environmental Control Committee first. We are here to serve. If you do receive a notice of non-compliance, respond as soon as you possibly can and advise the Environmental Control Committee of your intentions regarding the violations.

Guidelines for the Use of Awnings/Tents as Vehicle Covers

Section 8 (c) of the Declaration of Restrictions (DOR) specifically prohibits the use of any out-structure for the purpose of temporary storage. The same section of the DOR gives the Environmental Control Committee (ECC) the authority to grant permission for such structures. The following guidelines are to be used by the ECC for determining the acceptability of certain types of proposed temporary out-structures (units).

- Use:** Units are to be used for the temporary (non-permanent) storage of a boat or motor vehicle only. Boat or motor vehicle must be operational and licensed. No other items are to be stored within the unit. No parts, attachments, or supplies related to the stored vehicle may be stored within the unit.
- Material:** Canvas, nylon or metal may be used. All flexible material **must be** tailored and installed so that the unit remains taut and not does not waver.
- Footings:** These are not allowed as this structure must be temporary in nature.
- Size:** The unit is to accommodate one vehicle only and may be up to four (4) feet longer than the length of that vehicle. The unit may be up to two (2) feet higher and two (2) feet wider than the vehicle, or ten (10) feet wide and eight (8) feet high, whichever is larger.
- Color:** The units shall be coordinated with the existing house/garage. Metal covers should be painted to match existing house/garage. No reflective surfaces are allowed. The units shall be comprised of one material and shall also be of one color.
- Location:** Units shall not be located between any roadway and the front or side of the house or garage, whichever is closest. Units should preferably be placed behind the house or garage.
- Visibility:** Units shall preferably be not visible from any road or open space. Screening can be considered to minimize visibility.
- Quantity:** Only one unit per lot. If additional unit is approved by ECC, it must be identical in all respects.
- Application:** Must be from lot owner. Requests from renters will not be considered.
- Responsibility:** Lot owners will be responsible for all damages caused by the units.
- Upkeep:** All units must be kept in good order. Any unit that is damaged must be repaired within thirty (30) days or removed.

Guidelines Pertaining to Existing Non-approved Awnings/Tents

All existing units need to be approved by the ECC. The ECC will send letters indicating such upon complaint from membership.

The ECC will not consider any request for approval of any proposed improvement from a member that has an unapproved unit on their lot.

The approval of an existing unit could contain clauses that require the relocation or color change of the unit within a certain time or when any repair is necessary.

All existing units must comply with the “Guidelines for the Use of Awnings/Tents as Vehicle Covers” or as stipulated by the ECC, to be approved.

NUISANCES

Declaration of Restrictions (DOR) Section 8 (l) reads, “No noxious or offensive activities shall be carried on any lot, nor shall anything be done on any lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood.”

The following are examples of what is to be considered a “nuisance”.

Barking dogs – recurring, continuous, or unattended. Three (3) complaints in total, from three (3) different members within a one (1) month period.

Perceived vicious animal –

Animals causing personal or property damage or causing a disturbance in the form of unsanitary conditions –

Standing water (breeding mosquitoes) –

Obnoxious odors –

Incomplete construction (DOR Sec. 8r) –

Partially destroyed improvements (DOR Sec. 8q) –

Loud noises – recurring, continuous. Three (3) complaints from three (3) different members within a one (1) month period.

ENVIRONMENTAL CONTROL COMMITTEE PROJECT APPROVAL AND PERMITS

Project approvals and permits granted by the Environmental Control Committee are valid for 6 months from the date issued.

If the project was not completed within this time frame, the Environmental Control Committee approval or permit will have expired and the applicant must re-apply for an extension if they wish to finish the project.

Reapplication must be made within thirty days of the expiration date in order to avoid paying a renewal fee.

The term of the extension shall be determined by the Environmental Control Committee at the time of reapplication.

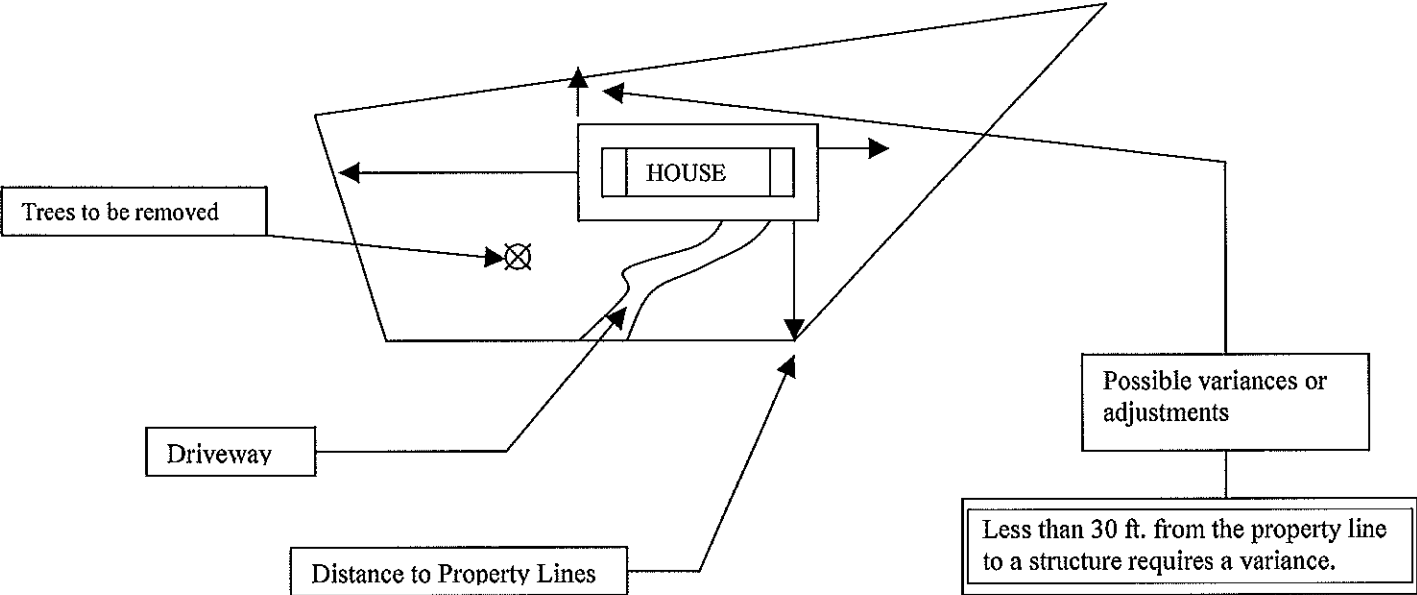
Environmental Control Committee, at their discretion may deny an extension.

APPROVAL OF NEW CONSTRUCTION

Submit plans to the Association office and pay required fees.

Provide two (2) sets of plans, one for the Association and one for the homeowner.

The plans **must** include a plot plan. See example below:



The Environmental Control Committee will send an inspector to review the plans and site.

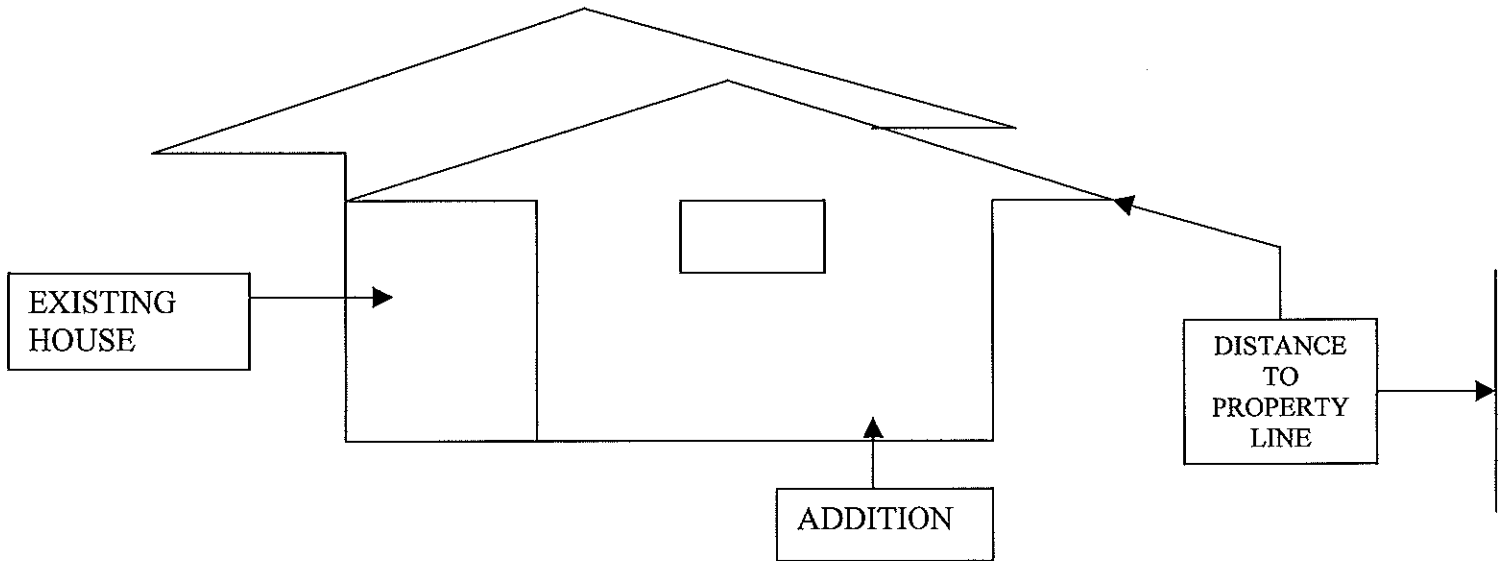
The inspector will present his findings to the Environmental Control Committee.

The Environmental Control Committee will then vote on the request and submit their decision to the Yosemite Lakes Owners' Association office.

The Yosemite Lakes Owners' Association office will notify the applicant.

ADDITIONS

ROOMS – GARAGES – WORKSHOPS



The Environmental Control Committee will send an inspector to review the plans and site.

The inspector will present his findings to the Environmental Control Committee.

The Environmental Control Committee will then vote on the request and submit their decision to the Yosemite Lakes Owners' Association office.

The Yosemite Lakes Owners' Association office will notify the applicant.

ECC Guidelines for Residential Construction

In addition to minimum size restrictions as stated in Section 7(a) of the Declaration of Restrictions (DOR), and to maintain the overall quality and appearance of residences constructed in the Subdivision, the following Guidelines shall apply to all new construction on any residential lot:

1. All residences shall be constructed using one (or a combination of) the following techniques:
 - (i) Wooden frame construction.
 - (ii) Metal frame construction.
 - (iii) Traditional solid log construction.
2. Roofs shall be pitched and have a minimum slope of 5:12. Covered porches and/or patios may have a minimum 3:12 pitch.
3. Eaves shall extend a minimum of 24 inches from the perimeter of the structure. Gable ends may have a minimum 12-inch overhang.
4. To substantially eliminate the foundation system from view, the residence shall:
 - (i) Be sufficiently recessed into the earth, or
 - (ii) Shall have a landscaped berm.
5. Foundation anchors shall be used to secure the home as per California Building Code.
6. House plans and elevations **MUST** be accurate and match each other without any hand-written markings as to changes or deviations from those submitted. A copy of the Madera County permitted plans must be delivered to the Association office prior to the commencement of any construction. The Madera County permitted plans **MUST** agree with the ECC approved plans.
7. To assure that every new residence is aesthetically pleasing and appropriate for construction in the Park, house plans shall be subject to an architectural review by the Committee.

Any variance from the above guidelines shall require the written approval of the Committee.

POOLS AND PONDS IN-GROUND AND ABOVE GROUND

Placement of pools will fall under the same category as structures: Setbacks from property lines, easements and location with regard to terrain.

In addition to Environmental Control Committee approval, a permit from Madera County is required and a copy must be on file with the Yosemite Lakes Owners' Association office.

The initial filling of the pool requires the owner to first notify the water company (Yosemite Spring Park Utility Company) as a large consumption of water in a short period of time may lead the Yosemite Spring Park Utility Company to suspect a break in the system.

Plans for an approved fence must also be submitted to the Environmental Control Committee along with the site plans for the pool, to meet code requirements.

Ponds fall under the same setback and clearance rules, and must also be inspected by Madera County and the Department of Fish and Game.

ECC FENCE GUIDELINES

January 2005

Approved by the Board of Directors 3/15/05

The following topics shall be used by the ECC to determine if proposed fencing is appropriate for approval for installation within the park.

1. Uses – The following shall be considered as uses:
 - a. Animals
 - b. Children/Safety
 - c. Garden
 - d. Decorative/Ornamental

2. Types of fencing, including gates that shall be considered: (No privacy fencing allowed [see “Exceptions” number 6] fence openings must comprise at least fifty (50) percent of entire fence surface, each section as viewed directly). “Living” fences, comprised of trees and bushes, are encouraged.
 - a. Stock fence
 - b. Wire mesh fence (not chain link)
 - c. Split rail fence
 - d. Picket fence
 - e. Wrought iron fence
 - f. Electrical fence
 - g. Invisible fence
 - h. Chain link fence (dog runs ONLY)
 - i. No barbed wire allowed (DOR's)

3. Visibility of proposed fence that shall be considered
 - a. Visibility from the street (both streets if on a corner)
 - b. Visibility from neighboring yards
 - c. Visibility from adjacent common areas
 - d. Visibility from other areas
 - e. Visibility dependant upon location

Continued on Next Page

4. Size of fenced area
 - a. Size depends upon use
 - b. Size depends upon location
 - c. Size depends on lot size
 - d. Size depends upon house size
 - e. Size depends upon visibility
 - f. Heights depend on use
 - g. Post/column size must be appropriate for use
5. Location – Criteria to be used to approve the location of a fenced area shall include safety, access and ascetics.
6. Exceptions – Privacy fencing may be allowed if it is to be used in conjunction with a swimming pool or spa/Jacuzzi. All such fencing shall comply with all local County and State building/safety codes. Privacy fencing shall only be allowed around the immediate area of the swimming pool or spa/Jacuzzi. This area shall be defined as no more than four feet beyond the pool/spa/Jacuzzi decking. The decking shall be no more than eight (8) feet in width. The area outside all privacy fences shall be landscaped in such a way as to hide views of the fencing from Park roads and common areas. Landscaping plans must be included with the request for the fencing.

MADERA COUNTY ANIMAL CONTROL
 14169 ROAD 28
 Madera, CA 93638

As of June 2008, the following is basic information to help all Madera County residents become aware of their legal responsibilities as pet owners:

LICENSING REQUIREMENTS

All Madera County dog owners must purchase a license for each dog over 4 months of age. A current rabies certificate, valid for the entire license period, is needed before you can get a license. If you are a new resident to Madera County or you obtain a new dog, you have thirty days to purchase a license, after which a \$20.00 late fee is charged in addition to the license fee itself. License fees are as follows:

	<u>1-year license</u>	<u>2-year license</u>
Unaltered	\$16.00	\$32.00
Altered (with proof).....	\$ 8.00	\$16.00
Senior Citizen (65 and over)		
Unaltered	\$8.00	\$16.00
Altered (with proof)	\$4.00	\$8.00

All licenses must be renewed within sixty (60) days of their expiration date or a \$20.00 late fee is charged in addition to the license itself.

Please make sure your dog wears his license tag at all times. This number is on record at the County Shelter and is your dog's ticket home should he/she become lost.

RABIES VACCINATIONS

As there are always several confirmed positive rabies cases every year in Madera County, all dogs over 4 months of age are required to have a current rabies vaccination. Dogs under one year old must have a primary rabies vaccination followed in one year by a second rabies vaccination which is good for three years.

While it is not currently required for cats to have a rabies vaccination, it is highly recommended. Cats are at as much risk, if not more, than dogs due to their roaming habits. Please contact your veterinarian for recommended vaccinations schedules.

DOG CONTROL & LEASH LAW ENFORCEMENT

All dogs in Madera County are expected to be under control at all times. They must be confined to your property. If you take them off your property, to go for a walk for example, they must be on a leash. Any dog found running at large can be impounded at the County Shelter or returned to its owner with a citation.

Dogs picked up in violation of the leash law may be redeemed at the shelter at 14269 Road 28 in Madera. Dogs brought in without identification are held for five (5) working days. Dogs with ID or known owners are held for ten (10) working days. Dogs unclaimed at the end of the holding period are available for adoptions to responsible homes or can be euthanized after this time.

Any dog found chasing livestock could legally be shot by the livestock owner. Dog owners are responsible for any damages their dog may cause when running at large.

ANIMALS IN VEHICLES

California law requires your dog to be safely enclosed in a moving vehicle or restrained to prevent them from falling, jumping or being thrown from the vehicle. You can be cited for allowing your dog to ride in the back of an open vehicle unrestrained. Leaving animals in an enclosed vehicle in hot weather can be deadly. Leave windows open and park in the shade whenever possible. Limit car rides to when it can be safe for your pet.

ACCIDENTS INVOLVING ANIMALS

If you hit a dog or any other animal with a car or truck, you must stop and report the incident to the animal's owner, the police or to Madera County Animal Control immediately.

ANIMAL ABUSE

If you see or suspect that someone is abusing or neglecting an animal, contact Madera County Animal Control immediately. Our officers regularly investigate these cases and enforce state anti-cruelty laws.

AGGRESSIVE DOGS

Anyone who encounters and/or has problems with aggressive dogs can file a complaint with Madera County Animal Control. Officers will investigate each complaint and take appropriate actions toward the dog's owner.

BARKING DOGS

Barking dogs are considered a public nuisance. Please contact Madera County Animal Control if you have such a problem. Officers will attempt to help the dog owner resolve the problem, however if there is no owner response, the complaining party may request a complaint form which can be referred to the District Attorney for prosecution.

ENVIRONMENTAL CONTROL COMMITTEE

4 H PROJECTS

PRESENT ANY 4 H REQUESTS TO THE ASSOCIATION OFFICE. THE OFFICE WILL CONTACT THE ECC INSPECTOR AND THE COMMITTEE.

THE REQUESTS FOR 4 H PROJECTS MUST HAVE A LETTER FROM THE PROJECT MANAGER OR TEACHER.

THE LETTER MUST INCLUDE THE FOLLOWING:

NAME OF STUDENT

NATURE OF PROJECT (COW, PIG, GOAT, CHICKEN, HORSE, ETC.)

ESTIMATED DATE OF PROJECT COMPLETION

.....
ANIMALS ARE TO BE REMOVED UPON COMPLETION OF PROJECT

ANIMALS ARE ALLOWED ON LESS THAN TWO (2) ACRES FOR 4 H TYPE PROJECTS ONLY

NOTE: HORSES AND ONLY HORSES, MAY BE KEPT ON PROPERTY OF 2 ACRES OR MORE

PLEASE KEEP YOUR NEIGHBORS IN MIND WHEN CONSIDERING A 4 H PROJECT. YOU MAY WISH TO CONTACT THEM TO LET THEM KNOW OF YOUR CHILD'S PROJECT

KEEP WASTE AND ODORS AT A MINIMUM BY CLEANING UP AFTER YOUR ANIMALS.

ENVIRONMENTAL CONTROL COMMITTEE

TREE REMOVAL IS A SIMPLE SUBJECT

No tree or branch larger than 3 inches in diameter may be removed without a written permission from the Environmental Control Committee.

Written permission is granted for dead or dying trees and branches deemed a hazard by the ECC inspector.

Trees in the way of a home construction must be reviewed by the ECC inspector and the Committee prior to removal.



Guidelines for the Posting of Signs in Yosemite Lakes Park

These guidelines are based upon the Davis-Stirling Common Interest Development Act (Davis-Stirling) and the Restated Declaration of Restrictions (DOR) of the Yosemite Lakes Owners' Association (YLOA).

General requirements.

Signs may **not** be attached to trees, street signposts, power poles or any YLOA common property.

Non-compliant signs are subject to removal and disposal by the Association. Fines may also be assessed to the responsible party as listed in the Schedule of Fines.

Commercial Signs.

There are to be **no** commercial signs placed or displayed on any lot within Yosemite Lakes Park (YLP).

Real Estate Signs.

YLP owners or their agents may place one sign, up to five (5) square feet in area on the owner's separate interest (real property) or the separate interest (real property) of others with their consent. Signs should be in plain view of the public, be of reasonable design and must not adversely affect public safety. These signs may advertise the following:

- (1) That the property is for sale, lease, or exchange by the owner or his agent.
- (2) Directions to the property.
- (3) The owner's or agent's name
- (4) The owner's or agent's address and telephone number.

Additionally, the owner or his agent may place one (1) sign of like kind within the YLP roadway right of way (common area) directly in front of the lot being offered but no closer than five (5) feet from the paved roadway. Other than location, this sign must comply with all the criteria required for Real Estate signs written above.

Real Estate signs are to be removed within thirty (30) days of close of escrow.

Political Signs.

YLP owners may place an unlimited number of political signs on their separate interest (real property) as long as the signs are of reasonable design and are not larger than nine (9) square feet in area.

Additionally, YLOA members are allowed to place or display political signs within the roadway right of way (common area) directly in front of lots within YLP adhering to the following requirements:

- (1) Signs must be placed in front of a lot.
- (2) Owners of the lots must give their permission to have the signs displayed.
- (3) Signs must adhere to size criteria as stated in Davis-Stirling
- (4) There can be no more signs than the number of positions being elected.
- (5) Signs must be placed such that they do not create a safety issue.
- (6) Signs may not be placed closer than five (5) feet from the paved roadway.
- (7) Signs cannot be displayed prior to thirty (30) days before the election and must be removed within seven (7) days following the election.

Other signs.

A reasonable number of garage/yard/estate sale signs may be placed on the roadway right of way (common area) provided that they are self-standing, less than five (5) square feet in area and do not create a safety issue. These type of signs must be removed within three (3) days of their placement.

Signs for specific events (weddings, parties, etc) must follow the criteria for garage sale signs. These signs must be removed within three (3) days following the event.

Guidelines for the Outside Storing/Parking of Recreation Vehicles

Approved by the Board of Directors 5/18/10

Section 8 (c) of the Declaration of Restrictions (DOR) specifically prohibits the outside storage of vehicles on any lot within the subdivision. Section 9 of the DOR allows the Environmental Control Committee (ECC) to make reasonable variances and adjustments to the restrictions in the DOR in order to overcome practical difficulties and prevent unnecessary hardships in the application of DOR. The following guidelines are to be used by the ECC for determining the acceptability of the storage of recreation vehicles on lots within the subdivision.

1. Any recreation vehicle that is unregistered or registered as "nonoperational" is considered **STORED**.
2. Any recreational vehicle (trailer, motorhome, boat, etc.) is considered **STORED** if it is not moved outside the Park for at least a twenty four (24) hour period at least once every six months.
3. Any recreational vehicle that is moved outside the Park for a at least a twenty four (24) hour period every six months, is considered a **PARKED** vehicle
4. Any recreational vehicle **STORED** or **PARKED** as described in numbers 2 and 3 above, must be located as far back from the roadway as possible and preferably even with or behind the house.
5. Any recreational vehicle that is to be **STORED** or **PARKED** on a lot where it is impractical to locate the vehicle even with or behind the house, shall be screened from view from the road to the satisfaction of the Committee.
6. All vehicles (including recreational vehicles) not registered to the current owner/occupant are considered **STORED**.
7. No recreation vehicles shall be **STORED** or **PARKED** on or above any recorded easement within the Park at any time.