



PROPERTY RULES AND GUIDELINES IN CASCADE SHORES IMPORTANT NOTICE

April 1, 2016

The CSHA Board of Directors remains committed to a **voluntary** and **affordable** Association that will, hopefully, remain attractive to residents who see value in what we do in supporting our community. Part of that community support is offering guidance when our members become offended by the practices of others. This Board wants to be as helpful as it can without adopting the kinds of straight-jacket restrictions that are found in communities having mandatory associations and CC&R's.

Typical complaints in Cascade Shores have been about trash in front yards, barking dogs, accumulations of junk vehicles, boats stored on public streets, property line disputes, fire hazards, and unauthorized living in trailers. These complaints, and much more, can usually be addressed through the County complaint process with Animal Control, Sheriff's Department, Consolidated Fire, or the Community Development Agency. The Board is willing to advise residents on who to contact in relation to such issues.

As an intermediate step, the Board has adopted a confidential "in-house" complaint procedure short of involving County agencies. This process includes an investigation by the Board and is reserved for current members of the Association with serious neighborhood complaints. Any of our Board members can walk you through the process to see if it would suit your needs.

Becoming aware of "what goes" and "what doesn't go" throughout Cascade Shores will help you in learning about your rights as a home owner and your role in respecting our neighborhood. It is the desire of the CSHA Board of Directors that some important issues be published as "Cascade Shores Property Guidelines." We have a continuing, critical interest in fire safety and offer some useful services. Most of the "Guidelines" are already encompassed within current law, and we hope that they serve as an added reminder reflecting the "will of the Board."

None of the above is necessary if all residents and owners simply respect others and think twice before doing things that might offend neighbors or degrade our quality of life in Cascade Shores. We are asking all of you to do what you normally do – just be a thoughtful neighbor. If you need us, the CSHA is here to help.

Cascade Shores Homeowners Association Board of Directors
16528 Pasquale Road
Nevada City, CA 95959

Cascade Shores Property Guidelines

FENCES: To the extent possible, we would like to keep a feeling of openness in Cascade Shores so that sight lines and views are not blocked by solid material fences. Owners may erect fences in conformity with County code requirements. However, solid material fences (ones that block see-through visibility), taller than 3 feet, should not be built along street fronts or be built within 25 feet of the street property line.

EASEMENTS and STREETS: Easements are to be respected and permit the entering of easement areas for servicing utilities, drainage, power lines, removal of vegetation, snow removal, fire fighting, etc. Access requires that personal possessions including motor homes, travel trailers, and boats are not stored on the public street or in any street-side easement or in easements that serve to access neighboring properties. This does not refer to temporary, brief street parking.

VEHICLES: Large commercial vehicles with a load capacity in excess of one and a half tons and/or having more than two axles shall not be parked or stored on any residential lot, driveway, entrance, or street. This, of course, does not apply to commercial vehicles temporarily servicing properties of the purposes of delivery, utility maintenance, construction, etc.

ANIMALS: The County “leash law” is enforced in Cascade Shores and dogs must be on lead and under the control of the pet’s handler when on the street. Dogs are not to run “at large” in the community. Dog owners should take measures to ensure that their pets are not constantly barking or create a disturbance especially at times when neighbors are likely or known to be sleeping.

FIRE SAFETY and FOREST MANAGEMENT: *Cascade Shores, a wooded area, needs to remain so. Once removed, mature trees take decades to return. Unnecessary cutting of big, healthy trees is damaging to our community. We desire to preserve the beauty of the trees consistent with the principles of sound forest management and the requirement to mitigate fire danger.*

As required by State code, the area surrounding all structures up to at least 100 feet, or to the property line, whichever is closer, must be cleared of brush, flammable vegetation, or combustible growth consistent with current “defensible space” regulations. Homeowners are recommended to establish three “firescaping zones” around structures as per the advice of the fire marshal. Structure roofs and gutters must be kept cleared of flammable material. For more information see firesafecouncilnevco.com and/or call Kent Rees, our resident fire safety contact at 530/265-6114.

As required by the fire marshal, fuel-laden, overgrown vacant lots must be cleared of excessive flammable vegetation and ladder fuels and be maintained as an appropriate “fire break.”

Owners/residents should refrain from clear cutting, or the deliberate removal of all native trees in a large area, unless the removal site is in the same place where a structure or improvement is to be built and the owner is in possession of an active County building permit for the planned construction. In no way is this to be interpreted as standing in the way of the owner from properly firescaping, thinning overcrowded plants, removing diseased or stressed trees, or eliminating trees in serious danger of falling.

SERVICES: A CSHA Board recommended certified arborist is available to offer free, basic advice to all Cascade Shores owners, members and non-members, wanting to remove or evaluate trees. He is on-call and can advise on the relative health and survivability of trees. Contact information for the arborist: Michael Cotton at 530/265-5724.

A CSHA Board recommended tree and brush clearing service is available to all property owners. Current CSHA members are eligible for discounted services. Contact information for tree and brush clearing service: Michael Cotton at 530/265-5724.