

RULES AND REGULATIONS

*Auburn Lake Trails
Property Owners Association*

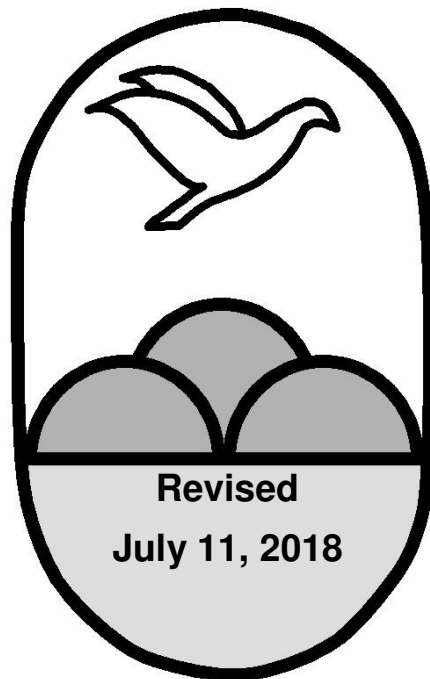


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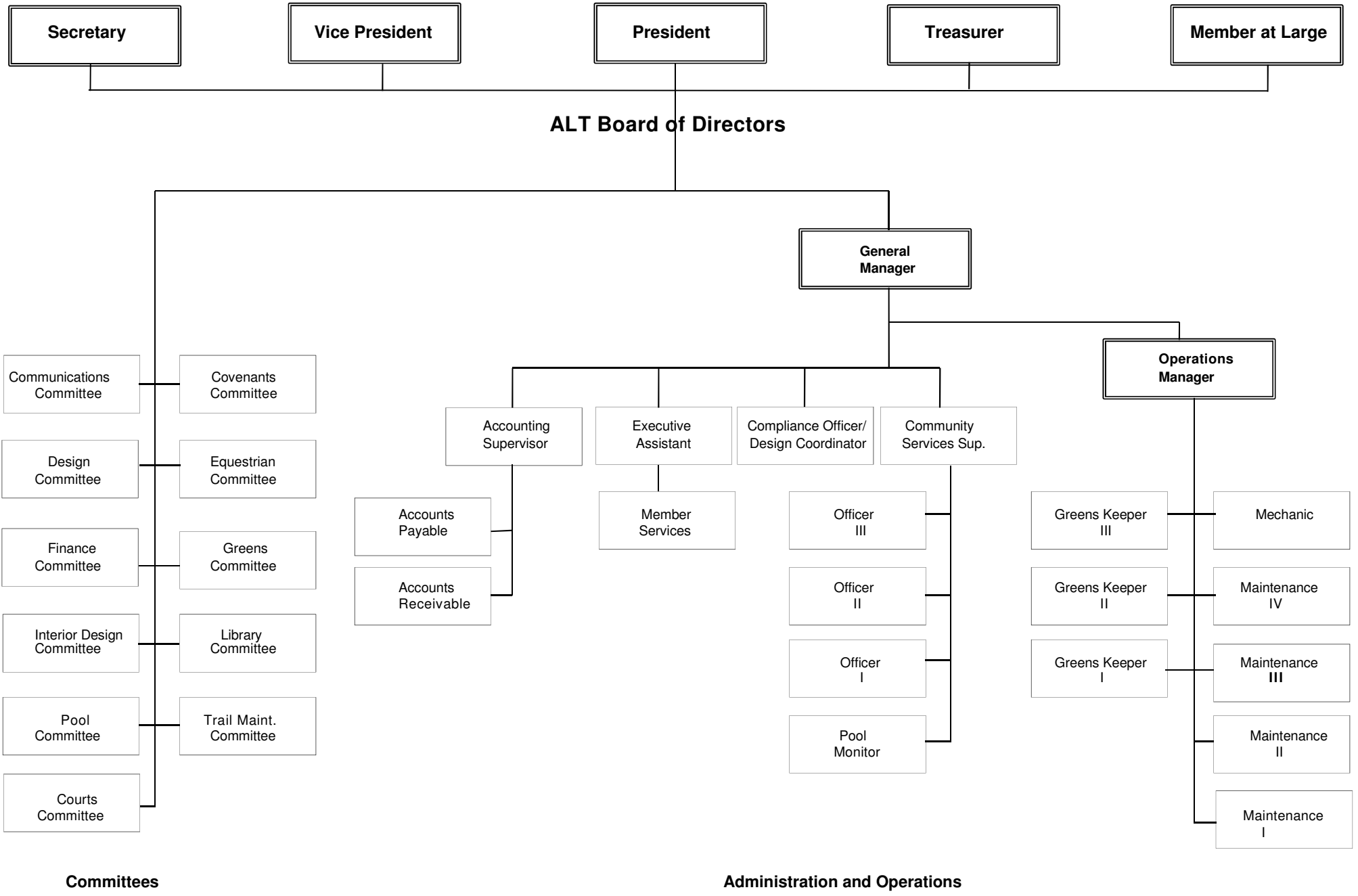
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VISION STATEMENT

Auburn Lake Trails is a gated community for people of diverse age groups that value privacy, security, camaraderie, the opportunity to participate, and unparalleled recreational opportunities in a rural setting in the beautiful foothills of California.

The Sparkling Gem in the Sierra Foothills

AUBURN LAKE TRAILS ORGANIZATIONAL CHART



Committees

Administration and Operations

PREAMBLE

Auburn Lake Trails Property Owners Association (ALT) is a "planned development" as defined by the California Civil Code, better known as the Davis-Stirling Common Interest Development Act ("ACT"). As a result, the statutes of the State of California control the governance of Auburn Lake Trails. These statutes provide for the adoption of Covenants, Conditions, and Restrictions (CC&R) to protect the value, desirability, and attractiveness of Auburn Lake Trails. These CC&R are binding on all Members and the obligation to observe the CC&R is transferred with the property.

California statutes confer upon ALT the power required to create regulations and the power to enforce those regulations. The Covenants, Conditions and Restrictions (CC&R) state the powers and limitations of the organization as well as certain restrictions and provides the basis for making specific Rules. The Bylaws, in conjunction with the CC&R, establish the organization of the Association. The Rules adopted by the ALT Board of Directors have their base in the CC&R. They are enforced under the powers granted by the California statutes.

While the Bylaws and CC&R are long-term governing documents which may be changed only by the membership of the Property Owners Association using well-defined procedures, the Rules are the responsibility of the Board of Directors, which may create, amend, or nullify them according to the current needs of the community. Unless of an emergency nature, Rules proposed by the Board take effect 45 days after Member notification if adopted by the Board. Members of the Property Owners Association are legally bound by these Rules, and noncompliance may be cause for fines or penalties levied by the Design or Covenants Committees, following procedures outlined in the CC&R, and the ALT Governing Documents.

The Rules as presented herein have been established and prepared to be compatible and consistent with the CC&R and Bylaws of the Association and do not conflict with or supersede them. These Rules supersede any previously published Rules and Regulations.

The success of the community depends on the cooperative attitudes and actions of the Members, Tenants, Family & Guests, and their respect for the Rules, which are formulated for their benefit.

1. DEFINITIONS

- 1.A.** “**Association**” means and refers to the Auburn Lake Trails Property Owners Association (ALTPOA).
- 1.B.** “**Association Rules**” or “**Rules**” mean the rules, regulations and policies adopted by the Board of Directors of the Association.
- 1.C.** “**Board of Directors**” or “**Board**” means the Board of Directors of the Association.
- 1.D.** “**Bylaws**” means the Second Restated Bylaws of ALTPOA, as it may, from time to time, be amended, modified or changed.
- 1.E.** “**CC&R**” means the Second Restated Declaration of Covenants, Conditions and Restrictions of ALTPOA, as it may, from time to time, be amended, modified or changed.
- 1.F.** “**Club**” means an organization (1) comprised of and directed by Members and (2) having the approval of the Board of Directors.
- 1.G.** “**Common Area**” means all real property owned by the Association for the common use and enjoyment of the Members and the Common Facilities located thereon.
- 1.H.** “**Common Facility**” means the buildings, trails, recreation improvements, parks, roads, trees, hedges, plantings, lawns, shrubs, landscaping, fences, utilities, berms, pipes, lines, lighting fixtures, structures and other facilities constructed or installed, or to be constructed or installed, or currently located on the Common Area and owned by the Association.
- 1.I.** “**Event**” means an organized activity involving a gathering of Members, Tenants, Residents, Family, and their Guests that requires use of the facilities that is not a regular meeting of a Club, Committee or Association.
- 1.J.** “**Family**” means one or more persons, each related to the other by blood, marriage or legal adoption, or a group of not more than four persons not so related who maintain a common household in a Residence.
- 1.K.** “**Fee Schedule**” means the list of costs associated with the use of Common Areas and Common Facilities, or miscellaneous administrative costs.
- 1.L.** “**Fine Schedule**” means the list of fines associated with violations of Association Governing Documents.
- 1.M.** “**Guest**” means a person or persons who are not Members, Residents, Tenants or Family, who are invited to Auburn Lake Trails by a Member, Resident or Tenant.
- 1.N.** “**Lot**” means and refers to both Residence Lot and Restricted Lot.
- 1.O.** “**Member**” means and refers to every person or entity who is a Member of the Association, as designated within the Association’s CC&R.
- 1.P.** “**Recreational Vehicles**” means
- 1.I.i. Boat, jet ski, or other water vehicle
 - 1.I.ii. Aircraft
 - 1.I.iii. Mobile home, motor home, travel trailer or self-contained camper
 - 1.I.iv. Pop-up camp/tent trailer or other similar recreation-oriented, portable, or transportable facility or conveyance
 - 1.I.v. Wheeled utility trailer, horse trailer, vehicle trailer, or fifth-wheel trailer
 - 1.I.vi. Motorized vehicle which is not licensed for street use
- 1.Q.** “**Restricted Lot**” means any of the numbered Lots designated as such in the CC&R, unless any such Lot is legally combined with an adjacent Residence Lot so as to create a single Residence Lot.
- 1.R.** “**Resident**” means a person residing with a Member or a Tenant.
- 1.S.** “**Residence Lot**” means any Lot other than a Restricted Lot or Common Area
- 1.T.** “**Team**” means a group of Members, Tenants, Residents, Family, and Guests who may participate together in a competitive club event.
- 1.U.** “**Tenant**” means a person leasing or renting a Residence Lot from a Member and to whom a Member may assign the rights to use the Common Areas or Common Facilities.

2. GENERAL RULES

- 2.A. All Common Areas and Common Facilities are provided for the exclusive use of Members, Tenants, Residents, Family, and Guests.
 - 2.A.i. Any and all use of an Association amenity, property or common area by Members, Tenants, Residents, Family or Guests is at their own risk.
- 2.B. Fees have been established for use of some of the Common Facilities. A Fee Schedules is available at the Association Office.
- 2.C. The General Manager is responsible for the daily management and operation of Auburn Lake Trails and provides direction to the employees of the Association. All inquiries, complaints, and suggestions concerning the operation of Auburn Lake Trails should be addressed to the General Manager. Members, Tenants, Residents, Family and Guests shall not direct, or attempt to direct, reprimand, or interfere with Association employees.
- 2.D. The right of a Member, Tenant, Resident, Family, or Guest to use the Common Facilities and Common Areas carries with it a responsibility to exercise that right in a way that will not injure, unduly annoy, or unduly inconvenience others.
- 2.E. Members are responsible for the actions of their Tenants, Residents, Family, and Guests while in Auburn Lake Trails.
- 2.F. All wildlife within Auburn Lake Trails is protected and, therefore, hunting or trapping is prohibited.
- 2.G. The discharge of any firearm, as defined in the California Penal Code, Section 12001(b), is prohibited on any Lot, Common Area, or within any Common Facility except when done in defense of life or property as permitted under the laws of the State of California or the County of El Dorado.
- 2.H. The use of a device such as a BB gun, pellet gun, other device throwing a projectile, dart or arrow but other than a firearm, as defined herein, designed and used so that the projectile will not be driven beyond the Member's or Tenant's property line is permitted.
- 2.I. Smoking is prohibited in all Association owned buildings and within twenty (20) feet of a door or window of an Association building.
- 2.J. No abusive or threatening language (as defined in California State Government Code 12950.1 or its replacement) or behavior toward association employees shall be allowed or deemed acceptable within the boundaries of Auburn Lake Trails Property Owners Association.

3. MEMBERSHIP PRIVILEGES AND LIMITATIONS

- 3.A. Membership in the Association is appurtenant to and cannot be separated from ownership of a Lot.
- 3.B. Ownership of one Lot gives rise to one membership vote. Multiple ownership of a Lot gives rise to only one membership vote.
- 3.C. Members who are in good standing shall be entitled to cast one vote for each Lot owned. All assessments must be current for a Member to be considered in good standing.
- 3.D. Each Member is entitled to the use and enjoyment of all Common Areas, Common Facilities, and the roads as set forth in the CC&R.
- 3.E. A Member may assign his rights to use of the Common Areas and Common Facilities to a Tenant residing on the Member's Residence Lot and must file a written statement of assignment with the Association.
- 3.F. Each Member is responsible for the payment of Regular and Special Assessments.
- 3.G. Board meetings are open to all Association Members; however, participation, other than during the open forum periods, is at the discretion of the Board.
- 3.H. The Covenants Committee or the Board, after holding a hearing, may suspend the privileges of owners, when they are delinquent in payment of assessments, charges, and/or fines, and the privileges of the owners' residents, to use recreation common areas and to use the barcode system to access vehicle gates 2 and 3 and the resident lane at vehicle gate 1.

4. ACCESS

- 4.A.** Auburn Lake Trails is a private residential community with controlled access restricted to the following:
- 4.A.i.** Members
 - 4.A.ii.** Tenants
 - 4.A.iii.** Residents
 - 4.A.iv.** Family
 - 4.A.v.** Guests
 - 4.A.vi.** Association Employees
 - 4.A.vii.** Authorized Vendors, as referenced in 4.F.
 - 4.A.viii.** Emergency and Service Personnel, as referenced in 4.G.
- 4.B.** The right of the Association to make rules governing the access to Auburn Lake Trails is based in California Statutes, Association CC&R and Association Bylaws. Unauthorized entry into Auburn Lake Trails constitutes trespass and may result in arrest in accordance with California law.
- 4.C.** All vehicles without a valid Auburn Lake Trails barcode or assigned a valid proximity card must enter through Gate 1, unless otherwise identified and authorized to enter Auburn Lake Trails by Community Services or Association personnel.
- 4.D.** Tailgating through the gates is prohibited. Persons, who cause damage to gate equipment, intentionally or accidentally, shall be subject to monetary fines, special individual assessments, and other discipline.
- 4.E.** Vehicle Barcode Decals
- 4.E.i.** Barcode decals are available to Members, Tenants, Residents and Permanent Guests and must be attached as required, to the vehicle to which they are assigned. They are not to be issued or loaned to visitors and they are not to be removed from the vehicle. Emergency vehicles may be issued barcode decals at no charge.
 - 4.E.ii.** The first four (4) barcode decals issued to a Member are free of charge. Each additional barcode decal will be subject to a fee. Proof of residency and current registration is required.
 - 4.E.iii.** A maximum of ten (10) permanent Guests per Lot may be issued a barcode decal.
 - 4.E.iv.** Each permanent Guest barcode decal shall be renewed by July 1 each year and a new fee paid. Any permanent Guest barcode not renewed by July 1 will be deactivated. Only current Members, Tenants and Residents of Auburn Lake Trails may have permanent Guests.
 - 4.E.v.** For motorcycles and vehicles without a side window, proximity cards may be issued to Members, Tenants, and Residents. Proximity cards are to be used only for the assigned vehicle. Misuse will result in immediate deactivation and restriction on renewal.
 - 4.E.vi.** Vendors and service providers may be issued barcodes for a designated fee, with approval from the General Manager.
 - 4.E.vii.** An exception to these rules based on extraordinary circumstances may be granted in accordance with Board policy.
- 4.F.** Authorized Vendors
- 4.F.i.** Although workmen are granted permission to enter Auburn Lake Trails to attend to their duties on the construction site of their undertaking, specific access restrictions that apply are contained in the "Design Committee Rules", in the "Auburn Lake Trails Sunday and Holiday Work Rule", and in the "Rules for Contractors and Real Estate Agents and Public Service Agencies."
 - 4.F.ii.** All contractors, suppliers, deliveries and material persons and real estate agents shall enter through Gate 1, unless they are travelling in a vehicle with a valid barcode or can otherwise be identified and authorized to enter Auburn Lake Trails by Community Services or Association personnel.
 - 4.F.iii.** Members who are selling their own Lot, without an agent, are responsible for informing all prospective purchasers that they must enter Auburn Lake Trails through Gate 1.
- 4.G.** The following Emergency and Service Personnel will be allowed access to Auburn Lake Trails without challenge:
- 4.G.i.** Law enforcement officers, fire department personnel or emergency medical personnel in the

performance of their duties.

- 4.G.ii.** Internal Revenue Service Agents or other governmental investigators or agents, upon presentation of proper identification.
- 4.G.iii.** Representatives of the County Judicial System in their performance of their duties, upon presentation of proper identification.
- 4.G.iv.** Medical delivery personnel and visiting nurses, upon presentation of proper identification.
- 4.G.v.** Construction material delivery personnel, upon presentation of an invoice indicating destination address.
- 4.G.vi.** Utility and delivery company personnel, in a company vehicle, in the performance of their duties.

4.H. Key Access

4.H.i. Access to the following Common Facilities will be limited and controlled by locked gates:

- 4.H.i.a.** RV Storage Lot
- 4.H.i.b.** Swimming Center
- 4.H.i.c.** Tennis Courts

4.H.ii. In order to provide convenient access to the Common Facilities listed in 4.H.i., keys will be made available to Members, Tenants, and Residents. A fee will be collected by the Association for each key issued, including lost replacement keys.

4.H.iii. Locks to the gates of the Common Facilities listed in 4.H.i. will be changed at least annually. New keys will be made available to Members, Tenants, and Residents. A fee will be collected by the Association for each new key issued, replacement keys will be exchanged at no charge.

4.H.iv. Access to the following Common Facilities will be limited and controlled by locked doors:

- 4.H.iv.a.** Barn loft
- 4.H.iv.b.** Gallery
- 4.H.iv.c.** Lakeside Clubhouse
- 4.H.iv.d.** Library
- 4.H.iv.e.** Association Boardroom

4.H.v. In order to provide convenient access to the Common Facilities listed in 4.H.iv., keys will be made available to Members, Tenants and Residents. These keys may be signed out at Gate 1, retained for the duration of the scheduled event, and returned to Gate 1 upon completion of the event.

5. ROADS AND PARKING

- 5.A. Association roads are private roads, maintained through the expenditure of Association funds. California Vehicle Code regulations apply and are supplemented by the following Rules and Regulations:
- 5.B. The speed limit within Auburn Lake Trails is 25 mph unless otherwise posted. All loaded construction vehicles are subject to a 25 mph limit.
- 5.C. The General Manager or designee may establish speed and traffic flow restrictions and may establish load limits during periods of adverse conditions.
- 5.D. Other than for temporary loading or unloading purposes, no vehicle, camper, motor home, boat, or trailer shall be stopped or parked upon the road or so close to the road that it would create an obstruction, hazard, danger, or menace to vehicular traffic proceeding upon said roadway.
- 5.E. Except for temporary short-term or emergency parking, or on a regular and consistent basis, motorized vehicles are prohibited from being parked so that any portion of it is resting on or projecting onto the paved area of a roadway or onto the ALT portion of the roadway shoulder. "Short-term" "temporary" parking means parking for a gathering or event at which the temporary parking requirements exceed the parking facilities of the Lot, Common Area, or Common Facility.
- 5.F. RV's entering Auburn Lake Trails as Guests' vehicles that cannot be kept on a private Lot in compliance with all Auburn Lake Trails CC&R provisions shall be parked in the campground facility or other designated parking area as approved by the General Manager or designee.
- 5.G. Unlicensed scooters, skateboards, soap-box type vehicles, roller skates shall not be used on Auburn Lake Trails roads or Common areas, except as approved by the Board of Directors.
- 5.H. Any vehicles not licensed for street-use by the State of California Department of Motor Vehicles (e.g. tractors, golf carts, segways, etc.) shall not be used on Auburn Lake Trails roads, except as authorized by the Board of Directors on a case by case basis.
- 5.I. Road and shoulder damage attributable to construction or service vehicles shall be repaired at the expense of the responsible party and/or Member. Road or shoulder damage attributable to the condition of a Member's driveway shall be repaired at the expense of the responsible Member.
- 5.J. Signs installed for residence identification purposes may be placed in an Association road right-of-way in a location and manner agreed to by the Association and/or El Dorado County Fire Protection District.
- 5.K. Roads owned by the Association are subject to the provisions of the California Vehicle Code. Only vehicles with current registration and drivers possessing a valid operator's license are permitted to use the roads. Association-owned vehicles are not subject to a registration requirement.
- 5.L. Any motorized vehicles parked or stored on any Lot or Common Area shall be currently registered, and appropriate fees paid, with the State Department of Motor Vehicles unless the vehicle is stored or parked in a garage or other approved enclosure.
- 5.M. Any motorized vehicle, Trailer or Recreational Vehicle, etc., parked on any Lot, other than entirely on the driveway, shall be parked only in an area or facility approved by the Design Committee.

6. COMMON AREAS AND FACILITIES

- 6.A.** Common Areas and Facilities are operated for the benefit of Members, Residents, and Tenants.
- 6.B.** ALT Facilities (e.g., Barnloft, Gallery, Lakeside Clubhouse, Campground, etc.) may be utilized for many activities such as Events (parties, weddings, etc.), Club meetings and other Member gatherings.
- 6.B.i.** Officially recognized Clubs and Committees may utilize ALT Facilities, at no charge, for approved regular meetings and Events that are open to all members, upon approval of the Facility Use Application.
- 6.B.ii.** ALT Members and Residents may reserve ALT Facilities for personal (non-business) use at posted rental rates, as available and upon approval of the Facility Use Application.
- 6.B.iii.** ALT Facilities may NOT be used by officially recognized Clubs, at no charge, for politically-affiliated group meetings or for personal use (not related to approved Club meetings or Events).
- 6.B.iv.** Use of ALT Facilities for official government meetings, debates or other activities, such as voting, are to be coordinated by and through the Association and shall not be allowed as a Club event.
- 6.B.v.** Use of ALT Facilities for Events and activities involving instruction or training requires advance approval by the General Manager and may be subject to review of certifications, licenses, or other credentials required of the instructor.
- 6.B.vi.** Fundraising Events and activities, such as concerts, movies, dances, seminars, and other similar events, require advance approval by the General Manager.
- 6.B.vii.** Sale of alcohol during the use of an ALT Facility requires advance approval by the General Manager and a valid applicable license for the sale of alcohol submitted at least five (5) days prior to the event.
- 6.B.viii.** Advertising of Club Events, using Association media, requires advance approval by the General Manager. Advertising Events using media sources or locations external to ALT also requires approval by the General Manager.
- 6.B.ix.** The General Manager may review with and seek approval from the Board of Directors if the use of ALT Facilities increases the Association's risk, or when there is a risk of damage to the Facility and/or its contents. Denial of the use of the facilities by the General Manager may be appealed to the Board of Directors.
- 6.C.** Membership Cards and Guest Passes
- 6.C.i.** A Photo Membership Card, issued by the Association, shall be made available only to Members, Residents, Tenants, and Family permitting the use Common Areas and Common Facilities.
- 6.C.ii.** A Guest Pass, issued by the Association, may be made available to any person who is not a Member, Resident, Tenant, or Family permitting the use of Common Areas and Common Facilities, provided: **1)** All fees are paid, in accordance with the Fee Schedule and, **2) The** Guest Pass is used by a Guest, in accordance with Guest Policies.
- 6.C.iii.** Any person using the Equestrian Centers, golf course, tennis courts, swimming center, recreational lakes, and campground must show either a valid Membership Card or a valid Guest Pass upon request by Association authorized personnel (e.g., Community Services staff, golf course marshals, etc.).
- 6.C.iv.** The Board may establish fees for replacement of Membership Cards.
- 6.D.** General Rules Governing Common Areas and Common Facilities
- 6.D.i.** Excessive use of alcoholic beverages is prohibited on Common Areas and in Common Facilities.
- 6.D.ii.** Refuse shall not be discarded on Common Areas. Picnic areas and playgrounds must be cleared of rubbish before the area is vacated.

- 6.D.iii.** Privately owned vehicles and wheeled toys such as bicycles, skates, and skateboards are not to be ridden on walkways and other recreational Common Areas.
 - 6.D.iv.** Fires are allowed only in areas designated by the Association and at all times under the conditions imposed by CDF and El Dorado County Fire Protection District. All fires must be extinguished before the responsible Member, Tenant, Resident, or Family leaves the area. During critical fire-danger periods, additional restrictions may be imposed.
 - 6.D.v.** Persons using the Common Areas during late hours will refrain from loud or boisterous activities. All activity in an area is limited to the hours posted for that area.
 - 6.D.vi.** Persons under the age of eighteen (18) are prohibited from loitering in or about Common Areas or Facilities between the hours of 10:00 p.m. and 6:00 a.m., unless accompanied by a parent, legal guardian or other adult person having legal care, custody or control of such minor person.
 - 6.D.vii.** Members, Tenants, Residents, and Family requesting exclusive use of a Common Area or Common Facility, except for the use of Buildings, must obtain approval from the Board of Directors or General Manager.
- 6.E. Clubhouse Facilities**
- 6.E.i.** Clubhouse facilities, which currently include the Barn loft, Gallery, Lakeside Clubhouse, and Association Boardroom, are available to Members, Tenants, and Residents for private functions. Private functions are subject to the fees identified in the Fee Schedule. However, no fees will be charged to a Club for events that are open to all Members, Tenants, Residents, Family, and their Guests.
 - 6.E.ii.** All requests for the use of the Clubhouses shall be handled through the Association Office on a first-come first-served basis. All rental fees, cleaning deposits and arrangements to use the Clubhouses must be completed and paid five (5) days in advance of use of the facility. Rental fee and cleaning deposit shall be paid with separate checks. A cleaning deposit for each function will be charged. No function shall exceed the capacity limit for the building as established by the Fire Marshal or last beyond 11:00 p.m.
 - 6.E.iii.** The cleaning deposit will be refunded only if the Clubhouse and surrounding grounds are left in the condition in which they were found by twelve o'clock noon (12:00) the following day. A representative from the Association will inspect the Clubhouse and grounds prior to refunding the deposit. Deposit refunds will be made at the discretion of the General Manager. The General Manager is authorized to sign rental agreements and accept rental and cleaning deposits on behalf of the Association. The office shall maintain a calendar for scheduling of activities. The following are NOT permitted: The use of rice, birdseed, or confetti in the Clubhouse, the use of or possession of any restricted or illegal substance.
 - 6.E.iv.** Members, Tenants, Residents, or Family renting a Clubhouse facility shall be liable for any breakage or damage to the facility and/or grounds while in use. Such persons must take full responsibility for their Guests and their actions. An application and hold harmless agreement must be signed and all fees paid prior to using any facilities.
- 6.F. RV Parking Facility**
- 6.F.i.** Only one vehicle or piece of equipment is allowed per assigned space. Vehicle/equipment must occupy the assigned space only. Space trades or exchanges between Members or Tenants must be made through the Association Office.
 - 6.F.ii.** Trailer hitch assemblies must rest on blocks and not directly on pavement. All vehicles/equipment shall be braked or otherwise secured in the assigned space in a manner that prevents forward or backward movement.
 - 6.F.iii.** Facility access is permitted between the hours of 6:00am and 10:00pm only. Entry at other times is permitted only with approval by the General Manager or Community Services personnel.
 - 6.F.iv.** No exterior repair to vehicle/equipment is permitted in the RV Parking Facility, including engine maintenance. Housekeeping and clean-up is restricted to interior maintenance only. No trash or debris shall be placed or left in the facility.
- 6.G. Equestrian Centers**
- 6.G.i.** The Equestrian Center includes stables, storerooms, pastures, round pens and the riding areas.

- 6.G.ii.** This facility is available for the use Members, Tenants, Residents, Family, and their Guests. Fee schedules for Guest use of the Equestrian Center are available at Gate 1 and at the Association Office.
 - 6.G.ii.a.** Guests riding a horse at any of the Equestrian Centers are required to sign a Waiver of Liability and Hold Harmless Agreement which is available at Gate 1 or the Association Office.
- 6.G.iii.** Members, Tenants, Residents, and Family must have a valid membership card in their possession at all times while at the Equestrian Centers and must present it to Association personnel upon request.
 - 6.G.iii.a.** Any person under the age of eighteen (18) must wear a helmet in arenas and round pens and may not use the Equestrian Centers unless engaged in approved horse-related activities, or an adult is in attendance.
- 6.G.iv.** Stallions shall not be boarded or ridden within Common Areas or Common Facilities, and are only allowed on private property and must follow El Dorado County rules and ordinances.
- 6.G.v.** Equestrian Stables and Pasture Facilities
 - 6.G.v.a.** Stalls or pastures may be rented by Members, Tenants, or Residents, per availability.
 - 6.G.v.b.** Members, Tenants, and Residents renting a stall and/or pasture are responsible for the day-to-day care of the resident animal, the stall, paddock area, and/or pasture. Manure shall be completely removed from the stall and/or pasture no less than once per day.
 - 6.G.v.c.** Non-authorized horses are not allowed in stalls or pastures. No subleasing is allowed.
 - 6.G.v.d.** If, in the opinion of the General Manager, a Member, Tenant, or Resident fails to provide proper care, in the opinion of the General Manager, a daily fine and/or termination of the rental agreement may occur.
 - 6.G.v.e.** The General Manager may deny a rental request or terminate a rental agreement if the animal is determined to be incompatible with animals already occupying such rental spaces.
 - 6.G.v.f.** When vacating, stalls and pastures will be cleaned within three days.
- 6.G.vi.** Equestrian Events
 - 6.G.vi.a.** All Association equestrian events, consisting of eight (8) or more horses, shall be sponsored by a Member or a Club and shall be submitted to the Board or General Manager for approval and placed on the Auburn Lake Trails Activity Calendar.
 - 6.G.vi.b.** During the scheduled time of the equestrian event, the Equestrian Center used may be closed, but shall be re-opened immediately following the end of the event.
 - 6.G.vi.c.** Equestrian event Guests may be subject to Guest fees and must be registered with Community Services when arriving at Auburn Lake Trails.
 - 6.G.vi.d.** Equestrian event Guests shall provide a Waiver of Liability and Hold Harmless Agreement to the General Manager prior to the equestrian event.
- 6. G.vii** Arena Rules
 - 6. G.vii.a.** Arena Hours 7 am – 10 pm
 - 6. G.vii.b.** Arena reserved for ALT members & their Guests
 - 6. G.vii.c.** Guest must pay the required use fee at main gate
 - 6. G.vii.d.** Helmets required for all riders under age of 18
 - 6. G.vii.e.** No stallions allowed
 - 6. G.vii.f.** Reckless or dangerous activities not allowed
 - 6. G.vii.g.** Vary your longe circle. Use round pen if horse won't longe quietly
 - 6. G.vii.h.** No loose horses, turnout, or rolling in main arena allowed
 - 6. G.vii.i.** Secure all gates upon entering & exiting

- 6. G.vii.j. No hanging or sitting on rails or gates
- 6. G.vii.k. Turn off lights when leaving
- 6. G.vii.l. Put all equipment away after use
- 6. G.vii.m. Arena may be closed in inclement weather or before heavy rain
- 6. G.vii.n. No alcoholic beverages allowed in arena at any time
- 6. G.vii.o. Dogs must be leashed at all times
- 6. G.vii.p. Anyone not adhering to the Arena rules will be asked to leave
- 6. G.vii.q. No smoking allowed in Equestrian Center area at any time
- 6. G.vii.r. Remove manure promptly
- 6. G.vii.s. Arena water 2:00 pm to 2:30 pm during dry season
- 6. G.vii.t. Speed limit in Equestrian Center area is 5 MPH at all times

6. G.viii Lot 302 Grazing Rules

- 6. G.viii.a Use at your own risk
- 6. G.viii.b First-come, first-served.
- 6. G.viii.c Handler must stay with horse or post contact information
- 6. G.viii.d Two-hour limit.
- 6. G.viii.e Scatter manure.
- 6. G.viii.f No sick horses.

6. G.ix Lot A Use of Turnout

- 6. G.ix.a Use at your own risk
- 6. G.ix.b Turnout has priority over riding.
- 6. G.ix.c 20-minute limit if others are waiting.
- 6. G.ix.d Handler must stay with the horse.

6.H. Riding and Hiking Trails

- 6.H.i. The riding and hiking trails are reserved for Members, Tenants, Residents, Family, and Guests. All Guest riders having their own mount are required to sign a Waiver of Liability and Hold Harmless Agreement, which is available at Gate 1 or the Association Office.
- 6.H.ii. Guest riders must have a valid Guest Pass in their possession at all times while on the Riding and Hiking Trails and must be presented to Association personnel upon request.
- 6.H.iii. Horses are to be ridden in designated areas only, i.e. Equestrian easements, and when necessary, road shoulders.
- 6.H.iv. Riders are responsible for removing their horses' manure from the roadway the same day; failure to do so constitutes a violation, which may result in a fine.
- 6.H.v. Riders and hikers are prohibited from trespassing on private property with the exception of riding and hiking trail easements.
- 6.H.vi. Hikers will give way to equestrians.
- 6.H.vii. Horses are to be ridden at a safe speed at all times.
- 6.H.viii. No vehicles, including motorcycles or bicycles of any kind, are allowed on the riding and hiking trails except for maintenance purposes.

6.I. Campground

- 6.I.i. The Campground is for the exclusive use of Members, Tenants, Residents, Family, and by special arrangement, their Guests. Campers must register at Gate 1 prior to using the campground.

Failure to register may result in cancellation of camping privileges. Members, Tenants, Residents, and Family are not charged for the first week of camping unless a vehicle is hooked-up to electrical power. Guest fees commence with the first day of camping.

- 6.I.ii.** No smoking or open fire is permitted during fire season. Picnicking shall be allowed only in designated areas. All debris is to be carried out. All gates are to be closed and secured.
 - 6.I.iii.** Camping groups of more than eight (8) people must have the prior approval of the General Manager. Group camping fees are provided in the Fee Schedule available at Gate 1 or the Association Office.
 - 6.I.iv.** Fires are allowed in barbecues and for campfires only and under conditions set forth by the Association, California Dept. of Forestry and/or the El Dorado County Fire Protection District. Fires to be totally extinguished when not personally attended.
 - 6.I.v.** All debris and garbage shall be placed in containers provided.
 - 6.I.vi.** Tents may be pitched only in areas designated as campsites.
 - 6.I.vii.** Campers, motor homes and trailers shall be parked only in areas designated for such use.
 - 6.I.viii.** Vehicular traffic, shall only be allowed on designated roadways and parking areas in campground for means of ingress and egress.
 - 6.I.ix.** Upon leaving camp area, all property shall be removed and camp area shall be left in tidy condition.
 - 6.I.x.** Site occupancy limited to two (2) weeks.
- 6. J** Enclosed Courts located at Lakeside Clubhouse (LSCH) and Indian Bow Lake (Rec Lake).
- 6.J.i.** The enclosed courts are reserved for the use of Members, Tenants, Residents, family and their Guests.
 - 6.J.ii.** Members, Tenants, Residents, Family must have a valid membership card in their possession at all times while on the Enclosed Court and must present to Association personnel upon request.
 - 6.J.iii.** Guests must have a valid Guest Pass in their possession at all times while on the Tennis/Pickleball courts and must be presented to Association personnel upon request.
 - 6.J.iv.** A Guest Pass may be obtained at Gate 1 or the Association Office by paying the fee established in the Fee Schedule. A Guest Pass must be obtained prior to play.
 - 6.J.v.** Playing priority is established by placing racket or basketball in line. When a court opens players first in line take the court and players waiting move ahead one position.
 - 6.J.vi.** If tennis players are waiting, play is limited to one set of singles or two sets of doubles or one-half hour of rallying. Under these conditions, when any set reaches 7 all, the next game must decide the set.
 - 6.J.vii.** Tennis shoes will be worn by all players.
 - 6.J.viii.** Metal rackets must have protectors.
 - 6.J.ix.** No one is allowed on the court unless as a player.
 - 6.J.x.** Skateboards, skates, bicycles or other vehicles except wheelchairs are prohibited within the enclosed courts.
 - 6.J.xi.** No pets are allowed within the court enclosures.
- 6.K.** Golf Course
- 6.K.i.** Conditions for Use
 - 6.K.i.a.** Members, Tenants, Residents, and Family must have a valid membership card in their possession at all times while on the golf course and must present to Association personnel or the Golf Course Marshall upon request.

- 6.K.i.b.** Guests must have a valid Guest Pass in their possession at all times while on the golf course and must be present to Association personnel or Golf Course Marshall upon request.
- 6.K.i.c.** A Guest Pass may be obtained at Gate 1 or the Association Office by paying the fee established in the Fee Schedule. A Guest Pass must be obtained prior to play.
- 6.K.i.d.** Guest Compliance with the Auburn Lake Trails rules is the responsibility of the sponsoring Member, Tenant, or Resident.
- 6.K.ii.** The following rules are designed for the safety of players and their Guests and for the protection of the golf course and related facilities. They will be enforced at all times:
 - 6.K.ii.a.** No one is allowed on the golf course unless playing golf or on golf related business.
 - 6.K.ii.b.** Persons under the age of ten (10) are not permitted to play golf unless accompanied by an adult.
 - 6.K.ii.c.** No pets are allowed on the golf course.
 - 6.K.ii.d.** Each player is responsible for ensuring that preceding groups are out of range before striking the ball.
 - 6.K.ii.e.** Proper attire must be worn, to include a shirt and appropriate shoes. Sharp-heeled shoes such as western boots are prohibited. The golf course is a “soft spike facility”, no metal spikes are allowed.
 - 6.K.ii.f.** Only putters shall be used on greens.
 - 6.K.ii.g.** Flags shall be replaced in the hole when players leave the green.
 - 6.K.ii.h.** Players are required to repair their divots on tees and fairways and to rake their foot and ball marks in the traps.
 - 6.K.ii.i.** Common rules of golf etiquette, such as waving faster players through if there is an open hole ahead, shall be observed.
- 6.K.iii.** The following are rules of courtesy designed to keep play at a reasonable pace and to make the game as enjoyable as possible for all players. They may be enforced by Association personnel or Golf Course Marshals when four or more groups are playing concurrently on the course. Normally:
 - 6.K.iii.a.** All players may be required to start only from the first tee.
 - 6.K.iii.b.** Each player must have his or her own golf bag and clubs.
 - 6.K.iii.c.** No more than one ball played per player.
 - 6.K.iii.d.** No more than four players per group except in official tournament play.
- 6.K.iv.** Golf Cart Use Policy
 - 6.K.iv.a.** The approved operator/resident must be over the age of 18 and be present in the cart when it is being driven. Only residents over the age of 18 can become authorized operators of golf carts used on the golf course. The use of golf carts by Residents on the golf course is allowed under the conditions specified below.
 - 6.K.iv.b.** “**Authorized Golf Cart**” means an electric motor driven vehicle having not less than three wheels in contact with the ground, having an unloaded weight less than 1,300 pounds, and designed to carry golf equipment, and not more than two (2) persons including the driver. Registration may be approved on an individual basis for "cause" determined by the Board of Directors.
 - 6.K.iv.c.** ALT staff will inspect, evaluate, and approve each golf cart prior to the initial use on the Golf Course. The following must be provided for each registered golf cart:
 1. Proof of adequate liability insurance (minimum of \$250,000)
 2. Signed copy of the golf cart policy document. Registration renewals are required annually on January 1st. A decal will be issued and is to be placed on the left front fender area or left side of the windshield of the golf cart. It is the responsibility of the golf cart operator to ensure proper renewal.

- 6.K.iv.d.** Golf carts are prohibited from roadways unless they are licensed through the California Department of Motor Vehicles, and then only on roads posted 25 mph or less, except for special approval by the Board on an individual case basis.
- 6.K.iv.e.** Golf carts can be operated in the clubhouse parking lot and the street crossings at holes #2 and #3 and street crossings between #8 and #9. Carts are to be kept 20 feet from the tee boxes and greens or in designated areas. Carts must use the 90-degree rule (to the side and perpendicular to the fairways) at all times. Operators are to follow the golf cart directional signs/arrows. At all times operators will avoid wet areas so as to avoid damage to the terrain.
- 6.K.iv.f.** Golf Carts are allowed on the golf course only when the golf course is "open" to play, as determined by the General Manager. There will be occasions, due to weather conditions, that golf carts will be prohibited on the course. Therefore, all golfers approved to use golf carts shall contact the front entrance gate (community services personnel) during inclement weather (rain, snow, etc.) to assure motorized carts are allowed on the course. A sign may be posted at the first tee. This is to ensure, to the extent possible, operator safety and that the golf carts do not damage the course.
- 6.K.iv.g.** The General Manager or the Board of Directors may deny or restrict the use of authorized golf carts on the Golf Course for any legitimate reason to include, but not limited to the following:
 1. Condition of the course or specific areas of the course,
 2. maintenance requirements,
 3. scheduled events, or
 4. safety concerns
- 6.K.iv.h.** Any failure to adhere to the requirements set forth in these Rules or the failure to observe standard etiquette in the operation of a golf cart may result in the suspension or permanent revocation of the privilege to operate a golf cart and, where justified, the imposition of fines or other penalties as allowed under our governing documents. Approval to operate a golf cart on the Golf Course is not transferrable, and becomes invalid if the golf cart registered with the Association is sold.
- 6.K.iv.i.** The Board of Directors reserves the right to discontinue the use of golf carts on the golf course based on the conditions of the course and any damages to the course as a result of golf cart usage.
- 6.K.v.** Golf Tournament Rules and Procedures
 - 6.K.v.a.** All Association golf tournaments shall be sponsored by a Member or a Club. Applications for golf tournaments shall be submitted to the General Manager for approval and placed on the Auburn Lake Trails Activity Calendar on a first come basis.
 - 6.K.v.b.** A rain date may be requested and allowed, provided there are no calendar conflicts
 - 6.K.v.c.** Member (non-club) sponsored golf tournament applications must be approved by the General Manager or the Board.
 - 6.K.v.d.** To request that the course be closed, the golf tournament must have a minimum of 36 players. Otherwise the course cannot be closed to open play.
 - 6.K.v.e.** No golf tournament shall have more than a maximum of 72 players.
 - 6.K.v.f.** On the tournament day, the golf course shall be re-opened immediately following the end of play, and play shall not exceed 2 pm.
 - 6.K.v.g.** All tournament Guests shall obtain a Guest Pass prior to tournament play and show a valid Guest Pass to tournament directors when checking in. The Guest Pass must be maintained in possession at all times while on the golf course. The Guest Fee shall be additional to any tournament fee.

6.L. Swimming Center

- 6.L.i.** The Swimming Center consists of the main swimming pool, wading pool, restroom/shower facilities, and gated Common Area next to the Lakeside Clubhouse.
- 6.L.ii.** No Lifeguards are on duty at the Swimming Center. As such, swimming in the main pool or the wading pool is “At Your Own Risk,” as indicated by the posted signs. Pool Monitors may be in attendance, but are not certified to prevent or respond to aquatic emergencies.
- 6.L.iii.** Hours of Operation shall be from 7am until 9pm each day during the swim season. Use of the Swimming Center between 9pm and 7am is prohibited, unless authorized by the Board or the General Manager.
 - 6.L.iii.a.** The swim season shall start and end on dates that are approved by the Board or General Manager, and placed on the Auburn Lake Trails Activity Calendar.
 - 6.L.iii.b.** Access to the Swimming Center during the Hours of Operation may require a key.
 - 6.L.iii.c.** Swimming events may occur during hours of operation.
- 6.L.iv.** Members, Tenants, Residents, and Family must have a valid membership card in their possession at all times while at the Swimming Center and must present to Association personnel upon request.
 - 6.L.iv.a.** A person under the age of fourteen (14) may not use the pool unless an adult is in attendance.
 - 6.L.iv.b.** Guests must be accompanied by an adult Member, Tenant, Resident, or Family.
 - 1) Adult babysitters, or Guests, providing care to children of Members, Tenants, or Residents, may use the Swimming Center, without the presence of the Member, Tenant, or Resident, if the parent or guardian has provided permission to Association personnel allowing them to do so.
 - 2) Members, Tenants, Residents, and Family age fourteen (14) to seventeen (17) years of age may accompany a Guest age fourteen (14) and older, if the parent or guardian has provided permission to Association personnel allowing them to do so.
- 6.L.v.** All California State laws and El Dorado County ordinances must be observed while using the Swimming Center.
- 6.L.vi.** Pool Rules
 - 6.L.vi.a.** No horseplay in or around the pool.
 - 6.L.vi.b.** No running on the pool deck.
 - 6.L.vi.c.** Metallic objects such as pins, clips and coins are not allowed in the pool.
 - 6.L.vi.d.** No food is allowed while in the pool.
 - 6.L.vi.e.** No gum is allowed anywhere in the pool area.
 - 6.L.vi.f.** Alcoholic beverages and/or glass containers are not allowed in the pool. Alcoholic beverages may be allowed in the Swimming Center (outside of the pool), if approved by the Board or General Manager, in advance.
 - 6.L.vi.g.** The use of profanity is prohibited. Patrons must refrain from loud or boisterous behavior.
 - 6.L.vi.h.** Loud radio or stereo playing is prohibited.
 - 6.L.vi.i.** Infants and diapered children must wear swim diapers or rubber pants when using the pool. All diaper changing must be done in the restrooms.
 - 6.L.vi.j.** Street clothes worn in the pool is prohibited.
 - 6.L.vi.k.** Cut-off shorts with strings are prohibited in the pool.
 - 6.L.vi.l.** Large flotation devices may be used only when pool occupancy permits.
 - 6.L.vi.m.** Tennis balls, golf balls, plastic Frisbees or other hard toys are prohibited in the pool.
 - 6.L.vi.n.** Diving is permitted in the deep end (five feet and greater) of the main pool.

7. PRIVATELY OWNED PROPERTY

- 7.A.** Although the rights of private ownership are respected as legally required, property ownership in Auburn Lake Trails requires cooperation with the concept of community and compliance with the governing documents and the Rules established by the Board of Directors, and regulations of the Design and Covenants Committees.
- 7.A.i.** Screening of vehicles. The phrase "may not noticeably be seen" appearing in CC&R Art. VIII, sec. 13(f) means that while the screened vehicle may still be seen from any portion of a neighboring Lot or Common Area, it must not be obvious or attract attention to itself in any way, including, but not limited to, its location, color, condition or size.
- 7.A.ii.** Temporary Parking of Recreational Vehicles and Trailers. All Recreational Vehicles parked on any Lot must remain screened as required by Design Committee Rules. However, for purposes of loading, unloading or cleaning, such vehicles may be exempted from such requirement for a period not to exceed 72 hours. Such parking may not be done on a regular or consistent basis.
- 7.B.** Covenants (CC&R) Enforcement (See Governing Document Enforcement Procedures)
- 7.C.** Sale of Residence or Lot
- 7.C.i.** All prospective purchasers of property, whether Lots are developed or undeveloped, shall be accompanied by the Member and/or a realtor.
- 7.C.ii.** An "Open House" conducted for the sale of property either by Member or realtor may be held with a 5-day prior notice to Association Management. Signs advertising the "Open House" may only be posted (1) on the Lot proper and (2) at the nearest street intersection to the Lot proper.
- 7.C.iii.** Prospective purchasers are prohibited from wandering the Association, unescorted and it shall be the Member's responsibility to inform the purchaser of their obligation in this regard.
- 7.C.iv.** "For Sale" signs may only be placed on properties in accordance with the governing documents and Design Rules and Regulations
- 7.C.v.** The Association reserves the right to remove signs after 90 days or sooner if the signs deteriorate, fall down, or otherwise detract from the aesthetic appearance of Auburn Lake Trails.
- 7.C.vi.** Property shall not be sold without a paved driveway encroachment of asphalt or concrete conforming to the current standards in the Design Committee Rules. The encroachment must tie into the Association roadway and shall be approved by the Design Committee. This rule applies to all driveways on the property.
- 7.C.vii.** Sale of residence or lot is subject to inspection and design committee standards for compliance, prior to close of escrow.
- 7.D.** Home Business
- 7.D.i.** The Auburn Lake Trails Covenants, Conditions and Restrictions limit the use of all Residential Lots to residential purposes. The CC&R prohibit any person from engaging in a Home Business on any Residential Lot, Restricted Lot, or in any structure on any Residential Lot without prior approval of the Board of Directors of Auburn Lake Trails.
- 7.D.ii.** "Home Business" means the use of a residence for the conduct of any enterprise, occupation, or trade for profit or gain whether full or part time and whether the home is used as the sole place of business or is used in conjunction with, or in addition to, another business site or locale. The conduct of a business shall include, but not be limited to, either the soliciting of customers, clients, orders or accounts, the delivery of any raw materials or products, the rendering or provision of services or information, the processing of materials to create an end product or any portion thereof, or the creation of a work of art which will be commercially sold, traded, or exchanged. No restrictions placed on a home business shall interfere with a Member's maintenance of his or her personal library, personal business records or accounts, or the handling of his or her personal or professional telephone calls or correspondence as these uses are expressly declared to be customary and incidental to one's principal residential use, or conducting any other activities on the Lot otherwise compatible with residential use and the provisions of the CC&R that either are permitted under applicable zoning laws or governmental regulations without the necessity of first obtaining a special use permit or similar specific governmental authorization or approved by the Board.

- 7.D.iii.** No person or persons shall engage in a Home Business on any Residential Lot in Auburn Lake Trails without written and unrevoked approval of the Board of Directors or as otherwise permitted in 7.D.ii above.
 - 7.D.iv.** Application for a Home Business permit shall be made in writing to the Board of Directors using the prescribed application forms available at the Association Office.
 - 7.D.v.** The Board of Directors may approve an application for a Home Business where the Home Business will not be otherwise contrary to the best interests of the surrounding property or Members of Auburn Lake Trails. Before issuing an approval, the Board of Directors may impose such conditions as are deemed necessary to protect the best interest of all Members and may inspect the premises for fire hazards, safety infractions, or other conditions that may be dangerous or create a nuisance condition for other Members of Auburn Lake Trails.
 - 7.D.vi.** Factors concerning authorization of a Home Business are available in the Association Office.
 - 7.D.vii.** The Board of Directors, at its discretion, may impose further operating conditions depending upon the nature and requirements of the approved Home Business operation.
 - 7.D.viii.** The Member, Tenant, or Resident with a Home Business authorization shall allow an inspection of property by the General Manager and/or Board of Directors upon reasonable notice.
 - 7.D.ix.** Any approval issued by the Board of Directors may be revoked at any time if, after a hearing by the Board of Directors, a determination is made that the Home Business is in violation of governing documents, or established Rules.
 - 7.D.x.** Authorization for a Home Business shall not be transferred or assigned to any other person.
- 7.E. Sunday and Holiday Work**
- 7.E.i.** During the course of any home construction or alteration which has received prior plan approval from the Design Committee, exterior work is prohibited on Sundays or Holidays, unless requested by the Member and subsequently authorized by the General Manager in advance of the work date, in addition to contacting the neighboring residences.
 - 7.E.ii.** Sunday and Holiday work approval shall be based on, but not limited to, the following:
 - 7.E.ii.a.** An emergency arising from the need to complete siding and/or roofing, window and/or door installation do to pending inclement weather.
 - 7.E.ii.b.** Availability, due to weekday employment, of the Member to perform the building related work as requested and approved.
 - 7.E.ii.c.** Adherence by the Member and workers to Sunday and Holiday work hours from 9 a.m. to 5 p.m. only unless otherwise authorized under 7.E.i. above.
 - 7.E.iii.** Notwithstanding an emergency situation, the following will not be permitted on Sundays or Holidays:
 - 7.E.iii.a.** Construction work of any kind unless building or alteration plans have been approved by the Design Committee.
 - 7.E.iii.b.** Grading or excavating of the work site.
 - 7.E.iii.c.** Delivery of construction equipment to the work site.
 - 7.E.iii.d.** Delivery of construction related materials to the work site by Member, contractor, or supplier.
 - 7.E.iii.e.** Forming, pouring of foundation, or framing (including roof trusses).
 - 7.E.iii.f.** Entry of general contractor or sub-contractors for the purposes stated in Items a through e above.
 - 7.E.iii.g.** Work activity which generates excessive noise on-site that results in disturbing the peace of Members within a reasonable distance from the work-site; i.e., generators, power tools and equipment, etc.
 - 7.E.iv.** Sunday work approval by the General Manager shall not be construed to be a "blanket" approval for consecutive Sundays on an on-going basis without interruption, but rather for the specific work requested for a specific day or days.

- 7.E.v.** No prohibition is imposed by these rules on home interior work on Sunday once the home has been enclosed by siding, roof, windows, and doors (including installation of garage door).
- 7.E.vi.** The principle intent for approval of Sunday or Holiday work is to give relief to the Member in emergency, hardship, or unusual situations and is to be considered the exception to the rule rather than a generally accepted practice.
- 7.E.vii.** The General Manager may (1) rescind a Sunday or Holiday work approval or suspend work activity at any time that the Owner violates a condition or conditions set forth herein, or (2) rescind the approval based on notification from the Member to the General Manager that said Member will discontinue the on-site Sunday or Holiday work.
- 7.E.viii.** As an on-going responsibility, Community Services will monitor Lots in the subdivision for home construction or alteration work activity on Sundays and Holidays. Any such on-site work, which has not received prior approval, is to be reported to the General Manager on the next business day via written Incident Report identifying the nature and time of the work.
- 7.E.ix.** The General Manager may refer any Member violating the Sunday and Holiday Work Rule to the Design Committee and/or Covenants Committee for their disposition of the matter.
- 7.F.** Signs, posters, and banners, must be placed properly on the Member, Tenant, or Resident’s own Lot and must conform to Civil Code, governing documents, and Design Committee Rules.

 - 7.F.i. No sign of any type may be attached or secured directly to trees, utility poles, or mail boxes.
 - 7.F.ii. A small “For Sale” sign may be temporarily placed on a vehicle.
 - 7.F.iii. Election signs may be posted no more than 90 days prior to the election, and must be removed within 7 days after the election. Only one sign per candidate or issue is allowed on each lot.
- 7.G.** Commercial signs (real estate and contractor) may only be placed on Lots in accordance with governing documents.

8. FIRE SAFETY

- 8.A. Auburn Lake Trails Board of Directors, in conjunction with California State Law, adopted the Auburn Lake Trails Community Wildfire Protection Plan (CWPP). This plan, and/or future and development plans, complies with all federal, state and local laws and regulations, and is available at the Association office.
- 8.B. Members shall maintain their Lot(s) in a manner that it avoids a fire hazard to surrounding forest, property, or Members of Auburn Lake Trails.
- 8.C. The Board of Directors may from time to time adopt or amend rules or regulations pertaining to the Community Wildfire Protection Plan and establish procedures for inspections and enforcement of these rules and regulations.
- 8.D. If, upon inspection of a property, a violation of the Fire Safety Rules is observed, notice will be served for correction.

EXHIBIT A – FIRE INSPECTION FORM



AUBURN LAKE TRAILS
Residential Lot Fire Safety Evaluation Form



Lot #: _____ Address: _____

Area: _____ Owner's Name: _____

	PASS	FAIL
DEFENSIBLE SPACE ZONE 1 (within 30 feet of all structures or to property line):		
A. Remove all branches within 10 feet of any stovepipe or chimney outlet.	<input type="checkbox"/>	<input type="checkbox"/>
B. Remove fallen leaves, pine needles, or other vegetative materials from roofs, gutters, porches, stairways, shrubbery and under decks and similar overhangs of structures.	<input type="checkbox"/>	<input type="checkbox"/>
C. Remove all dead or dying branches on all landscape plants to a height of 15 feet above the roof.	<input type="checkbox"/>	<input type="checkbox"/>
D. Where ladder fuels exist, prune lower branches of trees to a minimum height of 6 feet (or 1/3 tree height for trees under 18 feet). Branches from single specimens of trees may be kept if they are well spaced, well pruned and create an overall condition that avoids the spread of fire to other vegetation or to structures (no vegetation under or adjacent to the tree).	<input type="checkbox"/>	<input type="checkbox"/>
E. Remove flammable vegetation and items that could catch fire which are adjacent to or under decks, balconies and stairs (examples would be: Manzanita, Buck Brush, Juniper, Rosemary etc.).	<input type="checkbox"/>	<input type="checkbox"/>
F. Remove all branch piles, dry slash, stumps, woody materials, waste piles, rubbish or litter of any kind.	<input type="checkbox"/>	<input type="checkbox"/>
G. Firewood is allowed in this zone only if covered with a fire resistant tarp.	<input type="checkbox"/>	<input type="checkbox"/>
REDUCED FUEL ZONE 2 (within 30 – 100 feet of all structures or to property line):		
H. Live flammable ground cover less than 18 inches in height may remain. If it exists under trees, then all overhanging and adjacent trees <u>must</u> be pruned up a minimum of 6 feet (or 1/3 tree height for trees under 18 feet) to a distance of 100 feet from any structure, neighboring structure and 10 feet from any road, access road and driveway. An unobstructed vertical clearance of 15 feet must be maintained on any road, access road and driveway.	<input type="checkbox"/>	<input type="checkbox"/>
I. Reduce fuels in accordance with the Continuous Tree Canopy Standard to a distance of 100 feet from any structure and to 10 feet from any road, access road and driveway. (See back of form for description.)	<input type="checkbox"/>	<input type="checkbox"/>
J. Reduce fuels in accordance with Horizontal Spacing Standard to a distance of 100 feet from any structure and 10 feet from any road, access road and driveway. (See back of form for description.)	<input type="checkbox"/>	<input type="checkbox"/>
K. All exposed wood piles must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions, unless covered with a fire resistant tarp.	<input type="checkbox"/>	<input type="checkbox"/>
DEFENSIBLE AND REDUCED FUEL ZONES 1 & 2 (within 100 feet of all structures or to property line):		
L. Mow grass or weeds to a maximum of 4 inches in height through the fire season to a distance of 100 feet from any structure or neighboring structure and to 10 feet from any road, access road and driveway.	<input type="checkbox"/>	<input type="checkbox"/>
M. Logs or stumps embedded in the soil must be removed or isolated from structures and other vegetation.	<input type="checkbox"/>	<input type="checkbox"/>
N. Remove all dead or dying brush and trees, and all dead or dying branches within 6 feet of the ground.	<input type="checkbox"/>	<input type="checkbox"/>
OTHER REQUIREMENTS:		
O. Clear all weeds, brush, trash, dead or dying branches and other combustible materials within 10 feet around and above propane tanks.	<input type="checkbox"/>	<input type="checkbox"/>
P. Address numbers displayed in contrasting colors (4" min. size) will be posted street side, adjacent to the driveway entrance, and will be readable from the street or access road.	<input type="checkbox"/>	<input type="checkbox"/>
Q. Cover all chimney or stovepipe openings with a metal screen having openings no larger than 1/2 inch.	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS: _____

Fire Risk Evaluator: _____ Date: _____

Re-inspection on or after: _____



Approved 3-11-15

9. TENANT RESPONSIBILITIES AND RELATIONSHIPS

- 9.A. Although a Member of the Association may rent or lease his Residence Lot, the Member remains responsible for compliance by the renter or lessee with the CC&R, Bylaws, and Rules of the Association.
- 9.B. Tenants residing in Auburn Lake Trails must obey all Rules of the Association.
- 9.C. Rule violations by a Tenant will be the responsibility of the Member renting or leasing the Residence Lot.
- 9.D. Tenants who have received usage rights to the Common Facilities and Common Areas are eligible to participate in Association activities, with the exception of the Annual Meeting or meetings called exclusively for Members.

10. GUESTS

- 10.A.** Guests are subject to all applicable rules, and are the responsibility of the host Member or Tenant at all times while visiting Auburn Lake Trails. The host Member or Tenant must inform Guests of the applicable rules. Failure of a Guest to observe Association Rules may result in fines assessed against the Lot of the host Member or Tenant.
- 10.B.** Guests entering Auburn Lake Trails
- 10.B.i.** A Member or Tenant shall notify Community Services of Guests that will be entering Auburn Lake Trails, in advance of their arrival, unless they are a Permanent Guest or otherwise accepted by these Rules.
- 10.B.ii.** All Guests shall enter Auburn Lake Trails through Gate 1, unless they are a Permanent Guest in a vehicle with a valid barcode, or authorized to enter Auburn Lake Trails by Community Services or Association personnel.
- 10.B.iii.** Gate opener devices shall not be provided to Guests at any time.
- 10.C.** Permanent Guests
- 10.C.i.** A Member or Tenant in good standing may provide the names of persons who are not Members, Tenants, Residents, or Family to Community Services to be placed on their Permanent Guest list.
- 10.C.ii.** A maximum of ten (10) Permanent Guests per Residence Lot may be listed.
- 10.C.iii.** Each Permanent Guests may obtain one (1) vehicle barcode, which may be used at any entrance gate. Fees for a vehicle barcode are listed in the Fee Schedule.
- 10.D.** Guest vehicle operation and parking shall conform to Association Rules while in Auburn Lake Trails. (See Roads and Parking).
- 10.E.** Guests who use Common Areas or Common Facilities shall be accompanied by a Member, Tenant, Resident, or Family, unless excepted by these Rules, or the responsible Member or Tenant has first obtained approval from the Board or General Manager.
- 10.E.i.** A maximum of ten (10) Guests per Residence Lot may accompany a Member, Tenant, Resident, or Family during the regular use of Common Areas or Common Facilities, unless excepted by these Rules, or the responsible Member or Tenant has first obtained approval from the Board or General Manager.
- 10.F.** Guests shall pay all appropriate fees for the use of Common Areas or Common Facilities, as specified in the Fee Schedule.
- 10.G.** Host Members or Tenants are ultimately responsible for any Guest fees.

11. ANIMAL CONTROL

- 11.A.** In consideration for the health and safety of all Members of the community, animal control in Auburn Lake Trails is subject to state laws and regulations, county ordinances, and rules passed by the Board of Directors. The Board has the right to establish and enforce additional rules for reasonable control and keeping of pets in Auburn Lake Trails to ensure that they do not interfere with the quiet and peaceful enjoyment of Auburn Lake Trails by other Members, Tenants, and Residents.
- 11.B.** A reasonable number of common household pets may be kept on each Lot so long as the same are not kept, bred, or maintained for commercial purposes. No other animals, livestock, or poultry shall be kept, bred, or raised on any Lot.
- 11.C.** Each person bringing a pet to or keeping a pet on a Lot in Auburn Lake Trails shall be responsible for the conduct of such pet.
- 11.D.** No person owning or having control of any animal shall permit such animal to stray or run-at-large on any Auburn Lake Trails road and/or Common Area.
- 11.E.** Owners are responsible for removing their pets' feces from neighboring lots, roadways and Common Areas. Failure to do so constitutes a violation and may result in a fine.
- 11.F.** It is the recommendation of any person having knowledge that any dog has bitten any person to immediately report the incident to Community Services and the El Dorado County Animal Control Officer, or to the Sheriff providing full information regarding the incident.
- 11.G.** As an equestrian community, rules have been established by the Board to enhance the enjoyment of horse owners and riders, and to protect other persons who do not engage in horse-related activities. The following rules are established for the keeping of horses on Lots:
- 11.G.i.** Any Member or Tenant may keep horses on a Lot that is one (1) acre or more in size, and per El Dorado County Ordinances. Tenants must obtain permission from the Member who owns the Lot.
 - 11.G.ii.** An occupied residential dwelling shall exist on any Lot or contiguous Residence Lot(s) on which a horse is kept.
 - 11.G.iii.** At least one half (1/2) acre shall be devoted to and appropriately fenced for the horse(s). Appropriate fencing is to be submitted to the Design Committee for prior approval.
 - 11.G.iv.** Adequate and appropriate procedures for the care and maintenance of pasture, barn, and/or horse(s) shall be followed at all times.
 - 11.G.v.** The General Manager may recommend additional requirements to insure the protection of adjacent Lots. This may relate to, but is not limited to, potential problems of erosion, drainage, pollution, odors and cleanliness.
 - 11.G.vi.** All rules, regulations and requirements for the boarding of horses promulgated by the County of El Dorado or other governmental or regulatory bodies shall be adhered to at all times.
 - 11.G.vii.** Any variation in the above requirements must have the prior approval of the Board or General Manager.

12. CONTRACTORS, REAL ESTATE AGENTS, AND PUBLIC SERVICE AGENCIES

- 12.A.** Because Auburn Lake Trails is a controlled access community, building contractors, their subcontractors, and real estate agents are the responsibility of the Members who have retained their services. These contractors and real estate agents are required to comply with all applicable rules, as are service entities such as public utilities, newspaper vendors, trash collectors, and delivery services. Members are required to provide contractors and real estate agents with a copy of current rules pertaining to access, use of roadways, and trespass.
- 12.B.** Building Contractors
- 12.B.i.** The Auburn Lake Trails Covenants, Conditions and Restrictions (CC&R) and the Auburn Lake Trails Design Committee Rules regulate all construction within the community.
- 12.B.ii.** Building Contractors Rules:
- 12.B.ii.a.** All contractors, suppliers, deliveries and material persons are to enter through Gate 1, unless they are travelling in a vehicle with a valid barcode or can otherwise be identified and authorized to enter Auburn Lake Trails by Community Services or Association personnel.
- 12.B.ii.b.** Contractors, suppliers, deliveries or material persons shall not enter Auburn Lake Trails prior to 7:00 a.m. and must depart by 7:00 p.m. Monday through Saturday unless otherwise authorized by the General Manager.
- 12.B.ii.c.** Construction is not allowed on Sundays or Holidays unless authorized by the General Manager, consistent with the Sunday and Holiday Work Rule, Section 7.E of these Rules.
- 12.B.ii.d.** A Member involved in construction will not provide gate entry devices to contractors, suppliers or delivery personnel.
- 12.B.ii.e.** No contractor, subcontractor or contractor personnel, vehicles, materials or other items going to a construction site shall be allowed entry unless previously cleared to do so by Design Committee plan approval or authorized by the General Manager.
- 12.B.ii.f.** Road and shoulder damage attributable to construction shall be repaired at the cost of the responsible party, to the satisfaction of the General Manager.
- 12.B.ii.g.** Upon completion of the property improvement, the general contractor shall contact the Association Office for a certificate of approval on the project, and request a refund of the cash deposit. An inspection of the project will be made by an agent of the Association and, assuming no violations are noted, or if any are noted then upon correction thereof, the approval will be issued and the deposit or portions of the deposit refunded, subject to the provisions of this procedure.
- 12.B.ii.h.** It should also be noted by each general contractor that should any expense arise to the Association as a result of construction activity and the Association cannot, upon reasonable effort expended, fix the source of the problem, then the total of the expense shall be proportionately divided among the general contractors engaged in construction activity at the time.
- 12.B.ii.i.** The construction site, including all visible slopes, shall be kept neat and clear of debris at all times. Each site shall be regularly policed for trash and construction waste, but no less than weekly. Food and beverage trash shall be picked up daily.
- 12.B.iii.** Building Contractors are obligated to perform the following improvements before actual building construction may start:
- 12.B.iii.a.** Installation of valley gutter or culvert at job entry.
- 12.B.iii.b.** Properly grade an entry road to the construction site.
- 12.B.iii.c.** Rock, chip and seal or otherwise place a proper protective coating on the entry road.
- 12.B.iii.d.** Provide adequate off-road parking for all vehicles at construction site.

- 12.B.iii.e.** Prepare adequate storage for all materials to be used at job site on the Lot proper.
- 12.B.iii.f.** Clear variances to approved plans through the Design Committee.
- 12.B.iii.g.** Provide a portable toilet at the construction site.
- 12.B.iv.** The following are prohibited, and could result in a special penalty assessment against the Member for violation by their contractors:
 - 12.B.iv.a.** Contractors, including the Contractor's employees and subcontractors, consuming intoxicants within Common Areas or Common Facilities.
 - 12.B.iv.b.** Contractors bringing pets into Auburn Lake Trails.
 - 12.B.iv.c.** Radios or other sound equipment played at excessive volume.
 - 12.B.iv.d.** Wandering through the Trails, or visiting any Common Area, Common Facility, or other Lot unless they are a Member, Tenant, Resident, Family, or Guest.
 - 12.B.iv.e.** Unprotected Power Cords. Temporary power cords laid across streets must be protected by boards on each side of the cord.
 - 12.B.iv.f.** Trash Dumping. All trash and debris from the construction site must be removed from Auburn Lake Trails before final approval for home occupancy is granted. Brush may be burned on site only under the conditions set forth for burning by the California Department of Forestry and/or the El Dorado County Fire Protection District.
 - 12.B.iv.g.** Surplus Earth Dumping. All excavated spoils material must be removed from Auburn Lake Trails or transported by prior arrangement to another Lot or Common Area.
- 12.B.v.** All signs identifying contractors shall conform to Design Committee Rules.
- 12.C.** Real Estate Agents
 - 12.C.i.** Real Estate Brokers and Real Estate Salespersons ("Real Estate Agents") shall observe all rules and regulations of Auburn Lake Trails as set forth in the Covenants, Conditions and Restrictions (CC&R), the Bylaws, and the published Rules of the Association.
 - 12.C.ii.** Real estate agents and their clients shall enter Auburn Lake Trails through Gate 1, unless they are travelling in a vehicle with a valid barcode or can otherwise be identified and authorized to enter Auburn Lake Trails by Community Services or Association personnel.
 - 12.C.iii.** Real estate agents must accompany their clients at all times while within the confines of Auburn Lake Trails.
 - 12.C.iv.** Realty/Brokerage firms may hold an "open house" within Auburn Lake Trails for purposes of presenting a home, provided the Association is given written notice of the firm's intention to conduct an open house at least 5 days in advance of the opening. The firm's written notice shall set forth the following information regarding the open house to be conducted:
 - 12.C.iv.a.** The brokerage being represented.
 - 12.C.iv.b.** Location of the open house.
 - 12.C.iv.c.** Signed permission from the Member whose home is to be open.
 - 12.C.iv.d.** Dates and hours of the open house.
 - 12.C.iv.e.** Confirmation that any notice of open house issued by the firm shall indicate that prospective purchasers must enter and leave Auburn Lake Trails through Gate 1 and identify themselves to the Community Services Officer upon entry.
 - 12.C.iv.f.** No open house signs shall be posted at the entrance(s) of Auburn Lake Trails nor will open house signs be posted along the roadside edge. One sign may be posted at the nearest road intersection to the home and one sign on the home Lot proper.
 - 12.C.iv.g.** Real Estate signs must conform to Design Committee Rules.

13. CLUBS

- 13.A.** Members who have common interests may organize Clubs so they may participate in collective activities, using the ALT Common Areas and Facilities for their mutual enjoyment, benefit, or education. Clubs must be engaged in legal activities and must comply fully with Auburn Lake Trails' governing documents.
- 13.B.** The following rules apply to all Auburn Lake Trails Clubs:
- 13.B.i.** Application for Club status may be submitted at any time on forms designed for that purpose for review and approval by the Board. These forms are available at the Association Office.
 - 13.B.ii.** Club renewals are required annually. Application for Club status shall be submitted prior to October 31st, each year, on forms designed for that purpose, for review and approval by the Board. These forms are available at the Association Office.
 - 13.B.iii.** Auburn Lake Trails Common Areas, Common Facilities, staff, communications, equipment and materials may be made available to Clubs under policies and restrictions as established by and at the discretion of the Board. Advertising approved scheduled events in the Trail Views is permissible. Clubs may advertise future plans but unless approved, should not indicate dates or facility usage.
 - 13.B.iv.** Clubs are responsible for any extraordinary costs for repair and/or replacement, and for leaving facilities in a clean and orderly condition, resulting from their use of ALT Common Areas and Facilities. The Club and/or individual Members will be billed for any damage that may occur, for the cost of any set up and cleanup and for the cost of any equipment rental.
- 13.C. Club Events**
- 13.C.i** Club events shall be sponsored by an approved Club. Applications for events shall be submitted to the General Manager for approval and placed on the Auburn Lake Trails Activity Calendar.
 - 13.C.ii** Common Areas and Common Facilities are available to Clubs for approved Club events, per availability. No fees will be charged to a Club for events that are open to all Members, Tenants, Residents, Family, and their Guests.
 - 13.C.iii** The sale of alcoholic beverages at a Club event while utilizing Common Areas or Common Facilities requires approval by the Board or General Manager and a valid California State Alcohol and Beverage Control (ABC) permit prior to the event.
 - 13.C.iv.** Club event Guests are subject to Guest Rules, Section 10
- 13.D.** **SUSPENSION/REVOCAION OF PRIVILEGES:** Article III, Section 7 of the CC&R requires the Board to support "the peace, health, comfort, safety and general welfare of the Owners in common." Any documented club activity that interferes with the Board's responsibilities to the community and/or fails to adhere to the rules set forth in this document, may result in suspension or permanent revocation of the club's charter and/or privilege to use Common Areas and Common Facilities. Where justified, the imposition of fines or other penalties may also be applied. The General Manager will evaluate violations and, where deemed appropriate, will make recommendations to the Board for its action.
- 13.E.** The application and approval process of a club in no way implies official Association endorsement or support of any subsequent club purpose, statement, policy, position, activity, event, or action.

14. COMMITTEES

- 14.A.** All Committees serve at the pleasure and under the direction of The Board of Directors. All Committee members including the Chairs of the Committees are appointed by the Board of Directors each year following the election of the Board of Directors, pursuant to the Association Bylaws and Covenants, Conditions and Restrictions. The Committee members are appointed, or re-appointed for a term of one year by the new Board. Committee members must be Members, Tenants, or Residents in good standing.
- 14.B.** Committees advise and assist the board in conducting the business of the Association. Interested Members, Tenants, and Residents of the community are invited to volunteer for committees where they have an interest and can make a contribution to the community
- 14.C.** Each committee shall have a charter from the Board of Directors to clarify roles and responsibilities of each committee.
- 14.D.** Committees are not Clubs and shall not have functions, bank accounts or funds separate from Auburn Lake Trails. Committees are advisory in nature and have no intrinsic authorities not granted by the Board or the Association's governing documents.
- 14.E.** By statute and the Association's governing documents, the Covenants Committee, the Design Committee and the Nominations Committees are required Committees.