

# WHITEHAWK RANCH HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS - (revised/effective 08/10/2023)

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## A. INTRODUCTION

A-1 BACKGROUND. The Amended and Restated Declarations of Covenants, Conditions, and Restrictions approved August 7, 2017 are the primary governing documents for the Whitehawk Ranch Homeowners Association (HOA). A duly selected 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. Article 7 of the Bylaws and Article 4.6 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 These Rules and Regulations are effective December 26, 2017 and remain in force until amended or repealed.

A-4 CC&Rs. These Rules and Regulations do not limit or amend any section or part of the CC&Rs, the provisions of the CC&Rs prevail. 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. These 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) 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 as of the effective date of these Rules and Regulations are:

Joleen Cline, c/o Whitehawk Ranch HOA, PO Box 176, Clio, CA 96106  
Telephone (530) 832-0733

A-7 DEFINITIONS. 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.

Owners: Owners of a residence or real property within the HOA.

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

## B. RULES.

B-1 Antennas and Satellite dishes. Please refer to the ARC Guidelines.

B-2. Architectural Control. The ARC and the BOD has developed Architectural Standards and Guidelines and procedures concerning exterior designs, landscaping, improvements and fire safety standards to lots. These guidelines conform with the

CC&Rs. Owners must get approval from the ARC BEFORE beginning construction, landscaping or making substantial changes or modifications to existing infrastructure. Please send all applications for approval to the ARC Committee Chairperson.

B-3. Barbecues. Natural gas, propane and electric barbecues are allowed. Member home sites which are on a Lot 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 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. 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 home-site. Please use the community burn site to dispose of hazardous fuels (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 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 a small arms weapon, rifle or pistol, from which a projectile is fired by gunpowder.

B-7 Fire Safety. Members are required to maintain their home-site or Lot in a fire safe manner. See detailed information in the ARC Guidelines.

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.

B-11 Governing Documents. Members shall provide their Tenants (either short-term rentals or long-term leases) with copies of Rules and Regulations and must ensure compliance with all provisions.

B-12 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 fuels removal services. Where practical, “notice of special circumstances” will be provided to the membership.

B-13 Noise and Conduct. All activities, whether individual or group shall be conducted at a noise level that is reasonable 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. Each Owner and Resident is responsible for the conduct and behavior of their Guests.

B-14 Parking.

- (a) No overnight parking is permitted anytime on streets within the community. Parking on any street within the community is restricted to the hours of 7:00 AM to 12:00 AM.
- (b) In order to facilitate snow removal and post storm cleanup; parking on any street within the community is prohibited during snowstorms 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 “motor home or similar recreational trailer” is allowable on all Member Lots and on Common Area Driveways within the TOA, Hawk Ridge, and Phase 9 Unit 3B subdivision.
- (e) Temporary guest vehicle parking of autos, not to exceed 7 days, is allowable on all Member Lots and Common Area Driveways in the TOA, Hawk Ridge, and Phase 9 Unit 3B subdivisions. This temporary parking does not apply to motor homes or similar recreational vehicles.
- (f) Based on sub-association board approval, a maximum of two resident-owned vehicle (autos) may be granted unlimited Common Area Driveway parking privileges throughout the TOA, Hawk Ridge, and Phase 9, Unit 3B subdivisions.
- (g) No member-owned commercial vehicle may be parked overnight within the Development unless it is properly garaged on the Member Lot.
- (h) No member shall construct, repair, or service any vehicle within any portion of the Common Areas, except for emergency repairs to the extent necessary for the movement of the vehicle to a proper repair facility, or on any Lot except in an area on the Lot not visible from the Common Areas or neighboring properties.

B-15 Pets.

A Resident may keep a reasonable number of common household pets on a Lot limited to no more than two (2) dogs or two (2) cats or one of each.

In keeping pets, Residents must follow these rules:

1. On all improved roadways within Whitehawk Ranch (including their shoulders, the dirt road between Miner’s Passage and Whitehawk Drive, and HOA, TOA,

- and Hawk Ridge Open Space, ), **dogs must be on a leash at all times** managed by a person capable of controlling them.
2. On unimproved roads or designated hiking trails throughout the Ranch they must be on leash or under full “control” by a person capable of controlling them.
  3. Residents must clean up any feces from their pets and do their best to prevent pets from urinating on the landscaping of other Residents.
  4. Residents shall be responsible for any personal injury or property damage 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, tenants, or invitees.
  5. Pets emitting excessive noise, or acting in any manner unduly disturbing other Residents, may be banned by order of the Board after proper notice and a hearing.

B-16 Residential Leasing. 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 and 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 in a timely manner. This provision does not apply to the TOA, Hawk Ridge, and Phase 9 Unit 3B subdivisions.

B-17 Restricted Vehicles. Except as otherwise provided for herein, no RV, camper, boat, recreational watercraft, trailer, or any other similar vehicle is permitted in any portion of the 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-18 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-19 Sale of Lots. Open Houses and broker caravans are permissible during reasonable daytime hours.

B-20 Signs. No sign, poster, flag, banner, notice, nameplate, card, or advertisement 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. 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- 21 Spas and Hot Tubs. No spa or hot tub may be installed without the written approval of the Board and ARC Guidelines.

B-22 Speed Limit. The maximum speed limit within the confines of the HOA is 25 miles per hour.

B-23 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.

B-24 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-25 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-26 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 the TOA, Hawk Ridge, and Phase 9, Unit 3B subdivisions.

C. FOR RULES ENFORCEMENT AND DISPUTE RESOLUTION – Please see Whitehawk Ranch Homeowners Association's

PROTOCOL FOR ENFORCING GOVERNING DOCUMENT  
VIOLATIONS (effective December 26, 2017)