

LUSHMEADOWS RULES AND REGULATIONS

LUSHMEADOWS ASSOCIATION

FACILITY USE

RULES AND REGULATIONS

2022

LUSHMEADOWS RULES AND REGULATIONS

| <u>TABLE OF CONTENTS</u> | | <u>PAGE</u> |
|--|----------------------------|-------------|
| Purpose of Document, Available Facilities, General Conduct | | 1 |
| Section 1. | General Rules | 2 |
| Section 2. | Clubhouse | 4 |
| Section 3. | Lake Area Facilities | 6 |
| Section 4. | Campground | 9 |
| Section 5. | Key Policy and Mirror Tags | 11 |
| Glossary | | Appendix A |
| Lushmeadows Map | | Appendix B |
| Dawn Lake Map - Area and Campsites | | Appendix C |
| Clubhouse / Mallard Lake Map | | Appendix D |
| Camp Host - Dawn Lake | | Appendix E |

LUSHMEADOWS RULES AND REGULATIONS

PURPOSE

The purpose of this document is to provide rules and regulations to govern the use of the recreational facilities of Lushmeadows Association, Inc. (June 28th 1963) and in agreement with the CC&R's and By-Laws of the Association.

AVAILABLE FACILITIES

The specific facilities covered by this document are:

- A. The Association Clubhouse which is available to members for a daily usage fee for individual members uses.
- B. The day use (defined as dawn to dusk) of Dawn Lake and Mallard Lake including the associated picnic tables, BBQ's, playgrounds, swimming beach and fishing privileges.
- C. Dawn Lake campground sites, which are available for overnight usage during the summer. The summer season is generally May 1st to October 1st, depending on the weather. Members may use campground facilities at no cost for up to 14 days.

GENERAL CONDUCT

The facilities of the Association are intended for the use and enjoyment of all members and the guests of members. This means that persons using the facilities should be aware of others using the facilities and refrain from conduct that would detract from the enjoyment of others. All users are asked to keep noise to a minimum and pick up their own trash.

Any owner being in violation of a provision in the Governing Documents, shall be subject to a cause of action by the Association or any aggrieved owner, as the case may be, for the recovery of damages or for injunctive relief, or both. This would include loss of common area privileges for up to one year.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 1

GENERAL RULES

Violations of the following Rules and Regulations listed in this document may result in suspension of privileges to use Association facilities.

1. Any member using facilities must be a member in good standing of the Lushmeadows Association.
2. Members shall be responsible for their guests while on Association property, which includes non-payment of fees and damages.
3. Guests when using the facilities must be accompanied by their sponsor (member) or have in writing a statement from their sponsor authorizing their use of the facilities. A rear mirror tag can be used in lieu of members written statement.
4. All persons driving a motorized vehicle on Association property must proceed slowly in order not to endanger others using such property, particularly children and pets.
5. Riding of motorized vehicles is limited to driveways only.
6. Horses are allowed at Dawn Lake in designated areas and Mallard Lake property. All horse manure must be scattered.
7. Pets are to be on a leash at all times. All pet dropping must be picked up.
8. No weapons of any kind shall be discharged on Association property including pellet guns, BB guns, paint ball gun and archery weapons.
9. Nudity / partial nudity is not permitted on Association property..

LUSHMEADOWS RULES AND REGULATIONS

GENERAL RULES - Continued

10. Use of Association facilities for business for profit, partisan political purpose, or religious worship services is strictly prohibited.
11. For security and insurance purposes all facilities have gates and are locked. When members or guests enter a gate they must be sure it is closed and locked behind them. When they leave it must be closed and locked. For certain functions the gate may remain open as allowed by Board of Directors.
12. Usage of the Lushmeadows Association Clubhouse or Dawn Lake group campsites / facilities (over 10 people) shall be subject to the execution of a usage agreement by the user, sponsoring members and approval of the Board of Directors. This can be obtained by contacting the Board.

SECTION 2

CLUBHOUSE

The Clubhouse is available for Association functions and use by members and their guests. The Clubhouse usage agreement includes use of the following:

- A. Meeting / Dining room.
- B. Two restrooms (one is disability accessible).
- C. Full kitchen usage which includes refrigerators, stove, oven, plates, cups, silverware, 2 dishwashers and counter with multiple electrical outlets.
- D. Large fireplace.
- E. Tables and chairs for 50.

Scheduling of the Clubhouse usage will be on a first paid fee basis. All reservations by members must have prior approval of the Board of Directors.

The facility manager shall maintain a current calendar of all events/functions involving Association facilities. Facilities manager can be reached at 966-4611.

CLUBHOUSE USAGE RULES AND REGULATIONS

The Clubhouse may be used by members and guests of the Association under the following stipulations.

1. The Clubhouse may be used by members and their guests for their own personal use. Usage fee is \$100 per day plus a refundable cleaning / security deposit of \$50 (both are due at the time of reservation). Requests for use of the Clubhouse should be given to the Facilities Manager as far in advance as possible to avoid scheduling conflicts and obtain Board approval. It is recommended that reservations be made at least 1 month before the event.

LUSHMEADOWS RULES AND REGULATIONS

CLUBHOUSE - Continued

2. In the event of cancellation of the event the deposit will be returned up to one week in advance of the scheduled event if no other members have requested usage date. At the time of cancellation one days usage fee may be retained to off set loss of revenue. Cancellation less than one week in advance of event will result in loss of usage deposit.
3. Intended use of alcoholic beverages must be included on the application form.
4. An Association member must be on the premises for all functions to assist in the management of the Clubhouse.
5. Any decoration used for an event must be removed after the event with no visible residue or damage.
6. The Clubhouse must be left in the condition it was in at the time of occupancy and or signing of the usage agreement.
7. At no time shall the entrance and exits or the driveway be blocked. This is necessary to allow other members access and allow emergency vehicle access at all times.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 3

LAKE AREA FACILITIES

The Association owns two lakes for the use of Association members.
(see map in Appendix B)

Warning - no one under 18 years old is allowed on Lushmeadows Association property without parental supervision or written permission from their parents. Failure to have signed permission will be seen as trespassing and law enforcement will be contacted.

Dawn Lake is approximately 7 acres and is located at 4992 Sierra Pines Road, off the eastern end of Clouds Rest. The Dawn Lake area has:

- A. Two restrooms. Woman bathroom has two rooms; Mens has two stalls.
- B. Eight camp sites with tables and BBQ's...; one with large awning.
- C. Non-potable water for camp area only.
- D. Trash and recycle containers.
- E. Day use area.
- F. Fence children play area.
- G. Designated swimming area.
- H. Year round fishing.
- I. Designated horse area and tie up.

Mallard Lake is approximately 5 acres and is located behind the Lushmeadows clubhouse located at 5979 Meadow Lane. This area is currently for day use only (dawn to dusk). The Mallard lake area has:

- A. Two picnic tables.
- B. Several benches along the lake path.
- C. Year round fishing.

DAY USAGE AND CAMPSITES

Day usage of these lakes and picnic areas is available at no cost to Association members and their guests, however parties of more than 10 people for each campsite require the approval of the Board of Directors.

LUSHMEADOWS RULES AND REGULATIONS

DAY USAGE AND CAMPSITES - Continued

The lakes and surrounding Association owned area may be used by members and guests of the Association under the following stipulations:

1. Trash should be disposed of in available containers or hauled away.
2. If BBQ's are used they must be tended until the coals are extinguished. This includes any metal enclosed device with top ember grates.
3. No bonfires/ground fires are allowed at any time.
4. Pets are to be on a leash at all times.

BOATING

Boating is allowed in both lakes, subject to the following restrictions:

1. No gasoline powered boats are allowed.
2. No boat shall enter the designated swimming area.

SWIMMING

All swimming is at one's own risk. The Association does not provide Life Guards at either lake.

FISHING

Fishing is allowed in both lakes. Both lakes are private and as such no California State fishing license is needed.

To maintain the abundance of fish in our lakes your Association requests that you practice "catch and release".

LUSHMEADOWS RULES AND REGULATIONS

FISHING - Continued

Fishing is allowed subject to the following restrictions:

1. The limit for catfish and bass is three fish per day. (combined).
2. Only one rod/pole per person is permitted. The use of trot lines, seines, nets, gigs or any other device other than a rod is strictly prohibited.
3. The taking of frogs by any means is prohibited.
4. No fishing is allowed in the designated swimming areas.
5. Live bait of minnows, frogs and mud suckers is not to be used. Worms or grubs are allowed.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 4

CAMPGROUND

The campground (Dawn Lake only) is available for Association functions and use by members and guests. Camping is dusk to dawn. Camping is defined as occupying a campground site with sleeping location ie... RV, tents and cooking equipment. Campground is for dry camping, no utilities are provided. Lake entrance is accessed by a private road, please drive slow and look out for pedestrians and animals.

Campground rules are as follows:

1. No vehicle is allowed within 15 feet of any BBQ pit while in use.
2. Vehicles, including utility trailers must not be parked closer to the lake than the boundary marked by the red wood posts.
3. Fires are permitted in BBQ's and metal enclosed fireplaces with top ember grates. Fires must be tended until coals are extinguished.
4. An established campsite must not be left unoccupied for more than 24 hours. Violators will be subject to a daily camp fee equal to the normal daily usage fee for each day the campsite remains unoccupied.
5. All recreational vehicles waste from sinks, showers and toilets must be self contained. Dumping of waste water (gray or sewage) is not permitted anywhere on Association property.
6. Trash receptacles are provided. Place garbage in plastic bags to reduce the fly and yellow jacket problems. Whenever practical, members and guests are requested to dispose of their own trash and garbage away from Lushmeadows. Campsite are to be left clean.
7. Pets must be kept on a leash at all times.

LUSHMEADOWS RULES AND REGULATIONS

CAMPGROUND - Continued

8. Excessive noise will not be tolerated at any time. Quiet hours are between the hours of 10:00 pm to 08:00 am.
9. No horses allowed in campsites at any time. Designated areas only.
10. The campground may be scheduled for daily usage by groups, subject to approval by the Board of Directors; however such groups will be limited to a maximum number of 30 individuals. Exceptions to the maximum number of individuals may be made at the Board's discretion.
11. Members / Immediate family permanently living in members household. No usage fee shall be assessed for the first 14 days of use. Thereafter a fee of \$5 per day will be assessed. Normal camping season is May 1st to October 1st. though year round camping is allowed. After October 1st, restrooms or trash receptacle might not be available.
12. Members guests not living permanently in a members household. Usage fee of \$20 per day will be assessed for each campsite and will be paid at the time of occupying the campsite. At the time of check-in guests must have a gate key or mirror tag provided by member.

Campground Host -

When available a campground host will be utilized to act as a liaison for guest and to discourage unlawful unauthorized use of Dawn lake.
(See Appendix E)

SECTION 5

KEY POLICY

Purpose:

This Key Policy of the Lushmeadows Association is intended to keep a record of keys assigned to those people who should have access to the various Lushmeadows facilities.

The Board of Directors shall be responsible for assigning a Director or Committee Chair the task of distribution of all keys including the entry tags (vehicle mirror tags). This assigned person shall be responsible for the retrieval and record keeping of all keys distributed.

The keys to be addressed in this policy and approved recipients are as follows:

All members of the Board of Directors, Recording Secretary and the Chairperson of the Lakes and Grounds Committee are authorized to have any of the Lushmeadows Association keys necessary.

Mirror Tags -

These plastic rearview mirror hanging tags can be used in lieu of written permission from members for guests or those under 18 yr olds who live permanently in the members house.

1. Mirror tags can be issued to all members in good standing for the temporary admission into Lushmeadows Association common property.
2. One mirror tag will be given to a member upon request. Each additional tag can be issued at a \$5 cost.
3. Each tag has a number on it that will correspond to the members ownership information.

LUSHMEADOWS RULES AND REGULATIONS

KEY POLICY - Continued

Facility Gate Key -

Opens gates to Lushmeadows property; Clubhouse, Mallard lake and Dawn lake.

Approved Facility Gate Key Recipients:

1. All members in good standing can receive this key.
2. In the case of renters occupying members house or property; all responsibility rest on the owner of the property.
3. Any outside services provider deemed appropriate by the Lake and Grounds Chairperson.
4. Persons who have Board of Directors approval for reservations of the Clubhouse or Campground site.

Whale Lock Key -

Opens Firehouse, Clubhouse pump house, Dawn lake pump house, Dawn lake electrical boxes, Dawn lake table cables, Dawn lake utility closet and Drop box.

Approved Key Recipients:

Lakes and Grounds members as determined by the Lake and Grounds Chairperson.

Clubhouse Key -

Opens front and side door of Clubhouse.

Approved Key Recipients:

1. All Committee Chairpersons.

LUSHMEADOWS RULES AND REGULATIONS

KEY POLICY - Continued

2. Lakes and Grounds members as determined by the Lake and Grounds Chairperson.
3. Sponsors (members) of persons using the clubhouse for a private party or ongoing Clubhouse activity must return keys within 72 hours of vacating Clubhouse.

Clubhouse Office Keys -
Opens Clubhouse Office.

1. All Board members.
2. Lakes and Grounds members as determined by the Lake and Grounds Chairperson.

Members that fail to comply with the By-Laws and the Rules and Regulations of the Association, shall forfeit their right to utilize any Association facility. Upon satisfactory corrective action as determined by the Board of Directors, such rights shall be reinstated.

LMA By-Laws , Article II, Membership, Section 2, A2.

These revised Rules and Regulations have been approved by the Board of Directors, Lushmeadows Association, Inc. and are to take effect on December 1st 2022.

President _____

Recording Secretary _____

Date:_____

LUSHMEADOWS RULES AND REGULATIONS

APPENDIX A

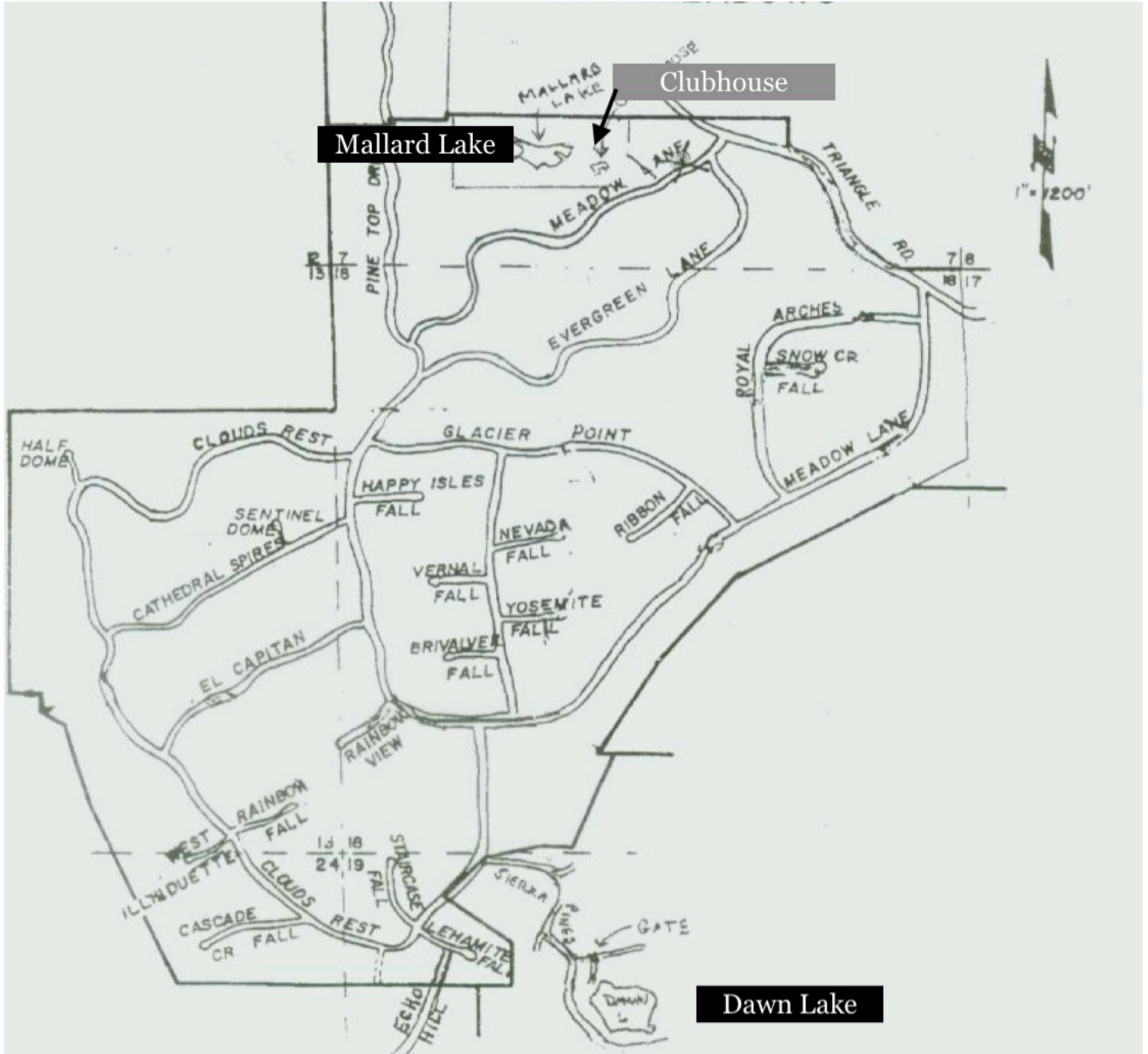
GLOSSARY

| | |
|---|---|
| Board of Directors | A body of 7 members in good standing that govern the activities of the Lushmeadows Association Inc. |
| Governing Documents | The Lushmeadows Association Inc. Articles of Incorporation, Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Rules and Regulations. |
| Lushmeadows Association Inc. | A non-profit corporation created on May 24 th 1963, for the purpose of managing and improving it's recreational and park facilities. |
| Lushmeadows Mountain Estates | Those properties defined in the Lushmeadows Association Inc. CC&Rs. |
| Members/immediate family | Owners and relatives living in household. |
| Members of Lushmeadows Association Inc. | Any Lushmeadows Mountain Estate property owner. |
| Member in good standing | A Lushmeadows Mountain Estates Property Owner in compliance with it's Governing Documents. |
| Owner | Any deed holder of a property in Lushmeadows Mountain Estates. |
| Rules and Regulations | A set of requirements, established by The Board of Directors for the use of Lushmeadows Association Inc. facilities and properties. |

LUSHMEADOWS RULES AND REGULATIONS

APPENDIX B

LUSHMEADOWS MAP



LUSHMEADOWS RULES AND REGULATIONS

APPENDIX C

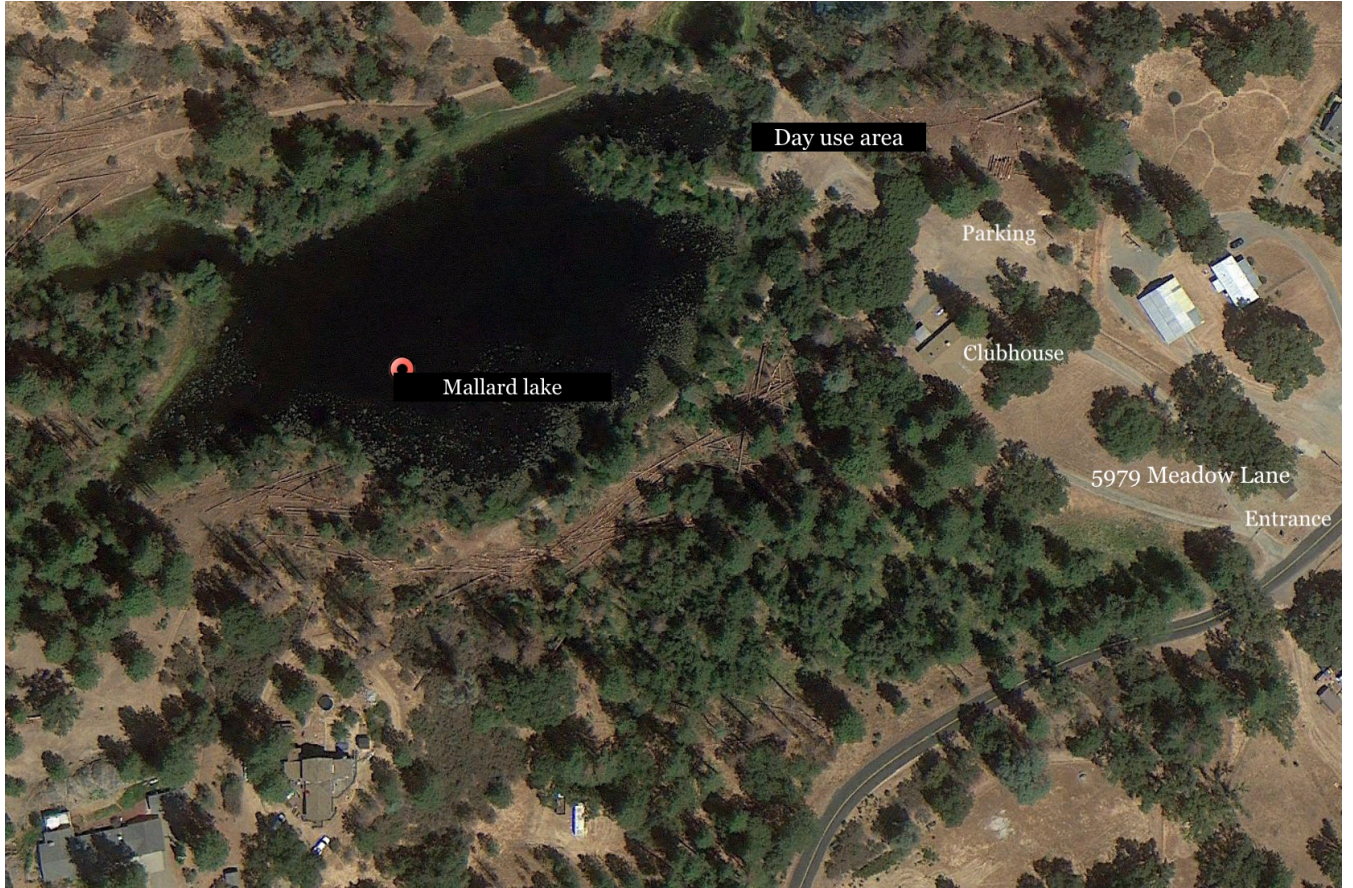
DAWN LAKE MAP



LUSHMEADOWS RULES AND REGULATIONS

APPENDIX D

CLUBHOUSE and MALLARD LAKE



LUSHMEADOWS RULES AND REGULATIONS

APPENDIX E

CAMPGROUND HOST

Campground Host – Dawn Lake

PURPOSE:

To serve as a liaison between lake users and Lushmeadows Association.
To discourage unlawful unauthorized use of Dawn Lake.

DUTIES:

1. Meet and greet visitors at the Dawn Lake facilities.
2. Answer any questions and distribute copies of lake rules and regulations.
3. All contact shall be in a friendly and informative manner.
4. Host shall not attempt to discipline or apprehend any lake violators.
Confrontation shall be strictly avoided and host shall report all lake disturbances to the Lakes and Grounds Director and LMA Board.
5. VIOLATION OF LAW SHALL BE IMMEDIATELY REPORTED TO THE SHERIFF'S OFFICE AND LAW ENFORCEMENT SHALL BE DONE BY THE SHERIFF ONLY
6. Keep a written report of complaints, report situations that could affect the health and safety of visitors and report any maintenance items which need immediate attention.
7. Host must set an example by being a model camper practicing good housekeeping at all times in and around their assigned site and by observing all rules and regulations.
8. Host is expected to perform duties on most weekends and evenings.

COMPENSATION:

The camp host will be offered free camping at Dawn Lake during office.

TERM OF OFFICE:

The camp host shall retain his responsibilities until such time as he resigns or is removed by the Lushmeadows Board of Directors.

Approved By LMA 9.9.2020