

Lake Don Pedro Owners' Association

No. 24-1

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RESOLUTION

The following action was taken at the duly noticed and held meeting of the Board of Directors (the "Board") of the Lake Don Pedro Owners' Association (the "Association") on _____, 2024 at which at least a quorum of the Directors were present. Notice of this proposed action was provided to all Association members as of August 14, 2024.

The "Association" being the owners association formed to manage the Lake Don Pedro Subdivision, a planned residential development located within both Mariposa County and Tuolumne County, California (the "Development"); and

The Association has the power to enforce the provisions of the various Declarations of Restrictions that encumber the Development and the other governing documents of the Association (the "Governing Documents"); and

The Board previously adopted Resolution 14-2 on May 10, 2014, creating a process to receive complaints of violations of the Governing Documents and conduct enforcement actions and is hereby incorporated; and

The Board previously adopted Resolution 19-1 on May 9, 2019, setting forth a definitive process of receiving and investigating complaints, conduct of fine hearings, corrective action (if any) and collection of fines for continuing violations.

WHEREAS it is the Board's duty to protect the value and quality of life within the Development and effectively support enforcement of the restrictions and regulations each owner accepts and agrees to abide by when purchasing property in the Development. And

WHEREAS the use of undeveloped lots for storage of vehicles or other materials, besides being unsightly, has been shown to encourage not only vandalism, but also thefts and break ins for surrounding properties, or used as an illegal residence, and

WHEREAS having animals placed on undeveloped property without any one in residence and on site to supervise and care for said animals is dangerous and unhealthy for the animals and allows them to present a nuisance to other properties within the subdivision due to noise, smells, or containment issues. And

WHEREAS it is acknowledged that some of the regulations within the Association's Covenants, Conditions and Restrictions (CC&Rs) are somewhat open to misinterpretation, and in order to clarify policies and aid the Association in their enforcement obligations the Board hereby stipulates the following property use rules:

IT IS THEREFORE RESOLVED:

1. No recreational vehicle, camp trailer or vehicle of any such kind may be placed for use or storage on an undeveloped lot. With the following exceptions:

- a) If the owner has received a Temporary Use Permit from the Association for use of a recreational vehicle during construction of a residence. Said permit can only be issued after the Association and the County have issued building permits for a residence and a septic/sewer system has been completed, passed inspection by the County Building Department and documentation of such submitted to the Association.
 - b) An owner (or their designated representative) may use a recreational vehicle at an undeveloped lot for up to 4 days at a time, (not to exceed a total of 12 days per calendar year) while working to clean the lot of debris, refuse, dead vegetation, trimming back vegetation to lower fire risks or clearing for future development.
2. Undeveloped lots may not be used to for storage of any kind, including recreational items, supplies, containers, structures, or for the pasturing of animals, with the following exception:
- a) If the undeveloped lot is contiguous with a lot with an occupied residence that is owned by the same owner as the undeveloped lot, then the undeveloped lot may be used for extended pasture, for as long as the residence is continuously occupied full-time.

WHEREAS the Association can enforce use restrictions set forth it's Governing Documents including those passed or amended by either Board or member vote,

IT IS FURTHERMORE RESOLVED and hereby stipulated that:

3. When rising to the level of nuisance, affecting the health, safety and well-being of residents or animals, or the quiet enjoyment of property; infractions of the foregoing shall also constitute finable offenses as determined by the Complaint processes approved in Resolutions 14-2 and 19-1 (Fine Policy).

Published to the membership on

Board of Directors vote September 11, 2024

YES

NO

ABSTAIN

Passed by the Board of Directors on _____, 2024