

Green Springs Ranch Landowners Association Rules

Rules

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Association Rule 1 – Antennae, Windmills, Towers, and Related Structures

Effective September 2004

No free standing structure that exceeds 35 feet in height, such as an antenna, windmill, or tower shall be constructed on any Green Springs Ranch Landowners Association lot. No structure such as an antenna, windmill, or tower attached to a house, barn, or unattached garage shall project more than 10 feet higher than the highest point on the roof line. Structures constructed for commercial purposes defined as for the operation of any profit or non profit business enterprises are strictly prohibited by the Green Springs Ranch Landowners Association. Height extensions to existing structures within the PG&E/SMUD easement within the confines of Green Springs Ranch shall be approved/disapproved by the Architectural Committee on a case by case basis.

Association Rule 2 - GSRLA Correspondence

Effective March 23, 2006

All correspondence under the GSRLA letterhead must be sent to either the President or Vice President for review. In addition, the President or the Vice President of the Association must actively approve/disapprove the correspondence. Passive “review by” cutoff dates are not acceptable.

E-mail communication with GSRLA members shall be limited to official GSRLA business or official GSRLA announcements. The individual E-mail addresses of GSRLA members are to be kept confidential. The President, Vice President and Secretary shall be responsible for the safe keeping, security and confidentiality of GSRLA member’s E-mail addresses.

All E-mail communications with GSRLA members are to be pre-approved by the President or Vice-President.

- Board approved March 23, 2006
- Submitted to the Membership March 24, 2006
- Final Board approval May 18, 2006

Association Rule 3 - Viewing, Preserving and Dissemination of Security Camera Images

Effective March 23, 2006

The GSRLA Board of Directors resolves that the Security Cameras located at the GSRLA Security Gate be put to the most efficient and effective use possible. Accordingly, the Board imposes the following restrictions on the viewing, preservation and dissemination of Security Camera Images:

- 1) The Security Camera images are to be viewed only by members of the GSRLA Board of Directors, the Security Gate Committee, the Security Camera Systems Technical Director, or a designee appointed by the Board.
- 2) The GSRLA Board of Directors, through the GSRLA President and or Vice President shall have the sole discretion to allow official government agencies, such as law enforcement officials, fire officials or representatives of GSRLA's insurance carriers view the Security Camera images, as deemed appropriate.
- 3) The Security Camera Systems Technical Directors shall cause all images captured by the GSRLA Security Cameras to be preserved for a period of 30 days. All images shall be purged after 30 days, unless otherwise directed by the GSRLA Board of Directors
- 4) The GSRLA Board of Directors, through its President and or Vice President, may direct that certain images captured by the GSRLA Security Cameras be preserved. Said images shall be preserved on a CD and placed in the custody and control of the GSRLA Secretary.
- 5) The GSRLA President and or Vice President shall summon an emergency meeting of the GSRLA Board to determine whether any image captured and or preserved by the GSRLA Security Cameras is to be provided to any individual or entity other than a representative of an official governmental agency or GSRLA insurance company. The GSRLA Board shall determine, at this meeting, whether additional dissemination of the Security Camera images is appropriate.

- Proposed by Charlie Frey March 23, 2006 and approved by the Board
- Submitted to the Members March 24, 2006
- Final approval May 18, 2006

Association Rule 4 – Lights on Utility Poles

Effective September, 6, 2006

There are to be no lights attached to or installed on any PG&E or other Utility pole within Green Springs Ranch.

- Submitted by Ken & Regina Miller
- Board approved May 18, 2006
- Submitted to the Ranch Members June, 25, 2006
- Final Board approval September, 6, 2006

Association Rule 5 – Driveway Culverts

Effective September, 6, 2006

New Construction in Green Springs Ranch:

All new construction in Green Springs Ranch must include a 12” culvert(s) under the driveway(s) where any driveway meets existing Green Springs Ranch roadways. The culvert(s) must be depicted on the construction plans when submitted to the Green Springs Ranch Architectural Control Committee (ACC) for approval. In the event a landowner feels a culvert(s) is/are unnecessary, the landowner must request a variance from the ACC. The ACC will consider the request for a variance and, if necessary, seek the opinion of a licensed road contractor if a disagreement exists as to the need for a culvert. If the Architectural Control Committee determines that a culvert is required and the landowner refuses to install a driveway culvert(s) as directed by the ACC, the Green Springs Ranch Landowners Association (GSRLA) will install any required culvert(s). The cost of installation of any culvert by GSRLA will be imposed on the landowner as a Special Individual Assessment pursuant to Article IV Section 4(ii) of the Green Springs Ranch Covenants, Conditions and Restrictions (Second Restated Declaration).

Existing Residences in Green Springs Ranch:

Pursuant to Article VI Section 1 of the Green Springs Ranch Covenant, Conditions and Restrictions all landowners are responsible for the maintenance and repair of their existing driveway culverts. If a landowner fails to maintain any existing driveway culvert in working order or if it is determined by the GSRLA Board of Directors that a landowner needs to install a driveway culvert, the GSRLA Board shall provide written notification to the landowner to make the necessary repairs or take the necessary action pursuant to the notice. If the landowner refuses to take corrective action within 15 days of the notice of non-compliance and request for corrective action, the GSRLA Board will take the following action:

1. GSRLA will install all necessary culverts and or repair any inoperable culverts, and repair any road damage occurring as a result of the absence or inoperability of any culvert.
 2. GSRLA will impose a Special Individual Assessment on the landowner to recover all costs associated with the installation or repair of any inoperable driveway culvert and any resulting road damage, pursuant to Article IV Section 4(ii) of the Green Springs Ranch Covenants, Conditions and Restrictions (Second Restated Declaration).
- Proposed May 18, 2006 by Charlie Frey
 - Approved by the Board May 18, 2006
 - Submitted to the Ranch Members June 25, 2006
 - Final Board approval September, 6, 2006

Association Rule 6 - Fire Safe Rules

Effective April 15, 2019

To proactively protect our lives, our homes, our community, and property we will implement the following Fire Safe Rules:

1. Each homeowner will maintain 100 feet of defensible space around their homes.
 2. Each landowner will maintain a 30 foot fire break from the road. This break will not apply to areas that contain improved and maintained landscaping. This break is for areas that are unimproved and in a wild condition.
 - Within this fire break:
 - All trees are to be limbed up at least 8 feet above the ground. Dead limbs in trees are to be limbed up at least 15 feet. Dead trees are to be removed.
 - All grasses in the fire break area are to be cut or sprayed down to a level of 3 inches by June 1st of each year. This area is to be kept free of all wild brush, such as Manzanita and Buckeyes, etc.
- Proposed by Tom Bolinger in November 2018
 - Approved by Board February 2019
 - Submitted to Ranch Members March 1, 2019
 - Approved by Ranch Vote April 15, 2019

Association Rule 7 – Short Term Rental Restrictions

Effective June 30, 2019

No owner may lease or rent such owners residence or property for hotel, motel or transient purposes which includes, but is not limited to inn services, bed and breakfast, time-share, or similar temporary lodging. For purposes of this restriction any rental or lease for a period of 30 days or less shall be deemed for transient or hotel purposes. No owner shall be permitted to rent or lease his property for a period of 30 days or less.

- Proposed in November 2018
- Approved by Board May 2019
- Submitted to Ranch Members May 15, 2019
- Approved by Ranch Vote June 20, 2019