



RULES AND REGULATIONS

It is the desire of the owners and managers ("Management") of Pinebrook Village ("Pinebrook/Park") to encourage custom development and improvement of the homesites. The following rules and regulations are set forth to clarify our expectations and also be a source of information and guidance for our residents ("Homeowner").

REQUIREMENT FOR HOME IMPROVEMENTS/CONSTRUCTION: All exterior construction, remodeling, home improvement, parking, landscaping, etc. must be approved by Management prior to entering a contract for work to be done.

1. **HOME STANDARDS:** The following requirements are established to provide a standard for homes in Pinebrook and will be implemented for existing homes when maintenance standards dictate upgrading or upon rebuilding, remodeling or modernizing the exterior of the home or homesite.
 - a. Management must approve any home to be placed on a homesite.
 - b. The exteriors of all new homes must be wood or simulated wood which may be combined with accent materials. Any replacement siding and/or skirting shall meet the standards outlined in this document and needs approval from Management.
 - c. Roofs on all new homes shall be of composition, wood, or simulated wood shingle, shake or tile. Minimum roof pitch is 3:12 on move-in homes. Flat metal roofs or flat built-up roofs are not permitted on new homes. For re-roofing of existing homes, like materials must be used and must be approved by Management prior to re-roofing.
 - d. Any change in exterior home or trim paint color must be approved by Management prior to painting.
 - e. All decks, patios, carports, awnings, porches, storage buildings, fences and any other structure shall be maintained in good condition by the Homeowner.
 - f. The exterior of the home, the landscaping and the homesite shall be maintained in a neat, clean and orderly condition.
 - g. Hitches and tongues must be removed.
 - h. Installation and set-up of a new home must be completed within 45 days from arrival of the home.
2. **AWNINGS:** Patio and carport awnings are required and must be of approved wood or aluminum material.
3. **CARPORTS:** Carports are required with a minimum size of 20' x 20' for parallel parking and 10' x 40' for tandem parking. These must be of aluminum material or custom designed wooden structures. Wooden structures must be designed for esthetic appeal and structural soundness and must be approved by Management and the City. Awnings and carport columns must be vertical. Enclosures within the carport area must be approved by Management and are governed by code requirements (no more than 50% enclosed).
4. **SKIRTING:** Skirting is required around all homes, porches, decking and/or other additions. On new homes or upon replacing existing skirting, skirting must be of new siding similar to the mobilehome material (and direction) and must be approved by Management. No plastic, metal, lattice or foam skirting is allowed. Skirting should be inspected periodically for required maintenance. Wood skirting should have a termite and dry rot barrier.
5. **DECKS:** Pinebrook requires a porch or patio deck. Decks may be a wooden structure with plywood decking covered with outdoor type carpeting, redwood decking, tile, brick or other approved material. All decks/carpeting and handrails must be approved by Management and permitted by the City, and maintained in good condition by the Homeowner. Handrails are required to meet building codes.
6. **SET BACKS:** All structures and structural additions, including storage structures, awnings and carports are governed by code requirements and are also subject to Management approval.
7. **BUILDING PERMITS:** Pinebrook is under the jurisdiction of the City of Folsom. Permits and inspections are required for any home improvements, including, but not limited to sewer, water and gas, electrical connections, awnings, carports, porches, air conditioners, water heaters, etc. All applications for permits must be signed by Management BEFORE you apply for a City permit. All permit fees are the responsibility of the Homeowner or representative contractor.
8. **MAIL BOXES:** Standardized mail boxes shall be provided by Pinebrook (customized mail boxes are not allowed). Any replacement of damaged mail boxes will be installed by the Park and charged to the homeowner.
9. **TUBES:** Tubes are for the dissemination of information from Management, Plaza businesses, park activities and social club events. No outside soliciting is permitted. Residents may use tubes for resident to resident communications. Delivery of a notice to all residents requires prior Management approval.
10. **STORAGE SHEDS:**
 - a. Storage Sheds: Storage shed must not exceed 120 square feet, governed by homesite configuration (with no more than 9' high walls). Roofs must be shed type roofs or gable roofs (no barn type roofs). Pinebrook allows one "tool cabinet" in addition to the standard storage shed per lot. The tool cabinet may not exceed the height of the standard storage shed and three feet in depth and eight feet in length. All sheds must be approved by Management (type and placement) prior to installation. All sheds are to be painted to match the exterior color of the home.
 - b. Outside Storage: No furniture, except outdoor patio furniture, barbeques, and bicycles shall be allowed outside the home. Brooms, mops, building materials, gardening equipment and other visually offensive items must be stored inside either the home or an approved storage shed or tool cabinet. Storage under the home and deck is prohibited by California State code.

11. **UNDERGROUND UTILITIES:** All utilities are underground including high voltage electrical cable. PG&E, SMUD, cable and telephone utility easements specifically prohibit location of structures, including storage buildings, over their cables. All exterior improvements must avoid these easements and potential hazards. **DO NOT DIG OR DRILL** holes or drive metal rods or other objects into the ground which is over these easements. Be alert for pipes or cables when digging holes for trees, etc. **YOU ARE RESPONSIBLE AND LIABLE FINANCIALLY FOR ANY DAMAGE YOU MAY CAUSE TO UNDERGROUND SYSTEMS.** The underground cable location service of the utility companies will locate gas and electric cables for you without charge. Call Underground Alert at 811 before you dig.
12. **ELECTRICAL PEDESTALS, SEWER & GAS CONNECTIONS:** All electrical pedestals, sewer and gas connections are not to be modified, altered or obstructed in any fashion.
13. **LANDSCAPING / MAINTENANCE:** All landscaping plans, including renovations, must be approved by Management prior to any work being performed. Please allow up to two weeks for approval. A change of grade is prohibited.
- a. **Drainage:** Particular attention should be taken to maintain the drainage away from the home and to the street or the storm drains. Do not waste water or allow unattended hoses and sprinklers to run excess water. Excess water use is subject to an overage charge. Anti-siphon valves are required for all sprinkler systems.
 - b. **Ground Cover:** On all move-in homes, upon resale of existing homes, or with any landscape remodeling, the front yard between the curb and the home and on corner lots and the side yard areas adjacent to the street must be planted in "living green" landscaping. Decorative or accent rock (i.e. boulders, dry bed streams) is permitted with management approval. No bare dirt is allowed. No rock is allowed as ground cover (must be bark or plant ground coverings). At least 2/3 of the surface area (at maturity) must be "living green". **NOTE:** Existing homesites landscaped to prior standards, or having inadequate greenery in the front setback or corner sideyard areas, must be upgraded to our current standards upon 1) bringing in a new home, 2) with a landscape remodeling project, or 3) **upon resale** of an existing home within 90 days from occupancy. We require all Homesites to adhere to the 2/3 living green standard at all times.
 - c. **Oak Trees:** Oaks are native plants and are easily killed by over watering during the summer. Frequent watering and poor drainage must be avoided to preserve these native trees. Avoid planting grass or plants which require watering near the tree trunks (your nurseryman can assist you with a landscape plan or selection of native plants for your yard which will aid in the preservation of these invaluable trees). The root area must not be covered by plastic. Removal or trimming of native oaks by Homeowner is prohibited.
 - d. **Trees:** All trees must be approved by Management prior to planting. Please consider the size of the Homesite, growth rate and habits when selecting trees and other plant material. Trees with extensive, rapidly growing root systems will soon outgrow the Homesite as well as potentially causing damage to your carport, sidewalks and other structures. No tree shall be allowed to become a hazard. Trees may not exceed 25 feet in height or width when fully mature. New plantings or seedlings of willow, weeping willow, cottonwood, digger pine, liquid amber and fruitless mulberry trees are specifically prohibited. Homeowner is responsible for the maintenance of trees within the Homesite (whether you planted them or not), except oak trees. _____
Homeowner Initials _____ *Homeowner Initials*
 - e. **Plant Selection:** Shrubs and trees must be selected and maintained to not interfere with or cause damage to driveways, walks, paths, streets, street lighting, fireplugs, underground utilities, homes and/or structures. Consideration shall be given to your neighbors in plant selection and maintenance of your landscaping to avoid overgrowing your and your neighbors' yard(s). Pinebrook reserves the right to remove any plants/trees if it/they may become(s) a health and safety issue. **Any shrubs or trees (Homesite or garden area), must be approved by Management prior to installation** (except for flowers).
 - f. **Maintenance:** Maintaining of the landscaping shall include, but not limited to, proper and frequent pruning of bushes and trees, mowing lawns, keeping shrubbery and bark areas weed free, provide adequate watering, etc., and keeping the street clean in front of the Homesite (to the middle of the street) from leaves, etc. generated from your yard. Power blowers and other loud tools are discouraged on Sundays. No burning is allowed within the city of Folsom.
 - i. Homeowners must keep their homesites in a clean, neat, well-kept and attractive condition. Bottles, cans, boxes, appliances, equipment, debris or other items of any type shall not be stored outside, nor on or beneath the home, deck, patio or carport. All other items such as containers, tools, brooms, lawn mowers, tires, lumber, etc. are to be stored in the home or storage shed. The homesite includes but is not limited to yards, gutters in front of the homesite, all landscaping, structures, improvements, and other things attached to or placed on the homesite.
 - ii. Homeowners shall properly dispose of all rubbish, garbage, green waste, and other organic or hazardous waste, in a clean and sanitary and timely manner in appropriate containers at reasonable and regular intervals and assume all costs or remediation, extermination and fumigation for infestation on the homesite. Disposal is not permitted on community grounds and unauthorized neighboring property.
 - iii. Paved surfaces including driveways or any other hard surface intended for vehicle parking must be kept in good repair, clean and free of oil or other chemical substances. Drip pans or products intended to soak up chemical spills and drips may be used as an emergency measure for not more than a seven day period. Homeowner is responsible for maintenance repair and replacement for any driveway and walkway Homeowner installed or if installed by a prior homeowner.
 - g. **Garden Area:** On-site garden vegetables are prohibited when in public view in your Homesite. A garden area has been reserved within the park for individual garden plots. Sign up is available for these assigned garden plots.
14. **WASTE:** It is prohibited to accumulate and/or store waste of any kind in any area of the Homesite.

15. **FENCING:** Only esthetic fencing is permitted in front or corner side lot areas (i.e. no chain link or solid wood fencing are allowed). Rear yard fencing must be limited to 36 inches in height. All fencing must be approved for type and location by Management prior to installation.
 - a. **Privacy Screens:** Privacy screens are permitted (4' on, 4' off). Planted hedge or plants in lattice work are preferred; however, installation of all structures are subject to prior approval of Management as to type, size, color and location.
16. **AUTOMOBILE & PARKING:** All traffic roadway laws are applicable within Pinebrook.
 - a. **Safe Speeds:** The speed limit within Pinebrook is restricted to a slow and safe speed. Speed limits are posted for your guidance and as a reminder to you and your guests to drive cautiously. Pedestrians, bicycles and golf carts have the right-of-way at all times.
 - b. **Parking:** All Resident's vehicles must be parked under their carport (not in guest parking areas, other than when visiting another resident within the Park or a common facility). Parking in the street is prohibited by City ordinance. Extended guest parking arrangements must be made with Management (see Section 15 of the Agreement). Parking of heavy trucks and inoperable vehicles is prohibited in Pinebrook. Boats, tent trailers, travel trailers and RV's must be parked in the RV storage area (an additional charge is made for RV parking and such parking is assigned and covered by a separate written agreement). Additionally, vehicles may not be parked on the landscaped portion of any homesite. There will be no parking on any homesite other than the carport side of each home and the carport is to accommodate no more than 2 vehicles (excluding golf carts and motorcycles). All vehicles must be able to fit into a home's driveway without protruding into a sidewalk, curbing, drainage area or street. Only standard manufactured car covers may be used to cover cars while left in carports.
 - c. **Operable and licensed:** Homeowners are not permitted to store inoperable vehicles in the Park. Additionally, all vehicles must be currently licensed and registered for on street operation.
 - d. **Misc:** Major repair, tear-down or spray painting of motor vehicles is prohibited. An area for changing oil is provided in the RV storage area. Place used oil only in the receptacle provided. Car washing is allowed only in the car washing area next to the laundry room.
17. **PROHITED OCCUPANCY:** Mobilehomes must be occupied by a homeowner who is the legal or a registered owner. A homeowner/resident is a homeowner if that person(s) are legal or registered owners who lawfully occupy a mobilehome under a properly executed rental agreement. No one other than those executing the rental agreement shall be allowed to reside in the home and/or upon the home site set forth on the rental agreement without prior written consent of Management.
18. **TELEVISION ANTENNAS:** Installation of antennas (such as DirecTV or DISH Network) should be installed as unobtrusively as possible (towards the rear of the home and away from streets or side yards). Installation near the street and on the ground is prohibited. Special use antennas (C.B., ham radio, etc.) must be approved by Management.
19. **LAUNDRY:** Observe posted instructions of equipment in the laundry room. No laundry of any kind is to be hung any place outside the home. There are lines provided for this purpose in the laundry drying yard. Management will not be responsible for theft or damage.
20. **RECREATION AREA AND FACILITIES:** All recreational facilities are for the use of residents and a limited number of accompanied guests. Homeowners may schedule special events for private use as per a separate written agreement "User Agreement for Pinebrook Facilities", if approved by Pinebrook. After all activities or parties in the clubhouse, appliances and other items that were used must be cleaned and left orderly. The resident or committee in charge of the party will be held responsible for the clean-up and any damage. The clubhouse facilities will be available daily from 7:30 AM to 8:30 PM (10:00 PM summer months). Guests must always be accompanied by the in the common areas.
21. **CONDUCT AND ATTIRE:** Wearing of bathing apparel in the clubhouse is prohibited. Men wearing shorts must also wear a shirt in the clubhouse. Shoes or sandals must be worn into the swimming pool area and into the clubhouse. The quiet hours are 10:00 PM to 7:30 AM. Keep radios, television and musical instruments at a volume so as not to disturb your neighbors. **Homeowner(s) (and their guests) agree(s) that at no time he/she will be a substantial annoyance to any other resident, their property, or damage Park facilities.** Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others or to be a substantial annoyance are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct, including the actions of Homeowner's pets. Persons under the influence of alcohol or any other substance shall not be permitted in any area of the Park which is generally open to residents and guests. No nuisance or waste is permitted.
 - a. Violations of any "conduct" provision contained in these Rules and Regulations or in the homeowner's Rental Agreement shall also be considered a "substantial annoyance of other homeowners" as contemplated by California Civil Code section 798.56(b).
22. **RIGHT OF ENTRY AND INSPECTION:** Management shall have the right, pursuant to California Civil Code section 798.26, to enter upon the land which a mobilehome is situated for maintenance of utilities, for inspection and maintenance of the premises in accordance with these Rules and Regulations, and/or for enforcement of the Rules and Regulations and for the protection of the park, and may enter a mobilehome in case of emergency or upon abandonment.
23. **USE PROHIBITED:** The mobilehome and Homesite shall be used only for private residential purposes and no commercial business or commercial activity of any nature shall be conducted thereon.
24. **HOUSE SITTING:** House sitting is prohibited. Only authorized residents and additional occupants may reside in the home.
25. **USE OF POOL AND RECREATION HOURS:** We welcome guests to enjoy the pool area and they must be accompanied by the Homeowner and obey posted rules. We encourage under-aged guests (14 and younger) to use the pool (in the absence of

scheduled group events) from 10:00 AM to 2:00 PM. The pool is open year round, but is not heated December – March (April depends upon the weather). No alcohol is permitted in the pool area except for approved social activities. The recreation hall hours will be seasonally adjusted from 7:30 AM to 8:30 PM (winter months) or 10:00 PM (summer months), governed by utilization and scheduled activities.

26. **ANNUAL REGISTRATION:** You are required to provide Pinebrook with a copy of your current registration each year (from HCD and/or tax bill showing proof of ownership and registration).

It is our endeavor to enforce these policies which will enhance your enjoyment of living in Pinebrook Village, the quality of the community, and potentially the value of your home.