



Rocky Ridge Rules Summary

The following briefly summarizes certain rules relating to the grounds at Rocky Ridge. This summary is subject to the complete rules and policies found on the Rocky Ridge website. Common sense and consideration of others applies at all times!

1. Use of Common Areas Limited to Owners, family, guests and renters

- The Common areas of Rocky Ridge (including parking areas, pool areas, tennis and other court areas, playgrounds, beach, clubhouse, pool buildings and pier areas) are reserved for the exclusive use of owners and their family, guests and renters.

2. Parking areas and roads

- Parking is not reserved, but please try to park only in front of your unit. Do not block walkways to units. Do not park on grass areas. In particular, do not park along the road (a) next to the curve at the top of the hill or (b) next to the upper pool and the playground and court areas.
- During periods of snowfall, move your vehicle as reasonably necessary to facilitate snow clearance efforts. Vehicles should not block snow storage areas. Keep children away from snow removal operations. Never tunnel (or permit tunneling) into snow storage areas. Sledding on roads and walkways is prohibited.
- RV's, campers, boat trailers, trucks (other than pickup trucks) and other large vehicles may not use the roads or parking areas within Rocky Ridge, except that (i) such vehicles may go through the gate and up the hill for brief loading or unloading and (ii) with prior permission from the property manager, these vehicles may park in designated portions of the lower yard, but only as space is available. Such use also shall be subject to any other limitations established by the property manager.
- The speed limit is 15 mph on Rocky Ridge roads (25 mph on the entrance grade only).
- Use extreme caution when traveling the entrance grade in snow or ice conditions (and in particular the corners at the bottom and top of the grade).

3. Pets

- Dogs must be leashed and under control of owner in common areas. No off-leash walking or running of dogs, even in off hours or when no other people or dogs are nearby.
- **Prior to 9:00 a.m., dogs may use the beach area "off leash."**
- BUT... if prior to 9:00 a.m. a dog interferes with use of the beach by other owners, tenants or guests, it is expected that the dog's owner immediately will place the dog on a leash.
- **No dogs will be permitted at the beach area after 9:00 a.m.,** unless the dog is on a leash and in the midst of transport to or from the parking lot and a boat, kayak, paddle board or other water vessel.
- Service dogs are allowed at the beach at all times, but after 9:00 a.m. they must be kept on leash and under control of the dog's handler. [To be a service dog, a dog must be individually trained to perform tasks directly related to the handler's disability, and the handler must be able to control the dog.]
- ALL solid waste must be picked up and disposed of properly – scoop the poop!
- The above rules derive from both safety and courtesy concerns – please comply!

4. Noise

- Be considerate – no noise (including barking dogs) that would significantly disturb other owners or guests.
- No outdoor entertaining noise at all after 10pm on weekdays or 11pm on weekends.

5. Garbage

- Help us prevent bear intrusions! Read and comply with the dumpster chain procedures at all times.
- **Never leave trash next to, or on top of, a dumpster (or next to the bear waste locker at the beach).**
- Recycling is not required - but using blue recycle bags (found in local stores) aids trash company recycling.
- There is a dumpster near unit 49 that is reserved for disposal of boxes. Break down boxes before disposal.

6. Pools and hot tubs

- No use of pools or hot tubs after closing hours – pool areas close at 10pm.
- Children under 14 must be accompanied by a responsible person at least 16 years old. Children under 5 are not allowed in the hot tubs. Young children in pools are required to wear a swim diaper.
- No dogs or other animals are allowed in pool areas (service dogs excepted).
- No bottles or glass in pool areas.
- No diving, running, pushing or other horseplay.
- No lifeguard is on duty. Use of pools is at user's own risk.
- Loud music or other excessive noise or belligerent behavior will not be tolerated. Serious problems may be reported to the Sheriff's office at 530-583-4244 or 911.

7. Tennis/Pickleball courts

- Shirts and non-marking tennis shoes are required at all times.
- No dogs or other animals (service dogs excepted).
- Courts are for tennis/pickleball only – no skateboarding, roller skating, or other non-tennis activity.

8. Beach and club house

- Subject to reservations as provided below, the beach areas are available for use by all Rocky Ridge owners, renters and guests each day from early May (after snow melt) through October 15.
- All beach users should act in a courteous and welcoming manner consistent with a family environment – for example, music must be kept to a reasonable volume, and no group shall monopolize the beach or make others feel their use is subordinate. While there is no absolute cap on group sizes, groups greater than 15 will be particularly scrutinized (regardless of the number of RR units occupied by members in the group).
- Reservations of the beach facility may be made by owners through the property manager, but not for days from June 26 through the Friday after Labor Day - communal use only during this period.
- Parties with reservations still must allow others access to pier, swimming, boating and restroom facilities.
- Keep it clean! Dispose of garbage securely in the beach's bear waste locker, or in a dumpster up the hill.

9. Pier, buoys, boats, boards and kayaks

- Mooring of watercraft on the pier is limited to 10 minutes for loading/unloading only. Boaters should allow other vessels to come alongside and access the pier to the extent possible and compatible with safety.
- Boaters must watch for swimmers.
- No running, pushing or other horseplay is permitted on the pier. No diving off of the pier.
- Boaters must read detailed rules for further information on use of dinghies and mooring buoys.
- Owners may rent board/kayak spaces at the beach storage racks on a summer long basis, subject to association rules and availability. The storage racks should not be used by others. Owners must remove their boards and kayaks each year by October 15.

10. Barbeques

- Charcoal-fired barbeques and fire pits are not permitted on Rocky Ridge decks or anywhere in the Common Areas. Propane-fired grills (with tanks maxed at 5 gallons), or grills with natural gas feeds, are permitted if watched and operated with care. Users should be aware that additional governmental rules may apply.

11. Smoking

- Smoking is prohibited in all common areas, including the pools, spas, beach areas and the court areas.

12. Enforcement

- The RRPOA Board of Directors determines whether a penalty or other assessment will be imposed for infractions, and if so what that penalty or assessment will be. Please refer to the full rules and policies.
- Owners are responsible for assuring that their renters and guests comply with the rules and policies. Owners are encouraged to share the rules and policies with their renters and guests. **Owners may be liable for damages, penalties and other assessments triggered by actions of their renters or guests.**