

**BELL CANYON ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

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**2020**

**I. RESPONSIBILITIES OF OWNERS, TENANTS, RESIDENTS, GUESTS, AND VISITORS**

1. Owners

- a. Must abide by all of the Association's governing documents (CC&Rs, By-Laws, Rules & Regulations) and conduct themselves in a lawful and courteous manner.
- b. Must provide their current address, telephone number, e-mail address, and emergency contact information to the Association office within 15 days of any change.
- c. Must notify the Association office of all Residents living in the residence and whenever there is a change within 15 days and provide the Association office with all Residents' names and telephone numbers.
- d. Fully responsible for conduct of their Tenants, occupants, employees, and Guests or Tenant's Guests.
- e. Must notify office of a change in Ownership before closing escrow.
- f. Must provide Tenants with a copy of these Rules and Regulations as part of lease documents.
- g. Are responsible for payment of all monetary penalties assessed against their Lot.

2. Tenants and Residents

- a. Must abide by all governing documents and conduct themselves in a lawful and courteous manner.
- b. Are responsible for the conduct of all of their animals, Guests and Residents
- c. Must notify Owner if any Guest becomes a Resident.

3. Visitors and Guests

- a. Must abide by all of the applicable Rules and Regulations and conduct themselves in a lawful and courteous manner or they may be prohibited from entering the Property and/or Owner may be assessed a monetary penalty.
- b. Must abide by parking and Vehicle operation regulations.

**II. GENERAL RULES**

These rules apply to the entire Property as a supplement to the CC&Rs; The Rules and Regulations generally do not repeat the use restrictions outlined in the CC&Rs. Instead they describe or illustrate the activities within the Property that might detract from the appearance of the community or offend or cause inconvenience or damage to Residents

or  
Visitors.

1. No Association member or Resident may threaten or harass another member, Resident or BCA employee.
2. Television, amplified music or speech, and audio devices must be tuned for single Residence listening only. Loud noises, yelling, loud devices, etc., that disturb Residents, either from other Lots or the Common Area, are prohibited.
3. Garage sales are not permitted.
4. No defacing, removal or obstruction of Association signs.
5. No loitering permitted in the Common Area.
6. No trespassing or parking on vacant Lots.
7. No commercial filming, commercial photography, or taping of any kind anywhere on the Property, including all Lots and the Common Area, is permitted without the prior written approval of the Association. Film license forms are available at [bellcanyon.com](http://bellcanyon.com).
  - a. Any Vehicle bringing personnel and/or equipment to an unknown or unapproved filming/photography/taping site will be refused access to the Property.
  - b. Permission for any commercial still or moving photography shoot requires advance submission of a completed BCA Filming License to the Association office for review. Approved Licenses will be signed by a BCA Board officer and returned to applicant or the production company.
  - c. All security deposits and scheduled fees are to be paid to BCA upon receipt of approved Filming License from BCA.
  - d. Attempting to film or scheduling filming/photography/taping without having obtained an approved Filming License and payment of all applicable deposits and fees is a violation of the Rules and Regulations.
8. No riding skateboards, rollerblades, skates, scooters or playing with toys permitted in the Common Area, including parking areas and streets.
9. All Residences are for single family dwelling purposes only. The rental of a guest house separate from the main house is prohibited.
10. Professional services businesses, such as accounting, consulting, or design, is allowed, so long as all business activity occurs within Residence or guest house. Short-term rentals and/or Airbnb style rentals are prohibited for insurance liability and nuisance reasons. Manufacturing, marijuana growing, or processing is prohibited as well as any illegal activity.
11. Owners' items, including signs, satellite dishes, landscaping, construction materials, disposal and storage bins, dirt, and trash, may not be placed or stored on Common Area, such as the unpaved roadway.
12. Posting or leaving notices of any kind is prohibited at any Lot, including the mailbox. There is no soliciting or marketing of any kind in the Property.
13. Use of drones by Residents is limited to the perimeters of their own Lot.

### III. CONSTRUCTION AND OUTDOOR COMMERCIAL WORK

1. Construction and outdoor commercial work are permitted during specified days and hours.
  - a. Winter hours: November-January, between 7:00 AM and 5:00 PM, M-F and 8:00 AM to 5:00 PM on Saturdays.

- b. Summer hours: February-October, between 7:00 AM and 6:00 PM, M-F and 8:00 AM to 6:00 PM on Saturdays.
  - c. No construction or commercial work is permitted on Sundays.
  - d. No commercial Vehicles are permitted entry to the Property outside of allowed work hours.
- 2. No dumping of chemicals, including but not limited to caustic fluids, chlorinated water, oil, paint, etc., is permitted into the Common Area, including all roads and drains.
- 3. All construction must be completed in accordance with the approved plans. Any deviation from the approved plans requires the prior written approval of the Architectural Committee.
- 4. No construction work is allowed under an expired construction permit.
- 5. Violating a Stop Work Order issued by the Association or using a different project address to circumvent a Stop Work Order or other limitation, such as dirt hauling requirements, is prohibited.
- 6. Construction sites are to be maintained in a neat condition with storage limited to the material necessary for approved construction project.
- 7. All debris, mud, and dirt from construction sites must be cleared from the street and/or adjoining Lot by the end of each workday.
- 8. Fitness and training classes or coaching conducted outside of the Residence on a Lot, or any business which entails customers parking in the Common Area, is prohibited.

#### IV. PROPERTY SALES AND LEASES

- 1. For Sale or Lease sign requirements:
  - a. Size – 34” W x 22” H.
  - b. Material – wood, Masonite, or equivalent.
  - c. Text – Realty company name shall appear on sign in 2-1/2” white, upper case letters. Phone number is to be 2” high, white numerals. The Property street address may also appear in white text. “For Sale” or “For Lease” may be on the sign. Nothing else may appear on the sign.
  - d. Placement – sign must be placed on Lot, parallel to street, and center of frontage. Sign cannot be posted in the front Property easement. Improperly made or located signs will be removed.
  - e. A “Sold” sign may be placed on the “For Sale” sign when the Lot is sold and both signs may remain up until escrow closes.
- 2. One “Open House” sign and one flag may be displayed on the Lot during the hours of the open house only. A realtor representative must be present during the hours of the open house.
- 3. Any Owner who rents their Residence to a Tenant must provide a copy of the lease and the Tenant’s contact information to the BCA office at least five days in advance of the lease start date.
- 4. All leases are to specify that Tenant, Residents, and Guests must abide by the Association’s governing documents, including the current Rules and Regulations. All leases must refer to and include a copy of the Rules and Regulations.

#### IV. ARCHITECTURAL, MAINTENANCE, DECORATION, AND LANDSCAPE

1. Exterior alterations, (including but not limited to submitted changes), additions, repairs, modifications, renovations, and replacements are prohibited without prior written approval of the Architectural Committee. The Association may require the removal of any unapproved improvements on the Lot.
2. If improvements are not conducted in accordance with the approved plans, the Association may require the work to be halted or the improvement removed.
3. All approved and completed construction and installations, including fencing, drain systems, landscape, hardscape, utilities, mailbox, and Residence are to be maintained in good, approved, comparable to new, condition.
4. Tasteful holiday or party decorations may be displayed on Lot in view of neighboring lots and Common Area, provided they are removed within three days after the holiday or party. Christmas, Halloween, and Chanukah decorations, including string lights, are to be removed within 10 days after the end of the holiday.
5. Outside storage of any materials, trash, debris, waste, etc., on a Lot in view of the street or a neighboring Lot for more than 72 hours is prohibited. Vehicles that are parked a Lot for more than 10 consecutive days without being moved are considered outside storage.
6. Trash cans and all garbage is to be kept inside an architecturally approved trash enclosure. Trash cans and waste may not be placed in the open on a Lot.
7. The trimming and removal of Lot trees and plants remain the responsibility of Lot Owners. Plants growing on Lots are not to impinge on unpaved roadways, streets, trails, or neighboring Lots, and must be maintained so as to be safe and neat. A schedule of the widths of unpaved roadways for all streets is available at [bellcanyon.com](http://bellcanyon.com).
8. Trees that mature taller than 12 feet that are planted within 20 feet of the unpaved roadway must include root barriers, unless waived by the Architectural Committee.
9. Lot irrigation may not create runoff onto the Common Area, including unpaved roadways and roads.
10. Only suitable window treatments are permitted, i.e. shutters, blinds, shades, and drapes. No sheets, newspaper, foil, paper, etc. The same is true for any glass door or glass expanse. No exterior glass exposures may be painted over.

#### V. RECREATIONAL AREAS AND FACILITIES – PARK, FITNESS AND COMMUNITY CENTER, MARKED TRAILS

1. Residents are permitted to bring a paid trainer for personal coaching, instruction and teaching into the Associations fitness center on the condition that such trainer:
  - a. Has provided the BCA office with a current CPR certificate;
  - b. Has provided the Association office with a current certificate showing competency from one of several nationally recognized training programs;
  - c. Has provided the BCA office with a signed “Release and Indemnification Agreement”;
  - d. Has provided the BCA office with a current liability insurance policy for at least \$1 million naming BCA as an additional insured;
  - e. Has arranged in advance to pay any defined service fee to the Association through the BCA office; and
  - f. Agrees to adhere to all of the rules and regulations of the Association.
2. Guests must be accompanied by a Resident
3. Anyone seen damaging, moving, or removing equipment of any kind may be fined and held financially responsible.

4. No food, glassware, or alcoholic drinks are permitted in the Fitness Center or Tennis Courts.
5. No Animals allowed in the Fitness Center, Tennis Courts, or Social Hall.
6. All persons using Recreational Areas and Facilities do so at their own risk. The Association does not assume liability for any accidents, injuries or for the loss of personal belongings that may occur.

#### Community Center

1. The use of the Community Center is for the benefit of all Residents of Bell Canyon and only the Social Hall and the Multi-Use Room may be used for limited private party use.
2. Smoking is prohibited anywhere at the Community Center facilities, grounds, and tennis courts.
3. Access to Fitness Center, tennis courts, and restrooms is by key fob only.
  - Access fobs are available to Residents only, by:
    - A completed, current Resident registration form on file with the BCA office;
    - Providing the BCA office with a signed "Release and Indemnification Agreement";
    - Payment of a \$20 non-refundable fob fee.

#### Fitness Center

1. Hours are 5:00 AM to 11:00 PM.
2. Opening locked thermostat guards is prohibited. If the climate control system is not working properly, contact the office or call the entry station after hours to report the problem.
3. Equipment directions are to be followed and all equipment is to be returned to its original location after use
4. Moving or using weights from the Gym in the Multi-Purpose Room is prohibited.
5. Exercise mats, stability balls, and punching bags are to remain in the Multi-Purpose Room and may not be moved to or used in the Gym.
6. Equipment should be wiped of any sweat or moisture after use.
7. Shirts and shoes must be worn at all times. No sandals or flip-flops.
8. No horseplay is permitted in this facility.
9. Only water in metal or plastic containers allowed.
10. No pets are allowed.
11. Residents may be accompanied by up to three Guests. No Visitor is allowed to use the facilities without the Resident in attendance unless prior permission obtained from the BCA office.
12. No one under the age of 15 is allowed in the Fitness Center, (Gym and Multi-Purpose Room).
13. Courtesy and accommodation towards one another must be observed. Allow others to work in or take turns.
14. No one may reserve a piece of equipment. Leaving a towel or other item on equipment does not hold it and such tokens will be removed.
15. To change the TV, first consult with all others working out in the area.
16. TV volume is on mute in the Fitness Center, with close captioning. Volume may not be raised on any TV.

17. Cell/smart phones must be on vibrate mode. To prevent a nuisance to others, phone conversations are to be taken outside. Personal auditory devices, I-Pods, and smart phones may be listened to with headphones or earphones only.
18. The Multi-Use room is available and may be scheduled through the BCA office for recreational and fitness classes and instruction. Scheduled classes and activities are for Residents of Bell Canyon, but a Resident may bring one Guest with them to a class.

#### Tennis Courts

1. Hours: 7:00 AM – 10:30 PM.
2. Reservations can be made from between 30 to 90 minutes.
3. One reservation per day allowed per household.
4. Players under the age of 11 must be accompanied by an adult Resident.
5. Two players must arrive within five minutes of their reservation time to hold a court.
6. Food, glass containers, and Animals are not permitted within the tennis courts fence enclosure at any time.
7. Soft-soled, “tennis shoes” must be worn. No bare feet or street shoes, sandals, skates, skateboards, or other wheeled toys are permitted.
8. The only activity that may occur on the tennis court is tennis. No toys or games may be used or played in the tennis court enclosure.

#### Social Hall

For Social Hall rental, please refer to the Social Hall Rental Packet for all fees, requirements, and directions, available at [bellcanyon.com](http://bellcanyon.com).

#### Bell Creek Park

1. Bell Creek Park, ball field, and playground are available to Residents from 7:00 AM to sundown.
2. The park, ball field, and playground may not be reserved for exclusive private use.
3. For a party or event to be held in the Park, contact the BCA office to obtain insurance, parking, and other requirements and restrictions.
4. Other than Association permitted or sponsored events, no charitable, fund-raising, or commercial uses are permitted.
5. Park equipment is for the use of all Residents and their Guests.
6. Any person in violation of these rules will be required to vacate the Park or area.
7. No glassware is permitted anywhere in the Park.
8. No alcohol is permitted anywhere in the park, unless authorized by the Association.

#### VI. ANIMALS

1. No pets permitted in Fitness Center, Social Hall, and tennis courts.
2. Owner must pick up after their pet on Common Area, remove any droppings to closed container immediately, and dispose of waste in Property’s or Resident’s trash bin.
3. Dogs must be leashed and under control at all times when on Common Area, including all trails, park, and Facilities.
4. Horses to be kept on Lot, marked trails, unpaved roadways, and the equestrian center.
5. Barking, whining, howling, squawking, braying, crowing, and loud or obnoxious Animal noises prohibited.

## VIII. PARKING

### **Unpaved Roadway and Common Area**

1. Parking is not permitted in posted “No Parking” areas for safety reasons. Vehicle may be towed and/or assessed a fine. Any Vehicle creating a traffic emergency, endangering life or Property, or blocking access to a Property or Facility will be towed.
2. Parking in handicap posted spaces is restricted to vehicles with handicap license plates or placards.
3. All parking on streets must be parallel, and in the same direction as traffic, except for posted BCA event parking.
4. Parking overnight (1:00 AM until 6:00 AM) on a street is allowed only for Vehicles parked completely off of asphalt and concrete roadway and swale, with all wheels on unpaved roadway.
5. A Resident’s vehicle parked overnight on the street must be in front of the residence to which it is registered, if possible.
6. Parking overnight for Residents or Guests on unpaved roadway is permitted for one Vehicle up to three nights in any 15-day period. If a longer length of time or additional Vehicle parking is needed by a Resident for themselves or Guest(s), a temporary overnight parking pass for an essential reason may be requested from the BCA office. Garage space being used for purposes other than Vehicle parking is not an essential reason for overnight street parking.
7. The maximum number of Vehicles that may park on Common Area while visiting a Resident at one time is 20. If a list of submitted Guest admits for any party/activity at a Lot exceeds 20, the Resident will be asked how many Vehicles will be entering and parking in the Common Area. No more than 20 non-Resident Vehicles will be allowed to enter the Property and park in the Common Area for a private event. A shuttle for Guests parked outside the Property may be arranged by Resident to bring in and take away Guests.
8. No Vehicle repair is allowed in the Common Area except for changing a tire or jump starting a Vehicle.
9. No parking is allowed on any street within 10 feet of an intersection with another street or 15 feet of any fire hydrant.
10. No Vehicles larger than standard-size pickup trucks or vans and no trailers are allowed to be parked anywhere in the Common Area overnight.
11. Vehicles may not be parked overnight in BCCC, BC Park, or BCEC parking areas without advance written authorization from the BCA office.
12. No commercial or contractor/vendor Vehicles or equipment may be parked in the Common Area overnight.
13. Vehicles parked on a Lot must be parked on an architecturally approved surface and cannot be stored, without being moved, for more than 10 continuous days in view of the street or neighboring Lot.

### **Private Property**

1. No vehicles may be parked on any portion of a Lot unless resting on a driveway or parking area approved by the Architectural Committee.
2. There is no parking allowed within the front setback and easement except on an approved driveway.

3. Parking on a Lot is defined as any vehicle that can be viewed from the street or neighboring Lots for less than 10 days. If a vehicle is left unmoved for 10 days or more, it is considered outside storage.

## IX. TRAFFIC AND DRIVING

The roads in Bell Canyon are private and owned by the Association. The Property begins at the Ventura County line and encompasses all of the paved streets and unpaved roadways inside the Property.

Traffic laws can be and are enforced on the Property through the use of radar/photography equipment and BCA personnel, and independently by law enforcement officers. The Association utilizes equipment and personnel to monitor drivers' speed; Vehicles driven on the wrong side of the road; improper passing; and drivers' compliance with "Stop" signs. In addition, eyewitness reports of unsafe and improper driving are also considered.

The CHP and Ventura County Sheriff observe traffic in Bell Canyon and will pull over and ticket drivers they have determined are breaking California traffic laws. The Association has no control or influence on law enforcement tickets and their outcomes.

1. Property speed limits are posted throughout Bell Canyon streets. Posted speeds vary between 20 and 35 MPH, with the slower speed limits posted for safety reasons, such as 30 MPH on Saddlebow, and 25 MPH on Hackamore. Be aware of all posted speed limits.
2. All drivers, Owners, Residents, Guests, and Visitors are to obey the posted and maximum speed limits on the Property.
3. All drivers must come to a complete stop at all stop signs.
4. No Vehicle may be driven on the opposite direction traffic lane.
5. Passing another vehicle is allowed only if it moves to the far right to allow following traffic to pass without crossing into the opposing direction traffic lane. Passing on the right of another Vehicle is not permitted.
6. No motorized Vehicles of any kind are allowed on the trails or unpaved area within Property without prior written permission from the BCA office. This includes trucks, 4x4's, and motorcycles.
7. Trucks weighing more than five tons (10,000 pounds), such as dump and concrete trucks, may not use lower Stagecoach Road, but must use Bell Canyon and Buckskin to access Stagecoach. Warning signs are posted on Stagecoach.
8. Underage, unlicensed drivers may not drive motorized vehicles on Bell Canyon streets.

## X. REFUSE & CLEANLINESS

1. Trash collection is regularly scheduled for Tuesday mornings. Trash cans and scheduled bulky items may be left out after 3:00 PM the day before scheduled pickup and trash cans are to be returned to the Lot's trash enclosure or inside no later than 24 hours after pickup. Check with Waste Management or on the [bellcanyon.com](http://bellcanyon.com) website for holiday trash collection schedule.
2. Littering is prohibited everywhere on the Property. This includes all materials, such as appliances, trash bags, dog waste bags, debris, or discards, and small items, such as cigarette butts and gum.



- a. Persons using tobacco products on Common Area must dispose of all cigarette butts and other debris properly for fire safety and littering reasons.
  - b. The firing, hitting, or shooting of projectiles, including BBs, pellets, balls, etc., so that they enter another Lot or the Common Area, is considered littering.
3. Residents and Visitors may not place trash or other items they are discarding in, on, or around BCA, BCCC, or BCEC dumpsters, wherever the bin's location.
4. Dumping, blowing, or pushing trash, debris, yard waste or any other material onto Common Area from Lot is not permitted.

## XI. EARTH MATERIALS EXPORT/IMPORT HAULING RULES

1. Only licensed, insured trucking companies and vehicles are allowed to haul Earth Materials in Bell Canyon. Proof of license and insurance must be provided to Bell Canyon's manager in advance of entry into the community.
2. No hauling truck may be parked anywhere in Bell Canyon except for the actual loading or unloading of Earth Materials.
3. Maximum number of truck loads for a project allowed per day – ten (10).
4. Maximum number of trucks allowed in Bell Canyon per Lot at one time – one (1).
5. Hours allowed in November – January, 7:00 AM – 5:00 PM; February – October, 7:00 AM – 6:00 PM.
6. Days allowed in – Monday - Friday, excluding Bell Canyon official holidays.
7. Maximum size of Earth Materials hauling truck permitted – ten (10) cubic yard load. No double truck/trailer combinations allowed.
8. All loads must be covered and wetted down to prevent dust.
9. Streets, entrance and exit, intersections, and driveways may not be blocked by trucks at any time.
10. There must be wheel washing on-site used by each truck exiting a lot onto Bell Canyon streets. It must be installed and operational before hauling may start.
11. Street(s) from the lot to the exit of Bell Canyon or between loading and unloading lots must be cleaned by 5:00 P.M. each workday.
12. Owner must submit trucking schedule with County approved grading plans for review and written approval by the Architectural Committee.
13. Bell Canyon charges a fee of \$3.00 per cubic yard for all Earth Materials hauling, whether into, out of, or within (from one lot to another) the community. The fee must be paid in advance by the Owner(s), after consultation with the Architectural Committee to confirm the calculated total amount of fill or export before access will be permitted.
14. Additional cubic yards of Earth Materials exceeding the previously approved amount may not be hauled into, out of, or within the community until the County and Architectural Committee both approve the grading change necessitating the additional Earth Materials or Earth Materials removal and these extra truck loads will be charged at \$4.00 per cubic yard. A new or revised trucking schedule must be submitted for review and approval before hauling can resume.
15. Any materials dropped from a truck going to, from, or between lots within the community must be cleaned up by contractor or Owner immediately. Any costs incurred by the Association in cleaning up spills will be charged to the owner and deducted from Owner's construction deposit.

16. BCA reserves the right to suspend all grading, trucking, and construction activities at any time for violation of any or all the above. It is the Owner's responsibility to be completely familiar with all BCA rules, standards, and governing documents.

## XII. BOARD MEETING RULES

Disorderly, contemptuous, or insolent behavior toward the Board of Directors during a meeting tending to interrupt the due course of a meeting is unacceptable. Owners must observe the rules of order established by the Board for the orderly conduct of meetings.

In order to keep Board Meetings running efficiently and to maintain business decorum, anyone who uses foul language, or is overtly disrespectful to an Association member, Board member, or an employee of the Association shall be given one warning and upon the second offense shall be asked to leave the meeting. In addition, it is the procedural policy of the Association that Owners shall speak when recognized by the Board Chair. An Owner, who repeatedly speaks without being recognized, and after being duly warned by the Chair, will be asked to leave the meeting.

1. Any Owner who refuses to leave immediately after being asked, is in violation of the Board Meeting Rules.
2. Only Owners may participate at Board meetings. Advisory representatives may be invited by the Board to present information, bids, and answer questions.
3. Recording of Board meetings by attendees, either audio and/or video recording, is prohibited without prior written permission by the Board and announced by the Board at the meeting. Written requests for recording a meeting must be received by the Board at least seven days prior to that meeting. The Board will respond in writing at least 24 hours prior to the meeting.

## XIII. ENFORCEMENT

1. Ignorance of the Rules and Regulations or any governing document does not preclude enforcement.
2. An Owner is responsible for rules violations by any Resident of their Lot, including their Tenants, and any resulting disciplinary action, such as monetary penalties.
3. The Board may suspend membership rights for those who are repeat violators or for Lots that are not in good standing. This includes use of Residents' entry lane and Facilities. Vehicles may be towed for parking in posted No Parking areas or for multiple parking violations.
4. Any cost to the Association to repair damage or replace missing or damaged Property caused by the actions of an Owner, Tenant, Resident, or Guest will be charged to the appropriate Lot as a special assessment.
5. Monetary penalties for Rules or any governing document violation may be assessed in accordance with the following Enforcement Procedures.

### **Enforcement Procedures – Rules and Regulations, CC&R's, and By-Laws Notifications**

1. First violation - Association will send a rules reminder letter to the Owner with a copy of the letter to the Tenant, if there is one, electronically. For contact information, maintenance, and storage violations, a reasonable correction deadline will be provided.  
Exceptions:
  - a. If the violation is of a large truck over the maximum weight allowed being driven up or down the Stagecoach incline, the first step will be #2.
  - b. Circumventing or violating a Stop Work Order or the Earth Material Hauling Rules will result in a hearing with the Board of Directors.
2. Second/continuing violation – the Association will send a rules violation hearing letter to Owner at least 10 days prior to the hearing date. The date, time, and location of the hearing with the Board or Committee will be provided and the letter will specify the infraction and potential penalty(ies). The Owner may attend the hearing or submit a written response in advance for review.
3. Within 15 days of the hearing date, the decision of the Board/Committee and any disciplinary action decided upon will be sent in writing to the Owner.
4. For continuing violations or another violation of the same rule within 12 months, the notification to the Owner will be a hearing letter.
5. Fines will be added to the Owner’s monthly account statement for payment.
6. For non-resident Owners, copies of hearing and disciplinary decision letters sent to the Owner will also be sent to the Tenant/ Resident electronically.

## **Disciplinary Actions**

### **Fine Schedule – General**

- First violation fine is \$100 (except Unusual and Traffic as noted below).
- If a violation continues or occurs again within 12 months of the initial fine, the second fine is \$200.
- Third violation is \$400 (for continuing violation or if committed within 12 months of the previous violation);
- Further or continuing violations will result in fines of \$500.

### **Fine Schedule – Unusual**

- A violation of a truck weighing more than five tons being driven up or down the Stagecoach grade carries a fine of \$1,000 for the first instance and \$5,000 for any additional violations.
- Fines for violations of Earth Materials Hauling Rules are \$100 for each truckload not in conformance with the Hauling Rules.

### **Towing**

- Parking in posted, “No Parking”, “No Stopping”, “No Parking Without Permit,” or in Facility parking areas may result in Vehicle being towed.
- Parking a Vehicle so that it blocks access to a driveway for a Lot or Facility; within 15 feet of a fire hydrant; 10 feet of an intersection; or in the street so as to interfere with traffic may result in Vehicle being towed.
- All costs associated with such towing are the responsibility of the Vehicle owner.

### **Fine Schedule – Traffic Violations**

- Failing to stop at a stop sign; driving on the wrong side of the street; improper passing, and speeding between six and nine miles per hour over the posted speed limit:
  - First fine - \$50
  - Second fine (within 12 months) - \$100
  - Third fine - \$150
  - Subsequent fines - \$200
- Speeding 10 or more miles per hour over the posted or maximum speed limit:
  - First fine - \$100
  - Second fine (within 12 months) - \$150
  - Third fine - \$200
  - Subsequent fines - \$250
- Regarding traffic violation fines assessed for any Vehicle registered to a Lot, the fines are the responsibility of the Lot Owner.
- Regarding fines assessed for Visitor/Guest traffic violations, Visitor/Guest fines are the responsibility of the driver and non-payment will result in the driver being prohibited from driving in Bell Canyon, as will multiple infractions by any Visitor. If a fine is not paid within 30 days of the date notification is sent to the Owner, Visitor/Guest will be prohibited from driving in Bell Canyon until the fine is paid.
- Non-payment of \$500 or more in fines for over 30 days by Owner will result in suspension of membership rights, such as use of Resident entry lane and Facilities.
- Multiple traffic/driving violations or instances of reckless driving may result in driver being barred from driving in Bell Canyon for up to 60 days.

### XIII. DEFINITIONS OF TERMS USED IN RULES AND REGULATIONS

1. ANIMAL – any animal owned by a Resident, including dog, horse, fowl, sheep, cow, cat, etc.
2. ARCHITECTURAL COMMITTEE – committee selected by the Bell Canyon Association Board of Directors to consider and approve or disapprove any plans, specifications, or materials submitted by Owners for construction, addition, or modification of Structures on Lots
3. ASSOCIATION – Bell Canyon Association as provided in the CC&Rs
4. CC&Rs – the current Declaration of Covenants, Conditions, Restrictions, and Reservations of Bell Canyon Association
5. COMMON AREA - any part of the Property not contained within a Lot. It may be divided into paved and unpaved roads, Association trails, recreational facilities, parks, community center and all parking areas
6. DRIVEWAY - paved surface for Residence and garage access
7. EASEMENTS – the portion of each Lot set aside for community access, such as trails, utilities, or other betterments for other or all Owners, as defined in the CC&Rs.
8. FACILITIES – Bell Canyon Community Center, Bell Canyon Equestrian Center, Bell Creek Park, signed trails, Entry Station, and all associated parking areas.
9. GARAGE - interior structure designed for Vehicles
10. GOOD STANDING - means all of a Lot's monthly and special assessments, including late fees and fines, are paid up to date, and the Owner is in compliance with all governing documents of the Association
11. GUEST – an invited Visitor to the Lot of an Owner or Resident – including vendors, employees, and contractors

12. LOT - an Owner's Property bounded on each side by Lot boundary lines, as defined in CC&Rs
13. OWNER - is Owner of record
14. NO PARKING AREA - is posted as such
15. PROPERTY - all of Bell Canyon
16. RESIDENCE – completed home and all appurtenant structures
17. RESIDENT - anyone living in a Residence, whether Owner, occupant, or tenant. A Guest becomes a Resident by remaining at a Lot for over 30 days
18. STRUCTURE – any constructed, installed, or assembled element for which an Owner is responsible to maintain and repair
19. TENANT – resides in a Residence but is not a member of the Owner's household.
20. UNPAVED ROADWAY – Association parkway between each side of paved (asphalt or concrete) streets and Lots' front easement. Available for temporary parking, can be used by pedestrians and horse riders. Width varies on individual streets. Widths posted on [bellcanyon.com](http://bellcanyon.com).
21. VEHICLE - owned, rented, leased, or borrowed, automobile, truck, van, recreational vehicle, tractor, or trailer
22. VISITOR - a non-Resident having proper business on the Property