

Use of Travel Trailers/Motorhomes and Camping Policies (Updated June 2016)

Starting with the premise that people want to enjoy their land and respect the beauty that is Timber Cove. Here is a quote from the minutes when Donna Riley was President: "***The Timber Cove Homes Association (TCHA) seeks to maintain a quality community for all members, to preserve the property value of homes within the development, and to treat all Owners fairly, reasonably and with respect.***"

Policy Pertaining to Undeveloped Lots:

Camping Policy:

- Anyone camping on someone's property must have written permission from owner. (Forms available online or TCHA Office.)
- Notify Security and TCHA Office of length of stay.
- Water and sanitation facilities (Porta Potty) are required.
- Allowable stay is short term - No more than 30 consecutive days.
- Tents must be removed at the end of stay.
- Quiet hours are from 5:00 PM to 10:00 AM
- ***ALWAYS ASSUME there are NO FIRES. Check with Cal Fire and/or TCVFD for current regulations regarding a "warming fire".

Use of travel trailer/motor home for recreational use: This is considered "camping" on your land. (Travel Trailers/Motor homes are not to be stored on undeveloped lots).

- Written permission is required from the property owner and in the possession of the RV owner or camper. (Forms available online or from TCHA Office.) Form to be posted in a visible place.
- Water and sanitation facilities are required.
- Allowable stay is short term meaning 30 consecutive days or less.
- Trailers must be removed at end of stay.
- Quiet hours are from 5 PM to 10 AM - No generators allowed during Quiet Hours. (All generators must have a spark arrester.) Respect neighbors privacy and right to quiet.
- Notice given to both Security and TCHA Office.
- Permission forms available online or from TCHA Office.

NOTE: IF YOU ALLOW GUESTS TO USE YOUR LAND, EQUIP THEM WITH THE NECESSARY GUIDELINES PERTAINING TO ALL THESE RULES. BE SURE TO INCLUDE INFORMATION ABOUT FIRE DANGER, FIRE REGULATIONS AND BEING RESPECTFUL TO NEIGHBORS. THERE IS A LEASH LAW IN SONOMA COUNTY.

Fire Abatement on Undeveloped Lots: Use of motorhome or travel trailer that includes sanitation- temporary use with an approved "Fire Abatement Plan" with noted progress on the execution of the plan by Fire Personnel. Water hooked up - contact Timber Cove County Water District to arrange.

During Construction: Property owners may live in an RV once water is hooked up and septic installed.

Policy Pertaining to Developed Lots:

After Construction: Storage of a single motorhome or travel trailer under an approved cover with screening. (Metal storage containers grandfathered in by prior board over five years ago to be painted/sided to blend in and screened)

"No house trailer or mobile home shall be parked on any lot or dwelling site unless covered continuously from the time of its installation by a structure approved in writing as to its appearance and location by the Association."

Exception to the rule:

"No house trailer or mobile home under any circumstances shall be parked or stored at any time whatsoever on any lot on the ocean side of State Highway 1, or northeasterly of State Highway 1, on any lot which is within 750 feet of State Highway 1, or on any lot the major portion of which may be seen by persons standing on State Highway 1 or Timber Cove Road."

Background: Includes pertinent TCHA, CCRs and Sonoma County Codes:

Timber Cove CC&Rs, Clause IV:

4. No outbuilding, garage, stable, shed, tent, trailer or temporary buildings or signs of any kind shall be erected, constructed, permitted or maintained on any lot or building site prior to commencement of the erection of such dwelling house as is permitted hereby, provided that nothing in this Declaration shall be understood or construed to prevent the erection, construction and maintenance by Declarant, or its agents, of structures for the conduct of its business or that of its duly appointed sales agent, or to prevent a sign or signs to be maintained upon any of said lots which it may own or control, or which it or its duly appointed agents may be selling agent for, or the construction of buildings and improvements, and the maintenance and operation on said property of equipment necessary in the development, sales or subdivision thereof, or to prevent the erection and maintenance of a building or structure for the use of and the conducting of the business of the Association in connection with said property. The Declarant shall have the express right and authority to erect, construct and maintain signs and structures, and to conduct the business and to maintain and operate the equipment above provided for, and the Association shall have the express right and authority to erect, construct and maintain the building and structures and to conduct the business above provided for. Temporary structures shall be permitted during the period of construction of such dwelling house as is permitted hereby, but such temporary structures shall be removed within 30 days after

completion of said dwelling house or within 6 months of the date said temporary structure was erected, whichever period expires first. No house trailer or mobile home shall be parked on any lot or dwelling site unless covered continuously from the time of its installation by a structure approved in writing as to its appearance and location by the Association. No house trailer or mobile home under any circumstances shall be parked or stored at any time whatsoever on any lot on the ocean side of State Highway 1, or northeasterly of State Highway 1, on any lot which is within 750 feet of State Highway 1, or on any lot the major portion of which may be seen by persons standing on State Highway 1 or Timber Cove Road.

Sonoma County Code: Sec. 19-15. - Camping prohibited on public property, etc.

(c)Camping on Private Property Prohibited Absent Owner Permission. It shall be unlawful for any person or persons to camp on any private property without first obtaining the written permission of the owner or other person(s) in lawful possession of the property.