

Rimrock Estates

Hidden Meadows
California



Rules &
Regulations
August 2019

Important Phone Numbers

Fire/Emergency Services911
Rimrock Guard760-749-7538
Guard House Fax760-749-9338
Sheriff's 24-hr Non-Emergency.....760-510-5200
Animal Control760-888-2275
Palomar Medical Center442-281-5000
2185 Citracado Parkway, Escondido 92029
Deer Springs Fire Department (non-emergency)760-749-8001
DeerSpringsFireSafeCouncil.com and DeerSpringsFire.org – website
for reverse 9-1-1 to register landlines, cell phones and up to two email addresses
to receive notification for potential fire emergency in our area.
ReadySanDiego.org/alertsandiego/ – a website to register your cell phone,
VoIP phone and email address so you will receive reverse 9-1-1 notification in
future emergencies.

Utilities

Electric: San Diego Gas & Electric.....800-411-7343
571 Enterprise Street
AT&T800-331-0500
Water and Sewer: Valley Center Water District.....760-749-1600
29300 Valley Center Road, Valley Center
Cable & High Speed Internet: Orion Cable Systems760-591-9600
1645 S Rancho Santa Fe Road, San Marcos
Trash Pick-Up: EDCO Waste & Recycling760-744-2700
Gas: Fallbrook Propane Gas Co.....760-728-9353
1561 S. Mission Road, Fallbrook (be sure to mention the Rimrock rate!)

*Public Schools**

K-5: Lilac School, 30109 Lilac Rd., Valley Center 92082 760-751-1042
6-8: Valley Center Middle School, 28102 N Lake Wohlford Rd 760-751-4295
9-12: Valley Center High School, 28751 Cole Grade Rd..... 760-751-5500
**There are a few Rimrock addresses that are in the Escondido School District as
well as Charter and Private Schools.*

*Rimrock Estates
Rules & Regulations
August 2019*

Table of Contents

Introduction

I.	General Information.....	
	1. Board of Directors	
	2. Environmental Control Committee (ECC)	
	3. Association Meetings	
	4. Fiscal Year End	
	5. Architectural Committee	
	6. Media	
II.	Common Area.....	
	1. Definition	
	2. Gates	
	3. Mailboxes	
	4. Private Streets	
	5. Speed Limit	
III.	Homeowners' Responsibilities	
	1. Monthly Assessments	
	2. How do I Make My Payments?	
	3. Utilities	
	4. Parking Variance Guidelines & Application	
	5. Residential Lot Usages	
	6. Maintenance	
	7. Time Sharing and Rental Requirements	
	8. When Listing Property for Sale	
	9. Noise/Obnoxious and Offensive Activities	
	10. Garages and Parking	
	11. Weed Abatement & Landscape Maintenance	
	12. Trash	

- 13. Lighting
- 14. Pets
- 15. Basketball Hoops
- 16. Safety
- 17. Solar Guidelines

- IV. Contractors.....
 - 1. Builder & Construction Signs
 - 2. Contractor Employee Requirements
 - 3. Construction Hours & Restrictions
- V. Communication.....
- VI. Homeowner Notes & Other Information.....

DISCLAIMER:

The information found in this package contains highlights of the various rules and regulations of the Rimrock community. Therefore, it is neither 100% of the CC&Rs nor of the ECC Guidelines. Those documents should be consulted directly for a full understanding of all rules and regulations. Any further clarification can be obtained by contacting Management.

Introduction

Welcome to Rimrock Estates!

Rimrock Estates is an exclusive 350-acre estate site development located approximately five (5) miles north of Escondido, California in an unincorporated area of San Diego County. The setting at Rimrock Estates is one of incomparable natural beauty, unlike anything in Southern California. We live in a beautiful neighborhood and we hope you will enjoy living here.

The Rimrock Homeowners Association, is developed as proposed, consists of a total of 180 lots. Ownership in Rimrock and owner rights and remedies as a member of its association are controlled by governing documents, which include a Declaration of Restrictions (also known as CC&Rs), Articles of Incorporation, Bylaws, Architectural Guidelines and these Rules & Regulations. Up-to-date information about the community can be found at: <https://www.rimrockestates.com/>

I. GENERAL INFORMATION

1. Board of Directors

The Board of Directors consists of five (5) directors whom must be a member of the Association in accordance with the Association's governing documents.

2. Environmental Control Committee (ECC)

The ECC consists of three (3) members of the Association whose function is to maintain community design standards. Additional information regarding the ECC may be found at: <https://www.rimrockstates.com/>

3. Association Meetings

Board of Directors meetings are currently held every two (2) months, with no meeting in December. The annual membership meeting is held each year during the month of February. ECC meetings are held monthly and/or as necessary to address any construction projects. Notices of meetings are posted in the bulletin boards at each of the two mailbox kiosks and on the Rimrock website.

4. Fiscal Year End

December

5. Architectural Control

The Architectural Design Guidelines describes the standards and procedures under which the project will be developed without disrupting the natural beauty and character of the land.

An up-to-date copy of the Architectural Guidelines can be found on the Rimrock website: <https://www.rimrockstates.com/>

Owners who purchase a lot with the intent to build a home should review the plot plan and the Rimrock Architectural Guidelines before designing a home. A pre-design conference may be scheduled with the ECC at no charge. The purpose of the first meeting is to ensure there is a clear understanding of the design guidelines and how they relate to the home is owner is building. This meeting is free of charge but must be scheduled with management in advance of the meeting.

6. Media

Under no circumstances is the media allowed access to Rimrock unless authorized by the Board of Directors. Additionally, only a designated Board member will be allowed to speak to the media concerning Rimrock.

II. COMMON AREA

1. Definition

Common Area is defined as landscaping at the three (3) gates, (10 feet easement inside curb) a manned guardhouse and private streets and drains. For additional “common area” information, please refer to the CC&Rs (p.4).

2. Guardhouse

Rimrock is a private gated-guarded community. The guardhouse is currently manned between the hours of 6:00 a.m. and 10 p.m., seven days a week. This schedule maybe subject to change. The guards can be reached at 760-749-7538 for the purpose of reporting incidents involving the safety and welfare of residents of Rimrock. This should not be in lieu of “911” in the event of a life-threatening emergency. The guard should also be notified in advance of the arrival of owner guests or vendors if desired.

3. Access

Last names and phone numbers are entered into the gate systems so that guests can contact owners from the gate they are entering. When an owner has identified a guest or service provider, press the number “9” on your phone to release the gate.

Gate transmitters are available to owners at the guardhouse. Each owner may receive a maximum of 5 transmitters, cost is \$40 for each transmitter. There are two codes an owner will need to remember which provide owner and owner’s vendors access through the gates. The owner code is a permanent code assigned to each owner. The owner code provides 24-hour, 7 day a week access to owner and should NOT be given out to vendors or contractors. The vendor code is general for all vendors and this code is changed quarterly or as needed. The vendor code provides gate access Monday-Friday 6:45 am until 5:30 pm and Saturday from 7:45 am until 4 pm with no access on Sunday. Additionally, a new vendor code can be issued at homeowner request.

Be sure to complete the gate entry authorization and contractor gate entry authorization forms so that owner’s family members, regular guests and

contractors are on file at the guardhouse. These forms are in owner's "Welcome Packet" from Silverado Community Management. Additional forms can be obtained by contacting Silverado or on the web page.

There are three (3) gates located within the community as follows:

- Main Gate Manned – Welk View Drive
- Highland Gate – Welk Highland Drive
- Mesa Gate – Meadow Glen Way West

4. Mailboxes

Mailboxes are assigned by the post office. Once obtained from the post office, the keys are the responsibility of the owner. There are two (2) mailbox locations as follows:

- Main Gate – Welk View Drive at the Guard House
- Mesa Gate – Anderson Court

5. Private Streets

- Anderson Court
- Crest Ridge Court
- Crystal Ridge Drive
- Lennon Lane
- Little Canyon Lane
- Meadow Glen Way West
- Misty Meadow Lane
- Rimrock Summit Lane
- Welk Highland Court
- Welk Highland Drive
- Welk View Court
- Welk View Drive

(For owner safety and protection, nonresident pedestrians, bicycles, skateboards, unlicensed street vehicles, etc. are prohibited from sections of Welk View Drive where indicated.

6. Speed Limit

Speed limits vary throughout the community with a maximum of 25 miles per hour throughout Rimrock.

III. HOMEOWNER RESPONSIBILITIES

1. Monthly Assessments

Assessments provide funds for the operation and maintenance of the common facilities and for long-term reserves.

2. How do I Make My Payments?

Assessments can be paid by:

- Personal Check – Mail your payment to the address below for processing. Please note that your account number must be included on your check.

..... Rimrock HOA

- Automatic Payment Authorization - automatically withdrawn from your bank account
- Pay Online 24/7 –
- Automatic Bill Pay – set up through your bank

3. Utilities

This information is located on the first page of these Rules & Regulations.

4. Parking Variance Guidelines & Application

Subject to the restriction on prohibited vehicles, all vehicles owned or operated by, or under the control of an owner or resident of an owner's property, and kept within the Association properties, must be parked in the garage of their residence to the extent of the designed capacity (3-car garage = 3 cars). In the case of an additional vehicle, **an oversized vehicle, a physical handicap/disability, or extended guest visits, the following permit application guidelines apply:**

- 1) Additional vehicle—the owner/resident must provide proof that all spaces in the garage are taken up by other vehicles and that the vehicles are registered to residents of the property.

- 2) Oversized vehicle—the owner/resident must provide proof, preferably through photo documentation that the vehicle does not fit in the garage area. Failure to fit in the garage may not be due to other non-vehicle items (i.e. boat, trailer, etc.) or vehicles other than a standard car/truck/motorcycle already within the garage area. A Board member(s) may inspect the garage to verify that the vehicle will not fit due to size.
- 3) Physical handicap/disability—the owner/resident must state that a physical handicap or disability prevents or makes it difficult to park the vehicle in the garage. The resident vehicle must display a handicap placard or license plate sticker.
- 4) Extended visitor permit—the owner/resident must notify Management of any visitor vehicle that will be parked in the driveway two weeks or longer.

Parking variances are available to Rimrock residents to allow parking on the driveway if the resident has more vehicles than can fit in the garage or an oversized vehicle that won't fit in the garage.

Parking variances are granted on an annual basis and renew on an annual basis and they will be renewed, if approved, in January despite the month in the prior year that they are granted. Variances are non-transferable to new owners of previously approved property if sold or rented. If new owner/resident requires a variance, a new application must be submitted.

5. Garages and Parking

Garages are to be used for parking of motor vehicles. Owners are to fully park their garages to capacity with the number of vehicles owned. Any deviation from this policy requires approval from the Board of Directors.

Garage doors are always to be kept closed except when moving a vehicle in and out, and for short periods when work or other activities require them to be open. Keeping garage doors closed is not only a prudent security measure but can also prevent some unwanted pests from entering the owner's garage.

Garages are not to be converted in any way to preclude parking of vehicles.

No car, truck, house trailer, living trailer, self-propelled vehicle, boat, boat trailer, box or enclosed trailer, flatbed trailer, commercial vehicle or vehicle of any type shall be stored or parked on any street or lot, either temporarily or permanently, if visible from the street or adjoining lots. Loading and unloading of recreational vehicles may not exceed 72 hours, not to include in and out privileges.

Temporary on-street parking is permitted on the private streets; however, no overnight parking of vehicles is permitted on any street. (CC&Rs, p.49). Vehicles are prohibited from parking on the street in a manner that blocks the driveway to any residence. No parking shall be permitted which may obstruct free street traffic flow in both directions, constitute a nuisance or otherwise create a safety hazard.

Owners will be responsible for ensuring their guests park in compliance with these Rules and Regulations. An owner may be fined in accordance with the Association's Enforcement Policy for violation of this rule by owner's guests.

Any vehicle parked in violation of these Rules and Regulations or the CC&Rs may be towed and removed from the Association **without notice** to the owner of the vehicle. An owner shall be entitled to a hearing prior to the imposition of any fines; however, **no hearing is required prior to the towing of a vehicle.**

7. Residential Lot Usages

Improvements to any lot shall conform to the Rimrock Architectural Guidelines. No part of any lot shall be used for other than private dwelling purposes. (CC&Rs, p. 41)

8. Maintenance

Lots shall be maintained in a clean and attractive condition. This includes keeping lots free from rubbish, litter and noxious weeds and maintaining all structures and buildings on each lot in good condition and repair. All paved surfaces are to be kept clean and free of oil and other extraneous matter. (CC&Rs, p.42)

9. Time Sharing and Rental Requirements

No time sharing of units is allowed. All leases must be at least six (6) months in term. The use of homes for short-term rentals, vacation rentals, hotel-like operations or anything that resembles the like is strictly prohibited.

All owners must provide their tenants with the CC&Rs and Rules and Regulations. All tenants must complete a tenant and vehicle registration form to remain on file with Management. All tenants must comply with the Rules and Regulations, Bylaws, Architectural Guidelines and the CC&Rs. Owners are held responsible for their tenants and guests.

Gate codes are provided to the owner only. Owner is responsible for providing tenants with appropriate codes.

10. When Listing Property for Sale

Agents/realtors must accompany potential buyers and are to enter through the main gate and check in with the guard. No posting of entry codes is permitted in any outside publication. At this time, one standard-size real estate sign on a single post or a hangman-type sign is permitted. One sales brochure box is acceptable, and all riders must be rectangular in shape. (Adopted 10/6/2011).

11. Noise/Obnoxious and Offensive Activities

Residents of the Association are entitled to quiet enjoyment. This includes, but is not limited to excessive noise from pets, people, outdoor recreational equipment, etc. A noise curfew is in affect after 10p.

Additionally, no obnoxious activity shall be carried on or upon any lot or any part of the property. Nor shall anything be done which may become an annoyance or nuisance to the neighborhood, which may in any way interfere with the quiet enjoyment of owners. Excessive noise may be reported to the Sheriff's Department 24-hour non-emergency number (760-510-5200).

12. Weed Abatement & Landscape Maintenance

It is necessary for weeds to be kept clear on lots ten feet from the street. Lots are to be kept free of rubbish, litter and noxious weeds. Landscape growth is to be kept from overhanging the curbs; this includes trees overhanging the street and weeds in the curbs. The Association's weed

abatement program ensures compliance with restrictions. If an owner fails to comply with the maintenance requirements of these Rules & Regulations, following proper notice the Association may enter upon the Owner's lot to perform the required maintenance and shall not be liable for trespass. The cost shall be the responsibility of the Owner. (CC&Rs, pgs.42-44).

Owners are responsible for trimming all trees, shrubs or plantings of any kind so they shall not be allowed to overhang or otherwise encroach upon, above or below any sidewalk or street.

Landscape irrigation is to be controlled to avoid unnecessary run off which can result in damage to the community streets. Erosion is to be controlled to avoid dirt run off onto streets and other lots.

13. Trash

Normal trash pick-up day is Thursday. Trash may be placed out in provided containers one day prior to pick-up. Containers are to be retrieved no later than the following day after trash pick-up and are to be stored out of sight from the street and view of other homeowners. (Per CC&Rs)

14. Lighting

Each owner should be aware that the Rimrock Community is within the Palomar Lighting District created for the California Institute of Technology's Hale Observatory at Palomar. As a result, the Association and its members are subject to the lighting restrictions placed by the County. Prior to any lighting construction or addition, owners must obtain approval of lighting plans by the ECC. A list of approved lighting manufacturers can be obtained from the office of Management. While fixtures approved by the International Dark-Sky Association (IDA) are preferred, other fixtures where the light source is not visible, and the light is directed downwards may also be accepted by the ECC.

15. Pets

Please ensure your pet does not do anything to harm neighbors, neighbor's property or common property. No animals of any kind shall be raised, bred or kept, except common domesticated household pets.

Pets being walked by their owners are to be restrained by a leash, and owners must carry a bag to pick up after their pets and dispose of their waste properly. Pets should not be allowed to “do their business” on other resident’s property or common area grass and planted areas.

16. Basketball Hoops

Basketball hoops are permitted on driveways provided they are stored out of sight when not in use.

17. Safety

Exterior fires and barbeques shall be prohibited except in confined pits or barbeque facilities. (CC&Rs, p.55). Portable (to include fire bowls, Chimineas, etc.) or permanent fire pits are not allowed unless gas burning. Wood burning fireplaces are allowed only in a masonry or kit design with a chimney. All new and existing fireplaces are to be retrofitted with a spark arrestor. External fires of any source remain the responsibility and potentially the liability of each homeowner. Tiki torch type lights are also prohibited.

18. Solar Guidelines installation of ground-mounted solar devices State and County Requirements.

Solar projects in Rimrock are required to meet all county and state requirements. Per the San Diego County Zoning Division, the following Site Special Designator guideline prevails.

“If the proposed solar panels are within a Planned Development area, HOA approval may be required before a building permit for the proposed solar panels can be issued.” To comply with this, Rimrock approval will be required before a building permit is issued.

An additional condition, as required by Cal Fire, is that a brush-free area of 10 feet is to be provided around any and all components of a ground-mounted photovoltaic array.

Authority under Governing Documents. Article IV, Section 28 of the Association’s CC&Rs states that “All solar system collector units shall be integrated into the design of the Dwelling in which each is installed and shall be subject to approval by the Environmental Control Committee.” Article IV, Section 12 further requires approval of the ECC for improvements of any types, including exterior additions or modifications.

The ECC is further authorized to adopt Architectural Design Guidelines (Art. V).

The Board has adopted these Guidelines in order to provide consistency with governmental requirements, and minimize disruption caused by ground-mounted solar devices.

Types of Devices. The types of ground-mounted solar devices that are permitted in the Rimrock community are:

- (a) Photovoltaic (PV) panels/modules and
- (b) Integrated Photovoltaic Systems (IPS) (i.e., photovoltaic “shingles, tiles or siding” or “thin-film laminates”).

Devices must, to the maximum extent possible, be painted black and have a non-reflective surface. Reflections from any solar energy device shall not shine onto any other property or otherwise create a nuisance.

Location, Setbacks and Brush Clearance. Ground-mounted solar devices are not permitted anywhere in front of the home. In order to create the required 10-foot brush-free area, no property owner should enter or disturb an adjacent property owner’s lot. Therefore in order to meet the requirement, any part of a ground-mounted photovoltaic array must be installed at least 10’ from any of the property lines or inside the county setbacks, whichever is greater.

Furthermore, access to prepare, deliver or install that system must take place solely within the property owner’s lot boundaries. This may be superseded only by written permission from the adjacent property owners, a copy of which must be submitted to the ECC upon delivery of the application to install.

Nuisance. The Owner shall properly maintain such device to ensure that it does not dilapidate or create visual and/or aesthetic nuisance as determined by the ECC. Should the installed solar devices not be properly maintained resulting in visual and/or aesthetic nuisance, the Board reserves the right to remove the device, and/or to enforce any of its rights under the CC&Rs to ensure Owner compliance that may include, but not be limited to, fines and/or litigation as referenced in the CC&Rs.

IV.CONTRACTORS

1. Builder & Construction Signs

During the time of construction on any improvement, one job identification sign will be permitted. Dimensions are not to exceed 18” in height x 24” in width, maximum total surface area of three (3) square feet.

2. Contractor Employee Requirements

The Contractor shall use its best efforts to comply with all rules and regulations required by the Association. Contractors shall immediately notify the Association in writing if during the performance of their work, the Contractor finds compliance with any portion of such rules and regulations to be impractical by suggesting alternatives through which the same results can be achieved. The Association may at their discretion, adopt such suggestions, develop new alternatives or require compliance with the existing requirements of the rules and regulations.

In addition, owners using contractors should be cognizant of contractor’s vehicles that might leak oil onto the Association streets. If oil leaks are noticed, we ask that owners have the contractor place a protective cover on the street under their vehicle(s) or have the contractor park the vehicle in the owner’s driveway.

3. Construction Hours & Restrictions

Monday thru Friday7:00 a.m. – 6:00 p.m.
Saturday8:00 a.m. – 4:00 p.m.
Sunday/Legal Holidays..... No Construction

- Legal holidays shall be defined as New Years, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas.
- Any debris is to be disposed of on a daily basis and not within the Rimrock Community.
- No loud radios or boom boxes are permitted.

Policy on Access by Vendors and Solicitors

Introduction. Rimrock is a private, exclusive, gated community “Community”. The Board of Directors has adopted this Policy on Access by Vendors and Solicitors (“Policy”) in light of the private nature of the Community as well as the Member’s concerns regarding safety.

The Rimrock CC&R's serve to preserve, promote and protect the Community's value, desirability and attractiveness. Article X Section 1 of the CC&R's gives Members the right to use and enjoy the common area. This right does not extend to nonresidents, unless invited by Members.

The Association maintains and manages all the common areas (Art.II, Sec.4(a)). It has the right to establish uniform rules and regulations pertaining to use of the common area by Members and their guests (Art.II Sec.7). Use of the Common Area by an Owner's guests and vendors is subject to the Association's governing documents including rules adopted by the Board (Art. X.Sec.1). Assessments serve the purpose of promoting the "recreation, health, safety and welfare of the residents" (Art.III,Sec.2). This Policy seeks to balance privacy and safety concerns with the necessity to have guests and vendors enter the Community.

California Law. Under California law, the owner of property has the right to exclude any and all persons from the property. An association is considered to be the owner of common areas and may prohibit uninvited nonresidents from distributing their materials (Cal.Atty.Gen Opinion 97-1005). For example, it may prohibit door to door solicitors unless the property is freely and openly accessible to the public (Golden Gateway Center v. Golden Gateway Tenants Assn. (2001) 26 Cal.4th 1013). As a gated community, Rimrock is not freely and openly accessible to the public, and it may exclude nonresidents.

No Uninvited Solicitors/Trespassers. Non-Members are hereby prohibited from entering the Community in order to solicit business, distribute marketing materials or campaign materials, or knock on residents' doors. Such solicitors are prohibited, their presence is a trespass, and they will be escorted out of the Community if they do somehow gain access. Representatives of the Police Department are authorized to enforce all trespass laws as they apply to solicitors and uninvited persons.

Blacklisting Vendors. In accordance with this Policy, the Board may ban or blacklist certain vendors or contractors from the Community including those who (1) damage the Common Area, (2) violate the Association's rules or policies, (3) perform shoddy work that could result in harm or damage to Common Area or surrounding homes, (4) threaten residents or contractors of the Association, (5) disrupt the Community or (6) cause a safety hazard.

Consequently, the Board is empowered to generate a list of “Blacklisted Vendors” by either updating this Policy or adopting a separate Resolution, without Owner approval. Any such blacklisted vendors who attempt entry into the Community will be refused by the Association’s entry guards.

Exceptions. If any Member insists a Blacklisted Vendor be granted access to the Community, the Member will be required to attend a hearing with the Board. The purpose of the hearing will be to notify the Member of the Vendor’s status. The Member will thereafter be required to meet the Vendor at the gate and sign them in, accompany the vendor while the vendor is within the Community, and to sign the vendor out when departing. The Member shall personally be responsible for costs and legal fees arising from the vendor’s presence within the Community.

List of Blacklisted Vendors. The list of Blacklisted Vendors shall be maintained by the Board of Directors and may be distributed to the guards or Members as the Board deems appropriate.

COMMUNICATION

The Association’s website is <https://www.rimrockestates.com/>

Owners are encouraged to register for the regional notification system at www.readysandiego.org/alertsandiego/. AlertSanDiego is for registering your cell phone number, VoIP phone number and email address only. Listed and unlisted landline phone numbers are already included in this database and do not need to be registered. This system will be used by emergency response personnel to notify homes and businesses impacted by, or in danger of being impacted by an emergency or disaster.