

What does a Governing Documents “Yes” vote or “No” vote means for FAQ ...

Businesses

Yes Vote: Section 4.3 allows business activities to be conducted from owners’ homes if it is compatible with the nature and character of the Development and does not negatively impact the quality of life or property values within the Development and does not constitute a nuisance.

No Vote: Section 8.07 of current CC&Rs requires owners to first get approval from the Board to conduct any business activities within a property. The business must also be compatible with residential use and not have exterior signage or create customer traffic within the properties, or cause unusual noise or odors.

STRs (Leases 30 Days or Less)

Yes Vote: Owners who take title to their Lots *after* the Effective Date of the proposed CC&Rs can lease their home for periods of 30 days or less *only* if they are legally and in fact "Primary Residents".

No Vote: Future owners will also be allowed to rent their home for a period less than 30 days regardless of Primary Residency status.

Either vote allows for current owners to continue to lease their home for a period less than 30 days as per California State law.

Chickens

Yes Vote: Section 4.28.3 Allows property owners to have chickens on their property with conditions of not constituting a nuisance, and complying with municipal, state and other government regulations.

No Vote: Section 8.05(a) Does not allow chickens. Anyone currently raising chickens on their property is subject to enforcement.

Parking of RVs/Non-commercial Vehicles

Yes Vote: Section 4.26.1 does not have restrictions on non-commercial vehicles provided they are parked upon a surface improved in accordance with Architectural Rules.

No Vote: The current CC&Rs do not have size restrictions on vehicles.

Either vote allows, as per CA state law, the Board to define further restrictions in the Association Rules including number of vehicles permitted and sizes of the vehicles. However, a “Yes” vote, would prohibit the Board from disallowing RVs and other non-commercial vehicles altogether.

Parking of Commercial Vehicles

Yes Vote: Section 4.26.6 *only* allows commercial vehicles **over** 26,000 pounds gross vehicle weight rating ("GVWR") and their trailers if they are parked **within a fully enclosed garage or screened**. Commercial vehicles that are 26,000 lbs GVWR or **less** may be parked on Owner's Lots only if they are parked upon a surface improved in accordance with Architectural Rules.

No Vote: Current Section 8.01(g) only requires "small tractors and other machinery or equipment" to be stored in a garage or carport or in an area screened from view from neighboring lots or from adjacent streets. This was also carried forward in the newly proposed CC&Rs in section 4.11.

Please Note: This is intended to be a helpful guide to some frequently asked questions and does not replace a thorough review of each of the documents. Please reach out if you would like to discuss.