

**Granlibakken Property Owners Association
Rules and Regulations
July 28, 2018**

A. Purpose.

These Granlibakken Property Owners Association Rules and Regulations (Rules) are established pursuant to Article V, Section 2(a) and Article VI, Section 10 of the Covenants, Conditions, and Restrictions (CC&R) for the Granlibakken Property Owners Association (GPOA) and California Law as uniform rules and regulations pertaining to the use of Common Areas, Association property, and any recreational facilities.

B. Definitions.

1. HOMEOWNER: Only those persons named on the title/deed to a condominium are considered homeowners.
2. OCCUPANTS/TENANTS/GUESTS: Anyone not a homeowner is considered an occupant/tenant/guest of the homeowner. This includes relatives of the homeowner.

C. Application.

All homeowners, their occupants, tenants, and/or guests are expected to observe these rules and regulations at all times. Failure to do so will result in notification of violations and potential fines as outlined in this document.

D. Enforcement.

The Board of Directors (Board) of the Granlibakken Property Owners Association has the power and the duty to adopt, publish, and enforce rules and regulations governing the use of units and the common areas, and the personal conduct of homeowners, occupants, tenants and guests. The Board directs the GPOA's Agent to implement and enforce the rules and regulations outlined here.

Violations of any rule or regulation will subject the homeowner to a fine and/or other action pursuant to the GPOA Schedule of Fines listed in these Rules and authorized by CC&R Article VI, Section 11 and by existing State of California Statutes, and in this document.

1. Notice and Hearing Procedures. The following notice and hearing procedures will be used whenever the Board meets to consider an alleged violation which could result in disciplinary action against a homeowner:

- a. Notice of Hearing: Notice of the hearing will be sent at least ten (10) days prior to the hearing and will be given either personally or by prepaid first class mail to the most recent address shown on the GPOA records. The notice shall contain, at minimum, the date, time, and place of the meeting, the nature of the alleged violation for which a homeowner may be disciplined, and a statement that the homeowner has a right to attend and may address the Board at the meeting.
- b. Opportunity to be Heard: Homeowners have the right to send a letter, send a representative or appear in person to present evidence as to why they should not be disciplined. Homeowners also have the right to bring an attorney with them to advise them or to speak on their behalf. The hearing will be held in executive session unless the homeowner requests otherwise.
- c. Rescheduled Meetings: Upon timely, written request and for worthy cause, an accused party may be granted a continuance to a new hearing date. In the event a person fails to appear for a hearing, the Board will review the evidence presented and make its decision accordingly.
- d. Correction of Violation: In the event the violation is corrected prior to the hearing date, the Board may, if appropriate, discontinue the proceedings.
- e. Notice of Decision: Within fifteen (15) days of the Board's decision, the homeowner will be given written notice of the decision.
- f. Conflicts of Interest: If members of the Board have a conflict of interest (i.e., they filed the complaint or the complaint was filed against them), such person(s) may not vote on the issue.

E. Immediate Action under Exigent Circumstances.

These Rules provide that the Board, or its duly authorized Agents may undertake immediate corrective or disciplinary action (including the immediate expulsion and/or continuing exclusion of offending homeowners, guests, tenants, or invitees from the facility where the conduct occurred) under circumstances that involve conduct that constitutes:

1. An immediate threat to the safety or quiet enjoyment of neighboring homeowners.
2. A fire or traffic hazard.
3. A threat of damage to the Common Area or facilities.
4. A violation that is of such a nature that there is no material question regarding the identity of the violator or whether a violation has occurred
 - a. An immediate threat to the safety of any person.

- b. An immediate, serious threat of significant damage to the Common Area or facilities.

In such cases of immediate corrective or disciplinary action, the offending homeowner may request, in writing, a hearing to be conducted as soon thereafter as is reasonably possible. Such requests must be received within fifteen (15) days following the GPOA's disciplinary or corrective action. In any case where a continuing exclusion or suspension of privileges of an owner, guest, tenant, or invitee has been imposed, the homeowner must be given notice that continuing exclusion from such facility in person, or by first class and certified mail, not later than three (3) days after the incident. That notice must include advisement of the homeowner's right to request a hearing. At such hearings, the Board will review the appropriateness of the action taken and may reduce or eliminate any penalties imposed, such as suspension of use privileges, or impose additional penalties, if warranted, as at any noticed hearing.

- 5. Remedies for Enforcement. To enforce the governing documents, the Agent, as directed by the Board, may impose one or more of the remedies described below, as it deems appropriate to be effective. The selection of one remedy does not preclude GPOA's right to pursue others:
 - a. Warning letters
 - b. Monetary penalties
 - c. Suspension of membership privileges
 - d. Alternative dispute resolution
 - e. Litigation
- 6. Fine Policy. Violation of GPOA's governing documents may result in a warning letter, fine, suspension of privileges and/or continuing fines as the Board may determine to be appropriate to the situation and as provided for in the fine schedule below. In addition to fines, the Board may file a lawsuit seeking judicial relief. The imposition of penalties and suspension of privileges will be subject to notice and a hearing procedure.

Homeowners, their occupants, tenants and/or guests, will be given reasonable notice to rectify and respond to any violation of GPOA Rules with the exception of those determined by the Agent to be immediate damage or safety risks. Violation of those rules will result in immediate correction with homeowners having the right to later have a hearing about the fine before it is levied. GPOA may pursue one or more of these remedies simultaneously. The selection of one remedy does not preclude GPOA's right to pursue others.

- a. 1st violation will result in a warning letter or fine
- b. 2nd violation of the same offense will result in a fine
- c. 3rd violation of the same offense will result in a double fine

- d. Additional violations of the same offense will result in a tripled fine

Special Individual Assessments	
Endangering others, vandalism, or threats of violence	Up to \$2,000 per incident plus removal* costs.
Vehicles parked or operating off paved surface	\$150.00 plus cost of removal* of parked vehicles.
Camping (including RV) on Common Areas	\$150.00
Parking Violation	\$100.00 plus cost of removal* of vehicle.
After Hours Use of common areas (pool complex)	\$150.00
Animal Control	\$100.00
Smoking	\$ 50.00
Unapproved Posting of signs	\$ 50.00 plus cost of removal* of signs
Unapproved Antennas	\$50.00, plus cost of removal* of antenna and damages

* GPOA will assume initial costs of removal of unapproved items and will be reimbursed after collection from homeowner.

7. Continuing violations. Fines up to \$500 per day may accrue until the violation is cured.
8. Suspension of Privileges. In addition to or in lieu of fines, some or all privileges accorded to homeowners, their occupants, tenants and/or guests may be suspended immediately and/or after notice and hearing.

F. Informal Dispute Resolution and Alternative Dispute Resolution.

Disputes between homeowners and GPOA will be handled pursuant to the State of California Statutes as set forth in the Notice re. Assessments and Foreclosure (Civil Code Section 1365.1 (as Amended 1/1/2006) by Informal Dispute Resolution (IDR) or by Alternative Dispute Resolution (ADR). Owners are provided with a copy of said Notices annually.

G. Indemnity and Release.

Homeowners are held responsible and liable for their occupants, tenants and/or guests, as well as for any damage they may cause to the Common Areas. GPOA maintains its relationship exclusively with the homeowners and not with the occupants, tenants and/or guests of the homeowners.

Any homeowner, occupant, tenant and/or guest using the common areas including, but not limited to, the pool, sauna, hot tub, parking lots and clubhouse, assumes all liability and agrees to hold blameless GPOA, its members, directors, officers and employees in case of accident, injury, theft of personal property or other calamities.

In order to provide for flexibility in structuring rules which promote the most enjoyable experience possible, amenity usage, and conduct rules are subject to change and are posted and/or available at each amenity or facility.

Report of Violations: Complaints on rules and regulations being violated should be provided to management in writing within fourteen (14) business days of occurrence so proper action can be taken to resolve these issues.

H. Common Area and Unit Rules. In accordance to CC&R Article XIII, Section 2 a non-exclusive easement for ingress, egress, and support through the Common Areas and GPOA property is appurtenant to each unit, the Resort Area, and any other real property described on the Maps, plus the Common Areas and GPOA property are subject to such easements.

1. No disruptive or destructive conduct is allowed in the common areas. Fines plus damages as indicated in section 6.
2. Unlawful substances may not be brought, stored, or used anywhere on GPOA property. Storage of paint or flammable materials is prohibited on GPOA property.
3. Storage under buildings is prohibited. Storage in GPOA common space inside buildings including hallways and stairwells is prohibited. GPOA retains the authority to move items for safety and/or construction needs etc. Items deemed to be abandoned and after every reasonable attempt has made to contact homeowner, shall be removed.
4. Any use of amenities or facilities after closing, either for the day, or for the season, is prohibited.
5. No soliciting of goods and services, commercial, or religious or political activities shall be permitted on the GPOA property, unless approved by the Board or listed in the Covenants, Conditions and Restrictions Granlibakken Resort Area.
6. Smoking is prohibited inside all Common Areas. Smoking is allowed on Granlibakken grounds in designated areas. Throwing cigarette butts on the grounds is a fire hazard and strictly prohibited.
7. Unreasonable or excessive noise (inside or outside a unit) is prohibited at all times. Placer County noise ordinance applies.
8. Children are prohibited from playing in parking areas.
9. No homeowners, occupants, tenants, and guests of units shall make structural changes, reorganize or remove the Common furnishings, wall

hangings, floor coverings, or decorating of any kind within the Common Areas.

10. No signs of any type except those authorized by California Law or the CC&R Article VI, Section 4, may be posted in unit windows, on unit exteriors or on the common area. Small unit entry and welcome signs shall per permitted.
 11. Articles (towels, rugs, bedding, laundry, etc.) may not be draped or hung on or over balcony, porch or deck railings. Satellite dishes of greater than 36" are prohibited. Placement of the dish must be approved by the ACC.
 12. Only appropriate interior window coverings (e.g. drapes, shades or blinds) are allowed to be visible from outside the condominiums. Blankets, sheets or other such items are not acceptable as window coverings.
 13. Kayaks, paddleboards, inflatable rafts, skis, snowboards, canoes, bicycles, golf clubs, and other large personal recreation items shall not be left or allowed to stand on any part of the GPOA property.
 14. Only appropriate items may be stored on decks, such as barbeques and small deck furniture. If remodeling their unit, homeowners may temporarily store other items, but said items must not extend beyond their deck. Units with wood burning fireplaces may also have neatly stacked wood; maximum wood storage is ½ cord and wood may not be stacked above the height of the railing.
 15. Use of charcoal briquette barbeque grills is prohibited. Grills shall be propane or natural gas only. No grill shall be operated in a manner to allow smoke to enter any other unit.
 16. Sunshade awnings or other similar devices are not permitted on any deck or porches.
 17. Birdhouses and feeders, chimes and other hanging items are prohibited.
 18. Care and feeding of wild animals is prohibited on the GPOA property. Leaving food on decks or patios where animals have access is prohibited, whether intentional or not.
 19. Camping is prohibited on GPOA property.
- I. Pool Complex Rules. California and Placer County Laws and regulations for Common area pools apply to the GPOA pool complex.
1. During normal hours of operation, a homeowner can use the pool regardless of where they are residing. The homeowner can also have guests accompany them, but the homeowner must be present at the recreation center. All resident guests of Granlibakken have full use of the recreation facilities. (Adopted at July 5, 2003 Board Meeting)
 2. GPOA sets the pool house, pool, sauna and hot tub hours to be between 10:00am to 10:00pm from June 1st to November 1st. Agent sets winter hours from November 2nd to May 31st. The wading pool is closed from November 1st to June 1st and always after dark because there are no lights in this pool. Use of pool after hours is prohibited.

3. There is no lifeguard on duty. All persons using pool, spa, or sauna does so at their own risk. Agent is not responsible for accidents or injury.
4. Children under the age of 14 should not use the pool or spa without an adult (over the age of 18) in attendance. Violation of these roles may result in immediate suspension of privileges as noted in the fine schedule.
5. No diving is allowed.
6. In accordance with the Department of Health regulations the occupancy limit for the pool is 90 bathers, hot tub is 20 bathers, and for the wading pool is 21 bathers.
7. Elderly persons, pregnant women, infants and those with health conditions requiring medical care should consult a physician before entering spa or Sauna. Do not exceed 30 minutes at one time in the sauna, as excessive exposure can be harmful to health. Use of the pool, spa or sauna when under the influence of alcohol, narcotics, drugs, or medicines is not recommended.
8. Glass in the pool, sauna, hot tub, and pool-house deck area is strictly prohibited. Immediate suspension of use privileges for these areas will be imposed.
9. Proper swimming attire is required in the pool and hot tub. No diapers in the pool, spa, and wading pool.
10. Persons with open sores are not permitted.
11. GPOA authorizes Agent the right to deny use to anyone at anytime.
12. Excessive noise or rowdy behavior is prohibited at all times. Parents are responsible for the behavior of their children when playing in and around the pool.
13. Persons violating any of the pool rules posted within the pool area will be asked to leave and may be refused further use.

J. Trash Rules.

1. Trash must be placed in dumpsters located at three designated sites as approved by the Board.
2. Large containers must be broken down.
3. Ashes from wood burning stoves or fireplaces must be completely extinguished.
4. Disposal of furniture or appliances in or around a dumpster is prohibited.
5. Construction debris is to be removed by the contractor or homeowner performing the work and not dumped in the dumpsters.
6. Homeowners, occupants, renters and/or guests are responsible for their trash and and responsible to pick up after themselves.

K. Parking Area Rules. As specified in the CC&R Article VI, Section 2 the GPOA provides parking for the Units and Resort Area and provides facilities and structures necessary to maintain the Units, Common Areas and GPOA property.

1. As per CC&R Article XIV, Section 1, Parking spaces will be 8 feet by 20 feet for the parking of one vehicle. There is no assigned parking. The owner or owners of each condominium unit shall be entitled to the use of at least one (1) parking space as near as possible to the unit.
2. Any vehicle parked on an unsurfaced portion of any GPOA owned property would be subject to immediate towing at the vehicle owner's expense.
3. Inoperable vehicles (e.g., flat tires, no license plates, outdated registration, etc., are considered inoperable) parked for more than seven (7) days will be considered abandoned and towed away at the owner's expense. This rule applies to all homeowners, occupants, tenants, and guests of units. The homeowner of the unit will be responsible for towing costs if the occupant, tenant or guest of the unit does not pay said costs.
4. Only emergency repairs (e.g. jump starting vehicle, repairing flat tires or installing chains on tires) are allowed. Major repair, vehicles on blocks, changing oil or major work of any type is prohibited.
5. Cleanup of excessive petroleum and/or vehicle product build-up in the parking lots from leaking vehicles is the responsibility of the vehicle owner. Homeowners will be subject to cleanup costs and must remove the vehicle upon notice or the vehicle will be towed within 72 hours of the notice at the homeowner's expense.
6. Washing vehicles on GPOA property is strictly prohibited.
7. Parking of a recreational vehicle on GPOA property is prohibited
8. Storage of any kind including boats, snowmobiles, ATVs, RVs and/or utility trailers, or storage units on GPOA parking lots is prohibited.
9. If required for a short duration remodel of a unit, the homeowner may request, in writing, to locate a temporary dumpster and or storage box at safe locations. The Agent will approve such requests on behalf of the Board for periods of not more than three months and so as not to interfere with parking and snow removal.

L. Winter Parking Rules. In accordance to CC&R Article XIII, Section 2, the GPOA shall have the authority to place snow on any of the Common Areas and GPOA Property.

1. Park in areas designated for parking only. Several areas are designated for snow storage. If unsure, contact Agent at 530-583-4242.
2. To allow for parking areas to be cleaned of snow, residents are asked to move their cars frequently (to parking areas that have been cleared of snow) during winter months. Cars not moved within 72 hours are apt to be plowed in or covered with snow, which could result in damage to the vehicles.
3. The driveways must be kept clear during snow removal times.
4. Parking permits are required from November 1st to May 1st and are provided by the Agent on request.

M. Pet Rules. Homeowners are allowed to keep domestic animals (Pets) under the following rules:

1. Pets must be licensed. If requested, homeowners with pets must provide the Board with evidence of the above requirements.
2. In accordance with CC&R Article VI, Section 5, dogs must be on a leash and under human control at all times when on GPOA property. Violators will be reported to the Placer County Animal Control Officer and subject to a fine.
3. Pets must not disturb other occupants at any time. Pets causing any disturbance must immediately be removed from the property.
4. Homeowners are responsible for any damage to common areas and any other property caused by their pets.
5. Pets are not allowed in the pool house, pool, sauna, or hot tub areas at any time.
6. Pet owners are required to clean up after their pets immediately.

N. Occupant and Homeowner Rules.

1. Homeowners are required to advise their unit occupants of their responsibility to adhere to all GPOA Rules.
2. Within 7 days of occupancy, homeowners are required to report the name of the occupant(s), type of vehicle(s), and license plate issuing state and number(s) of anyone occupying their units for more than 15 days to Agent. This rule also applies to any agents or representatives of homeowners.
3. Proof of long-term occupancy must be provided to the Board upon request.
4. Homeowners must follow all building code requirements prior to beginning remodeling of their units and are also responsible for obtaining the necessary building permits (call Placer County Building Department, 530-581-6200, to determine if one is required). For external work, homeowners must follow the Architectural Control Committee rules for approval as per CC&R Article XII, Section 5.

O. Certificate of Secretary.

The undersigned Secretary of the GPOA , hereby certifies that the foregoing Granlibakken Property Owners Association Rules and Regulations was duly approved by affirmative vote of the majority of the Board of Directors present at the Board meeting held on July 28, 2018 , that a quorum was present at such meeting, and that such approval was made in compliance with the member notice and other requirements of Civil Code section 1357.100 et.seq.

Dated: July 28, 2018

Dasma Passon
Secretary
