

# R-Ranch in the Sequoias Recreational Vehicle Park The Old Mill Site



## RV Packet



QR code of packet for your records.

# The Following items support this RV Packet.

## R-Ranch in the Sequoias Declaration of Covenants, Condition and Restrictions (CC&Rs)

### 5. RULES.

The Association may adopt such reasonable rules, not inconsistent with this declaration, as may be necessary or convenient to discharge the duties and responsibilities imposed upon them. Such regulations may, among other things, control any activities which might otherwise detract from the appearance of R-RANCH IN THE SEQUOIAS or offend or cause any inconvenience or danger to persons visiting therein. Such rules shall authorize the governing body (Board of Directors) to impose monetary penalties, temporary suspension of an owner's rights as a member of the Association, or other appropriate discipline for failure to comply with the governing instruments, provided that the accused is given notice and the opportunity to be heard by the Board as further provided in the By-Laws with respect to the alleged violation before a decision to impose discipline is reached. Such rules may further provide for suspension of rights and privileges or for monetary penalties for violation of such rules, including, without limitation, the cost of correcting any violation thereof, provided that no suspension shall be effective for more than 90 days. Such rules shall further provide for arbitration if the Board proposes to purchase and/or require a member to sell his interest at fair market value.

## R-Ranch in the Sequoias Rules and Regulations

### Section 4 General Ranch Rules

#### P. RV and Utility Trailer General Requirements

Designated Users must be current with all ROA assessments, fees and fines. The vehicle must be road worthy. Lights must be in working order and tires must be inflated. A California license plate with current registered tags must be visible or kept on file in the ROA. RV's (of any classification) must be registered in operational status and that registration must be in the name of the Designated User who owns the vehicle. (State law requires RV's to be registered in operational status.) RV's (of any classification) can no longer be used solely to store personal items. All Designated Users must maintain the appearance of their vehicles and site. The exterior of the vehicle must be well maintained, including paint, windows, doors, and without extensive damage. Bicycles and other property must be stored completely inside the vehicle after the Use Period has ended. The vehicle owner's Share Number must be visible on the front of the vehicle, in permanent signage. There must be a Liability Release, signed by the Designated User, on file in the ROA office for every RV placed on a site or Utility Trailer kept in Ranch storage.

#### Q. R.V. Generators

There will be no running of RV generators in the Cabin area or RV Park, **EXCEPT** in the case of a power failure.

#### R. Unused Utility Trailer in Storage

If you have a utility trailer in storage but do not use it, you are requested to move it off the Ranch to make room for utility trailers that are being used by Designated Users. A reminder of state law – a trailer must always have current D.M.V registration. If your utility trailer is not registered, you are subject to D.M.V. penalties. If a Designated User does not move and use their utility trailer for a period of one (1) year, it must be removed from the ranch. If a utility trailer is not used for that one (1) year period and not removed from the Ranch after that year, it will be considered deserted by its owner, and will then be subject to removal and disposal by the Ranch. A non-Owner Designated User

may only store a utility trailer for the length of their Designated Use Period. The Owner of the share will be responsible for the removal of any property or vehicle of the Designated User left on the Ranch at the end of their Use Period.

## **Section 8 RECREATIONAL VEHICLE PARK - THE OLD MILL SITE**

These rules apply only in and under - utilized RV Park, and are subject to change as utilization increases.

### **A. Conditional Use Agreement**

Designated Users placing an RV on a Conditional Use site (see paragraph **8E**, **8F** and **8G** that follow) must have a signed Conditional Use Agreement on file in the ROA office. The ROA will make a reasonable attempt to give seven (7) days' notice to the Designated User prior to moving their vehicle, if for a non-emergency reason.

### **B. Vehicle Condition Checklist**

Every RV or utility trailer brought onto Ranch property must meet, and continue to meet, minimum standards of maintenance and condition. These standards are listed in the Vehicle Condition Checklist, a copy of which will be provided to a Designated User or Guest upon request. Inspection of this vehicle must be made by the Ranch Manager, or the Manager's designee, within 48 hours of the vehicle's arrival on the property. A vehicle that fails to meet the minimum requirements, per the checklist, must be removed from the Ranch by its registered owner and may not return until it can comply with the checklist. Failure to remove the vehicle will subject it to removal and off-site storage by the Ranch, at the registered owner's expense.

### **C. Initial Vehicle Inspection**

RV's and utility trailers arriving for the first time (never inspected) or that were already on Ranch property when this rule was adopted, are allowed a "grace period" after failing an initial inspection. Grace periods are as follows:

RV's and utility trailers already on the property: Four (4) months

During this period these vehicles must be brought up to the checklist standards and inspected again. RV's and utility trailers that are not brought up to the checklist standards within the grace period following the initial inspection must be removed from the Ranch by their registered owners or be subject to removal and off-site storage by the Ranch, at the registered owner's expense.

RV's and utility trailers arriving for the first time: One (1) reservation period

RV's and utility trailers that fail the initial inspection will be allowed to remain on the property for the remainder of that reservation period, only. Afterwards, these vehicles must be removed and are not allowed back onto the property until they can show that they meet the checklist standards. (A subsequent inspection may be requested by the registered owner if they make the needed repairs during that initial reservation period.) An RV or utility trailer found on the property after failing a subsequent inspection, and the subsequent inspection occurs during a following reservation period, may not remain on the property and the registered owner will be instructed to remove the vehicle immediately. Failure to remove the vehicle will subject it to removal and off-site storage by the Ranch, at the registered owner's expense.

### **D. Subsequent Vehicle Inspections**

RV's and utility trailers must be inspected on a biennial basis, to insure they continue to meet the checklist requirements. Should conditions warrant, the Ranch Manager may increase inspection frequency to an annual basis. Designated Users will be given a month's notice so to prepare for an annual or biennial inspection. Vehicles that fail the annual or biennial inspection must be removed from the Ranch and may not return until they can meet the checklist requirements.

**E. Basic Conditional Use**

A Designated User may have conditional use of a site provided the following requirements have been met:

A Conditional Use Agreement is on file;

An approved Vehicle Condition Checklist for all RV's occupying the site is on file; and

The RV must be used at least twice a year as habitation, not storage.

Designated User must make Conditional Use space-available reservations. Following the reservation period, the RV must be left in a moveable condition (un-hooked from utilities, ready to roll).

**F. Extended Conditional Use**

A Designated User may have extended conditional use of a site provided all of the Basic Conditional Use requirements have been met (see paragraph **8E**, above); and the site and its improvements are maintained during the season on a regular basis.

Designated User must make Conditional Use space-available reservations. Vehicle may stay connected to the utilities, subject to winterizing requirements.

**G. Adopt-a-Site Conditional Use**

A Designated User may have conditional use of a site with Adopt-a-Site privileges provided all of the Basic Conditional Use requirements have been met (see paragraph **8E**, above); and a site plan of landscaping improvements and time-line for completion has been submitted, reviewed and approved by the RV Committee and Ranch Manager, and the site and its improvements are maintained on a monthly basis, weather permitting. Designated User must make Conditional Use space-available reservations. Vehicle may stay connected to the utilities, subject to winterizing requirements.

**H. Pets**

Pets are allowed in Designated User RV's and ROA pet RV's only. Pets must be leashed when not inside a RV and cannot be left unattended during Ranch Quiet Hours. Designated Users and Guests must not allow their pets to "soil" other R.V. sites and must pick up after their pets. Pets are not allowed in the bath houses, and if leashed outside Ranch buildings must be tied so as not to interfere with people entering or exiting the building. Violations of any of these rules will subject the Owner to fines.

**I. R.V. Site Capacity**

Each R.V. site is limited to the number of RV's and/or utility trailers approved by the Board of Directors for that particular site. The non-primary RVs and/or utility trailers must be removed from the site at the end of the reservation period.

Forms to  
Complete and  
Return To ROA  
office by  
January 10 each  
year.



## **R-Ranch in the Sequoias**

### **RV Campground Conditional Usage Rules & Agreement**

**Unanimously Approved by R-Ranch Board of Directors on March 20, 2021**

The goal of the usage permit is to allow RV Campground users to utilize the RV Campground in a safe, pleasant, and efficient manner. A conditional use permit **does NOT give any person(s) exclusive use of any part of R-Ranch in the Sequoias including but not limited to any site in the RV Section.** By accepting the terms and conditions of this Conditional use Permit, the Designated User is allowed to apply for this permit at the charge of \$120 per year. All other policies, rules, regulations, and requirements apply.

1. All RVs in the RV campground must have current tags, license on the RV either in the window or on the vehicle itself. The RV must be registered to the owner of the share that is requesting the usage of the spot. A copy of the registration of the RV, along with any emergency contact information must also be in the office.
2. The owner number must be posted on the site and/or RV and easily visible.
3. Upon vacating their RV, all owners must turn off water and power from the pedestal. Water may be left on if using an automatic drip system and only during non-freezing months.
4. All RV Owners will sign the RV Hold Harmless Agreement. The agreement will allow their RV to be moved by the Ranch Staff under circumstances listed herein and for emergencies such as water line repairs, electrical repairs, tree removal/trimming, fires or any other emergency requiring the removal of an RV off a pad. Owners will be given notice to remove or relocate their RV or have staff relocate it with 48 hours to 2 weeks or more notice, if possible.
5. Upon request of the RV Campground site, the RV must be road worthy. No broken windows, flat tires, missing light covers damage or splits to the siding. All trailers must be upright and not laying on the ground.
6. An owner may request a specific site, place their RV upon the approved site. By January 10th of each year, the owner may request the site once again the following year. If the owner does not request the site as required, the RV must be removed. Any owner that does not request the site may be required to move their RV within 30 days from the expiration of the date allowed. A new Hold Harmless Agreement must be filed with the office yearly.
7. No RV is to be used primarily as storage. If an owner has a RV in the RV Campground, the owner is required to stay in the unit for a minimum of 14 days per year. Upon booking a reservation the RV Owner must state that they have an RV on site to cross reference. Reservations will be tracked.
8. If you have an RV in the RV Campground, you can stay in a cabin without moving your RV other than the period of time between Memorial Day and Labor Day and holidays. During this time, if you wish to stay in a cabin, your RV must accompany you to the cabin. There are cabins with RV hookups. That information is available in the office. This allows others to utilize your spot during that time period.
9. If you decide to leave your trailer in one spot, you are required to keep the area clean of grass, trash, and broken items at all times. This includes torn carpet, broken steps, weeds, tall grass and trash. If you do not maintain your spot, disciplinary action will be taken as delineated in our bylaws. If you do not take care of any clutter, staff will remove and discard it. By signing the agreement of these rules, you are giving consent for staff to remove clutter and will hold the ROA harmless.
10. Not all sites are available for usage. Some are to be used for "pull in's" for a minimum allotted time. Hold Harmless Agreements are required to be completed for those as well. Some are used for the ROA trailers only. ROA trailers are to be monitored by the Ranch Manager and maintenance.
11. Items allowed outside of the RV when not in use, should be at a minimum. The RV space should be free of clutter, decorations, silk flowers, etc. The site should be clean and neat at all times. Dog Kennels are allowed no taller than 8 feet at the pitch. Dog fencing is allowed to remain as long as it is installed on temporary stakes and properly maintained.

**R-Ranch in the Sequoias RV Campground Usage Rules & Agreement.  
Unanimously Approved by R-Ranch Board of Directors on March 20, 2021  
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12. If your share becomes delinquent, you have 30 days for the removal of your RV. You must get a day pass and alert the office that you are removing your RV. A \$10.00 storage fee will be applied daily for the storage of the RV belonging to the delinquent owner. This Agreement authorizes the R-Ranch Staff to relocate your trailer if it is not moved after 30 days. R-Ranch is not responsible for any items left on the ranch by an RV owner. After 2 years, of being in arrears, your RV will be subject to a lien.

13. Wind / Dust / Erosion Control screening is allowed as long as it is staked and secured with temporary staking and is of neutral color, such as tan, crème, brown, camo, or white.

14. Owners may have barbecues. They must be in good working order with no broken legs, lids, or multiple colors. If a cover is used, it must be neutral color and have no rips or tears.

15. No wood barbecues or fire pits are allowed. Propane fire pits are allowed. If it is a table type propane fire pit, that is fine. It must not have any broken doors, holes, or be unsightly.

16. If an owner decides to tarp their RV, tarps are allowed to be on the rig Nov. 1 through May 31. If the tarp is not removed, security will remove the tarp. You will be given notification of this and by this Agreement will allow R-Ranch Staff to remove your tarp and place it in storage. Tarps colors allowed; white, gray, brown, camo, beige. No blue tarps. If the tarp becomes torn, you will be notified to replace it or remove it. If maintenance is required to remove the tarp, the owner agrees to reimburse at a rate of \$35 per hour.

17. Storage containers used must be the Rubbermaid type. They are to be no taller than 55 inches. It must be a neutral color as well. It must be behind the RV or next to it or hidden. It must not block the view of others.

18. Landscaping is allowed as long as it is maintained and matches the existing, natural plants/trees in the RV area. Drip systems are encouraged.

19. Gas generator usage. Gas generators are allowed if the electricity is out and only between the hours of 8:00 am to 10:00 pm.

I have read, understand and agree to the abide by the above rules of this Agreement:

Share #: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Designated User: \_\_\_\_\_

Signature: \_\_\_\_\_

RV Site	RV/ Utility Trailer Make/Model	Vehicle Identification Number	License Plate

**R-RANCH IN THE SEQUOIAS  
PERSONAL PROPERTY  
HOLD HARMLESS AGREEMENT**

<b>Owner Name:</b> _____	<b>Owner Number:</b> _____
<b>Designated User Name:</b> _____	<b>Site Number:</b> _____

The R-RANCH IN THE SEQUOIAS will not assume liability for any damages done to personal property parked on the Ranch. It is a requirement of the Board of Directors that these terms are agreed to as a condition for allowing your personal property to remain on the ranch at any time other than your visit.

I, the undersigned, have read and understand this agreement, and hereby release and hold harmless the R-RANCH IN THE SEQUOIAS Ranch Owners' Association, its members, agents, employees, and representatives, from all liability or loss damage, resulting from the responsible actions of the R-RANCH IN THE SEQUOIAS or its owners, its members, agents, employees and/or representatives.

Signature	Date
Printed Name	Owner Number
Address	

RV Site	RV/ Utility Trailer Make/Model	Vehicle Identification Number	License Plate

Office staff use:	Date: _____
<input type="checkbox"/> The Board/Board Designee approves this personal property is allowed to be on R-Ranch Property	
<input type="checkbox"/> Conditional Use Permit approved and issued.	
<input type="checkbox"/> This Permit is in full force and effect until otherwise revoked	
Board/Management Signature: _____	



## **R-RANCH IN THE SEQUOIAS RV Adopt A Site Policy Agreement**

**Definition:** The RV adopt-a-site policy agreement is intended to improve and manage aspects of appearance and environmental conditions in the Old Mill area (RV section) by direct owner involvement. By agreeing to follow basic maintenance and improvement guidelines, owners will be able to have conditional, but no exclusive use of any given site. Ranch Management retains control of general oversight, maintenance, and use. The reservation system remains in place, with the protections to the adoptive owner listed below. "Improved open sites" will be made available for reservations. The intention is to encourage improvement of the site their rig is on. This will reduce road erosion, improve landscaping efforts, and stimulate RV purchases and help cabin availability.

**General:** Owner agrees to adhere to all rules, regulations, and requirements as stated in the CC&R's, the By-Laws, Rules & Regulations, Adopt A Site Policy, Conditional Use Agreement, RV Rules and Regulations, and passing the RV checklist.

**Improvement and Maintenance:** Owner agrees to maintain site and make basic guideline improvements including additional planting, artificial turf or alternative, landscaping features which may include drip systems. \*Care must be taken to ensure landscaping does not block utility pad or site entrance. Maintenance includes up keep of BBQ, picnic table, plant/trees (pruning), ROA drip system, weeding, and raking of leaves.

**Landscape plants:** The following CAN survive Ranch Seasons.

Trees: Aspen, Ponderosa, Sugar Pine, Digger, Cedar, Oak, Redwood, Fir, Cottonwood

Bushes/Shrubs: Lilac, Honeysuckle, Mountain Laurel, Potato Plant, California Privet, Manzanita, Toyon

Vines: Wisteria, Star Jasmine, Trumpet Vine

Flowers: Goldfields, Poppies, Puppies, Dianthus, Cosmos, Chrysanthemums, Pin Cushions, Hollyhock\

Bulbs: Iris, Tulip, Daffodil, narcissus, Jonquil, Allium, Crocus, Gladiolus, Hyacinth

**Non Compliance:** If management or Board finds an owner's rig or space to be non-compliant with the Conditional Use Policy, Adopt A Site Policy, RV Rules and Regulations, or RV Checklist, the owner must be notified by mail, email, or phone and given 30 days to correct any issues. Should this period elapse without satisfactory progress, the RV will be disconnected from utility hook-ups and subject to removal to an alternative site at owner's expense. If an owner is not able to maintain a site for a limited time, a \$50 clean up service may be provided to include weeding, raking leaves, and general site maintenance.

**Reservations:** The office will offer "open sites" to owners coming into the RV section with the intent to leave after their reservation time.

**Non-exclusive use:** Adopted site reservations must be made 30 day in advance with a two-week stay and require mail, email, and/or phone notification to the adoptive owner. Adoptive owners understand that should a reservation be made for the adopted site, they must be notified by one of these methods within 20 days to ready and relocate their RV. The RV cannot be moved off-site if the above notification is not verified. The adoptive owner can choose to return to the original site after the two week use is completed, or the owner may adopt a new site and then must sign a new Conditional Use Permit. The adoptive owner will not be charged to relocate their RV in the event it was unable to be moved by the owner.

Name: \_\_\_\_\_ RV Site: \_\_\_\_\_ Owner Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**R-RANCH IN THE SEQUOIAS  
RV Inspection and Site Checklist**

RV Owner's Name: \_\_\_\_\_ ROA #: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email address: \_\_\_\_\_

<b>RV Site</b>	<b>RV/ Utility Trailer Make/Model</b>	<b>Vehicle Identification Number</b>	<b>License Plate</b>

**\*To be completed by ROA employee or RV committee member no less than twice a year.**

Item	Date of Inspection:	Date of Inspection:	Date of Inspection:	Date of Inspection:
	Note If Non-Compliant	Note If Non-Compliant	Note If Non-Compliant	Note If Non-Compliant
RV/Trailer Tires Aired Up				
RV/Trailer Windows Intack				
RV/Trailer Frame Intact.				
RV/Trailer Compartments in Intact.				
RV/Trailer Untarped from May 31- Nov. 1				
Site Brush/Weeds Below Ankle Height				
Site Trees Pruned				
Site Leaves Raked				

