

Hidden Valley Lake Association

Rules & Fine Schedule

Adopted November 10, 2011 • Amended March 28, 2013

Civil Code Section 1363(g) empowers homeowner associations to impose monetary penalties for violations of the association's Governing Documents by members or member guests so long as the penalties are assessed pursuant to a schedule distributed to each member. The Hidden Valley Lake Association has established seven categories of fines applicable to the rule violations listed below.

Class A Violation	\$ 25
Class B Violation	\$ 50
Class C Violation	\$ 75
Class D Violation	\$ 100
Class E Violation	\$ 200
Class F Violation	\$ 300
Class G Violation	\$ 500

The decision to levy a fine is at the discretion of the Association and its authorized employees and agents and is in addition to other remedies available to the Association under the Governing Documents or applicable California laws, including without limitation, suspending the offender's right to use specific common areas, enlisting the involvement of law enforcement personnel, or pursuing legal action.

General Rules

1.01 Identification

Failing to stop and present valid proof of ownership or residency, member photo identification card, or Driver's License when identification is requested by an authorized Association employee or agent when entering or while within the boundaries of Hidden Valley Lake is a Class B Violation. The fine may be waived upon presentation of proof of identification.

1.02 Interference

Failing to obey directions or obstructing the performance of duties of an authorized Association employee or agent is a Class B Violation. Second violation is a Class D Violation. Third and subsequent violations are Class E Violations.

1.03 Abuse

Verbally abusing, or threatening or perpetrating violence, towards an authorized Association employee or agent is a Class E Violation. Second violation is a Class F Violation. Third and subsequent violations are Class G Violations. The behaviors addressed by this violation are those actions that create a hostile workplace environment for Association employees or agents.

1.04 False Reports

Knowingly filing a false or inaccurate report in relation to the enforcement of the Governing Documents or other Association rules is a Class B Violation.

1.05 Suspended Use

Using a common area when such use or right has been suspended or restricted is a Class D Violation. Second and subsequent violations are Class E Violations.

1.07 Unacceptable Conduct

Behaving in a manner that threatens the safety and enjoyment of any common area or common facility by other users of that area or facility is a Class E Violation. Such behavior is characterized by, but not limited to, actions likely to lead to the injury of others, aggressive or threatening conduct, or conduct considered unacceptable by others in the immediate vicinity.

1.08 Discharging Weapons

Discharging any weapon or device that launches a projectile capable of harming a person in such a manner that endangers the safety of another person is a Class D Violation.

1.09 Objectionable Noise

Engaging in loud activities or generating excessive noise, without prior written authorization from Association, is a Class B Violation. Second violation is a Class C Violation. Third and subsequent violations are Class D Violations.

1.10 Unauthorized Solicitation

Soliciting door-to-door without prior written authorization from Association is a Class B Violation.

1.11 Golf Course Use

Using the golf course for non-golf purposes (unless such use is affiliated with an authorized event), or without paying required fees, including trail fees, or without obtaining permission to play from Pro Shop staff is a Class C Violation. Second and subsequent violations are Class D Violations.

1.12 Golf Course Hours

Being on the golf course when it is closed without possessing a valid trail pass (in areas authorized for trail pass use) or without being authorized by the Association is a Class C Violation. Second and subsequent violations are Class D Violations.

1.13 Refuse Containers

Placing any refuse container on the road right-of-way in excess of 24 hours before scheduled pick-up or failing to remove said container within 24 hours after pick-up is a Class A Violation.

1.14 Refuse Container Storage

Failure to store any refuse container when not on the road right-of-way for pick-up against a structure or within an approved screened enclosure is a Class A Violation.

1.15 Skateboards

Operating skateboards, scooters (including motorized scooters), roller blades, or roller skates in common areas where such use is prohibited is a Class A Violation.

1.16 Fire Hazard

Creating a fire hazard by lighting flammable materials or disposing of such materials anywhere except in containers specifically designed for such use is a Class F Violation.

[1.17 Fireworks](#)

Discharging fireworks of any kind within Hidden Valley Lake without required permits is a Class D Violation.

[1.18 Smoking](#)

Smoking in areas not specifically designated as smoking areas is a Class A Violation.

[1.19 Vandalism](#)

Damaging, vandalizing, or removing Association property, including natural features, is a Class F Violation. Offenders also will be held financially responsible for the repair or replacement of any damaged or stolen property.

[1.20 Littering](#)

Depositing litter or trash, dumping of any natural or man-made substances, or abandoning personal property upon Association property is a minimum Class A Violation up to a maximum Class E Violation, depending on the extent of littering or dumping. Offenders also will be held financially responsible for the removal of any deposited or dumped material.

[1.21 Hazardous Material](#)

Dumping illegal material or hazardous waste on Association property or in waterways is a Class G Violation. Offenders also will be held financially responsible for the removal and cleanup of illegal materials or hazardous waste.

[1.22 Household Trash](#)

Depositing household trash, garbage or debris in Association garbage receptacles is a Class A Violation.

Use of Common Areas

The following rules govern the use of all Association common areas, except the following:

- Roads and road right-of-ways
- Areas open to the general public – Golf Course and Restaurant, Campground, Hartmann Park and Ball Field, mail box areas
- Amenities available for exclusive use through execution of an agreement – Marina Boat Slips, Equestrian Center, Community Center, Greenview Room, Activity Center

[2.01 Common Area Use](#)

Use of Association common areas is restricted to Members having a valid member photo identification card in their possession. Member guests may use Association common areas in accordance with the Association's Guest Access Policy. Unauthorized use of a common area is a Class B Violation. The fine may be waived upon presentation of proof of member identification.

[2.02 Permitted Hours of Use](#)

Association common areas are open from dawn to dusk (one-half hour before sunrise to one-half hour after sunset), except as follows:

- a. One hour before sunrise to one hour after sunset from Memorial Day through Labor Day;
- b. Tennis Courts: 6:00 am to 12:00 am (midnight);
- c. Swimming Pool: Season and Hours of Use published annually;
- d. Areas closed for maintenance or construction activities;
- e. Association-sponsored events or with prior written authorization from Association.

Unauthorized use of a common area when closed is a Class C Violation.

[2.03 Pets in Common Areas](#)

Having pets or animals (except qualified service animals) in a common area, excepting those specifically designated for the use of such animals, is a Class B Violation.

[2.04 Registration](#)

Operating a motorized water vessel or a non-motorized vessel (kayaks, sailboats, rowboats, paddleboats) without displaying a valid Association boat registration is a Class B Violation.

[2.05 Speed Limit](#)

Operating a motorized water vessel in excess of 10 MPH or 5 MPH within 100 feet of the shoreline or designated swimming areas is a Class B Violation.

[2.06 Motor Type](#)

Only four-stroke and electric motors are permitted. Using a two-stroke motor on the Lake is a Class B Violation.

[2.07 Motor Size](#)

Using a motor exceeding ten horsepower on the Lake is a Class B Violation.

[2.08 Vessel Operation](#)

Operating a water vessel within ten feet of a Solar Bee, within twenty-five feet of the dam spillway, or within a designated swimming area is a Class B Violation.

[2.09 Swimming](#)

Swimming within ten feet of a Solar Bee, within twenty-five feet of the dam spillway, or anywhere within the Marina boat dock area is a Class B Violation.

[2.10 Diving](#)

Diving from Marina boat docks or fishing piers is a Class B Violation.

[2.11 Fishing](#)

Fishing in designated swimming areas, the Marina boat dock area, or within twenty-five feet of the dam spillway is a Class B Violation.



Use of Roadway

3.01 Evading or Ignoring Security Officer

Failing to stop and pull to the side of the roadway when followed by a Security vehicle displaying flashing lights is a Class D Violation.



3.02 Vehicle Speeding

Operating a motor vehicle in excess of 25 MPH or a motorized scooter in excess of 15 MPH is a Violation classified as follows:

- a. Exceeding speed limit by 1 to 10 MPH is a Class A Violation, plus an additional fine of \$5 for each MPH in excess of the speed limit;
- b. Exceeding speed limit by 11 to 20 MPH is a Class D Violation plus an additional fine of \$10 for each MPH over 35 MPH (25 MPH for motorized scooters);
- c. Exceeding speed limit by more than 20 MPH is a Class F Violation plus an additional fine of \$10 for each MPH over 45 MPH (35 MPH for motorized scooters), not to exceed \$500.

3.03 Unsafe Operation

Operating a motor vehicle in such a manner that endangers the safety of persons or property is a minimum Class C Violation up to a maximum Class F Violation, depending on the level of carelessness or endangerment.

3.04 Failure to Obey Traffic Control Signs

Failing to obey traffic control signs and pavement markings, including coming to a full stop at stop limit lines, is a Class B Violation.

3.05 Failure to Stop for School Bus

Failing to stop when school bus is displaying a flashing red light and remaining stopped until flashing red light has been turned off is a Class E Violation.

3.06 Hitching Rides

Operating a wheeled device by attaching it or the rider's body to a moving motor vehicle is a Class B Violation.

3.07 Operating Vehicles Off Roads

Motor vehicles (including any motorcycle, motorbike or motorized scooter) may only be operated on surfaced roadways and designated parking areas, except authorized vehicles as follows:

- a. Association, public agency and public utility vehicles;
- b. Vehicles with prior written authorization from Association.

Operating an unauthorized motor vehicle on other than surfaced roadways and designated parking areas is a Class D Violation.

3.09 Throwing Objects

Throwing any object at a vehicle or its occupants is a Class E Violation.

3.10 Golf Cart/Scooter Equipment

Operating a golf cart or motorized scooter during darkness without using proper safety equipment (taillights, headlights, reflectors) is a Class B Violation. If violation is the result of missing or inoperable equipment, fine may be waived upon presentation of proof of correction.

3.11 Helmets

Operating or riding as a passenger upon a bicycle, motorized bicycle or scooter, motorbike, or motorcycle without a properly fitted and fastened helmet if less than 18 years of age is a Class A Violation. Second and subsequent violations are Class B Violations.

3.12 Operating Prohibited Vehicles

Operating any vehicle other than a motor vehicle or motorcycle licensed for public highway or street use is a Class D Violation, except the following:

- Golf carts and low-speed vehicles;
- Motorized scooters, motorized bicycles, and mopeds;
- Self-propelled devices operated by persons who, by reason of physical disability, are otherwise unable to move about as a pedestrian.

Parking

4.01 Creating Safety Hazard or Traffic Obstruction

Parking any vehicle or trailer in a manner that constitutes an immediate safety hazard or traffic obstruction is a Class C Violation.

4.02 No Parking Zones

Parking in a designated "No Parking Zone," in a marked fire lane or within 15 feet of a fire hydrant is a Class C Violation.

4.03 Non-designated Areas

Parking on common area not designated or commonly used for parking purposes without prior written authorization from Association is a Class C Violation.

4.04 Blocking Access

Parking in a manner that obstructs a private driveway (except with permission of the owner), an entrance or exit to Hidden Valley Lake, or any fire access gate is a Class C Violation.

[4.05 Roadway Surface](#)

Parking any portion of a vehicle or trailer on the paved roadway surface is a Class A Violation.

[4.06 Opposite to Direction of Travel](#)

Parking any vehicle within the unpaved right-of-way facing the opposite direction of travel on the side of the street upon which the vehicle is parked is a Class A Violation.

[4.07 Handicapped Vehicle Space](#)

Parking in a space designated for handicapped vehicles without properly displaying a disabled placard or disabled special license plate is a Class C Violation. The fine may be waived upon presentation of proof of right to utilize designated handicapped parking spaces.

[4.08 Overnight Parking](#)

Overnight parking at Association facilities and common areas, except properly registered campground guests, without prior written authorization from Association is a Class A Violation.

[4.09 Seventy-two Consecutive Hours](#)

Parking of any vehicle, recreational vehicle, boat trailer, or utility trailer within the unpaved right-of-way for more than seventy-two consecutive hours is a Class A Violation.

[4.10 Adjacent Owner Authorization](#)

Parking of a standard passenger vehicle within the unpaved right-of-way by those other than owners, residents and guests of the residence adjacent to the parking area without the specific permission of the owner of the adjacent residence, excepting parking in conjunction with an Association-sponsored event (limited to 24 hours), is a Class A Violation.

[4.11 Unauthorized Vehicle](#)

No vehicle other than a standard passenger vehicle may be parked on paved roadway surfaces, unpaved right-of-ways, or common areas, except the following:

- a. Vehicles undergoing emergency repairs;
- b. Recreational vehicles parked within the unpaved right-of-way for loading and unloading, not to exceed seventy-two hours;
- c. Construction and delivery vehicles related to an approved project during permitted construction hours as long as such vehicles and construction materials do not constitute a traffic hazard, or such hazard is mitigated with appropriate safety measures, such as cones or flaggers;
- d. Commercial vehicles for a reasonable duration necessary to provide services;
- e. Association, public agency and public utility vehicles;
- f. Vehicles with prior written authorization from Association.

Parking of any unauthorized vehicle on roadways, unpaved right-of-way, or common areas is a Class A violation.

[4.12 Construction Vehicles](#)

Parking of construction vehicles or machinery including, but not limited to, back-hoes, loaders, forklifts, tractors, cranes, and

equipment trailers in the open on any lot is a Class A Violation, except the following:

- a. Construction and delivery vehicles and machinery related to an approved project;
- b. Commercial vehicles for a reasonable duration necessary to provide services;
- c. Association, public agency and public utility vehicles;
- d. Vehicles and machinery with prior written authorization from Association.

[4.13 Non-Operational Vehicles](#)

Parking of non-operational vehicles, trailers or boats including, but not limited to, unused, stripped down, partially wrecked, or junk vehicles, trailers, or boats in the open on any lot without prior written authorization from Association is a Class A Violation.

[4.14 Unapproved Areas](#)

Parking on any portion of a lot, other than a paved driveway, garage, or carport, that has not been approved by the Association as an authorized parking area is a Class A Violation.

Entry to Hidden Valley Lake

[5.01 Unauthorized Access](#)

Misusing a member's Unit, Block and Lot number (UBL), address, member photo identification card, or bar code sticker to gain unauthorized access to Hidden Valley Lake is a Class B Violation.

[5.02 Tailgating](#)

Following another vehicle through a gate for the purpose of gaining unauthorized entry into Hidden Valley Lake is a Class C Violation.

[5.03 Removal of barricades](#)

Moving or damaging any fence, gate or barricade, or altering natural features for the purpose of gaining unauthorized entry into Hidden Valley Lake is a Class E Violation. Offenders also will be held financially responsible for the repair or replacement of any damaged or removed property.



Animal Control

6.01 Noisy Pets

Allowing a pet to make unusual or excessive noise to the extent that it is a continuing disturbance or annoyance to the residents of neighboring Lots is a Class A Violation. Second violation is a Class B Violation. Third violation is a Class C Violation.

6.02 Wildlife

Capturing, injuring or killing wild animals, birds or reptiles (other than poisonous snakes), except with prior written authorization from the Association and with required permits, is a Class D Violation.

6.03 Commercial Breeding

Maintaining a commercial kennel or kennel where five or more dogs over the age of four months are kept is a Class E Violation.

6.04 Loose Dogs

Allowing a dog to run loose or unattended outside the private lot of the owner thereof is a Class B Violation. Second violation is a Class C Violation. Third and subsequent violations are Class D Violations. Offenders will also be held financially responsible for animal capture and impoundment costs.

6.05 Aggressive Dogs

Allowing a dog to exhibit vicious behavior, as defined in Section 4-14.1 of the Lake County Code of Ordinances, is a Class D Violation. Second and subsequent violations are Class E Violations. Offenders will also be held financially responsible for animal capture and impoundment costs.

Property Improvements

7.01 Major Project Approval

Commencing new home construction or an addition to an existing building without written approval from the Association is a Class G Violation.

7.02 Minor Project Approval

Commencing construction on an improvement other than those listed in 7.01 without written approval from the Association is a Class D Violation. Painting the exterior of a house without written approval from the Association is a Class C Violation.

7.03 Conditions of Approval

Constructing an improvement that is not consistent with the conditions of approval is a Class F Violation.

7.04 Time Allotment

Exceeding the time allotment for an improvement without an approved extension of time is a Class D Violation.

7.05 Project Commencement

Failing to commence a repair or removal of damaged or destroyed improvements within the required time allotment without an approved extension of time is a Class D Violation.

7.06 Construction

Failing to comply with environmental control guidelines governing construction sites and activities is a Class D Violation.

7.07 Continuing Nuisance

Maintaining a nuisance beyond the time allotment to remedy or

remove the nuisance is a Class C Violation, the fine for which may be levied on a weekly basis until the nuisance is abated up to a maximum of six weeks.

Property Maintenance

8.01 Building Maintenance

Failing to maintain the exterior of a dwelling or other building in compliance with environmental control policies and guidelines is a Class D Violation.

8.02 Property Maintenance

Failing to maintain an improved or unimproved lot in a neat and sanitary condition in compliance with environmental control policies and guidelines is a minimum Class A Violation up to a maximum Class E Violation. Offenders also will be held financially responsible for bringing the property into compliance.

8.03 Weed Abatement

Failing to maintain vegetation on an improved or unimproved lot in compliance with environmental control policies and guidelines is a Class F Violation. Offenders also will be held financially responsible for bringing the property into compliance.

8.04 Tree Removal

Removing a tree greater than three inches in diameter or 9 ½ inches in circumference (measured at 4 ½ feet from ground level on the high side) without written approval from the Association is a minimum Class D Violation up to a maximum Class G Violation. Offenders may also be required to replace the removed tree.

8.05 Fuel Tank Screening

Failing to screen a fuel tank in compliance with environmental control policies and guidelines is a Class D Violation.

8.06 Address

Failing to display an address number in compliance with environmental control policies and guidelines is a Class A Violation.

8.07 Business Activities

Conducting business activities not in compliance with Section 10.05 of the Covenants, Conditions and Restrictions or without written approval from the Association is a Class D Violation.

8.08 Signs

Failing to comply with environmental control policies and guidelines governing the display of signs is a Class A Violation.

8.09 Continuing Violation

Continuing a violation of Rules in this Section 8, excepting 8.03 and 8.04, beyond the time allotment to remedy or remove the violation is a Class C Violation, the fine for which may be levied on a weekly basis until the violation is abated up to a maximum of six weeks.

