



# **MARTIS CAMP COMMUNITY ASSOCIATION**

Placer County, CA

## **Amended Rules and Regulations**

May 1, 2015

# MARTIS CAMP COMMUNITY ASSOCIATION RULES & REGULATIONS

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# **MARTIS CAMP COMMUNITY ASSOCIATION RULES & REGULATIONS**

## **Amended October 13, 2012**

These rules and regulations, which cover most aspects of community membership, apply to everyone who lives, visits or works within the Martis Camp Community. For an additional understanding of all rules, regulations, definitions, requirements and enforcement procedures, please refer to the Declaration of CC&R's for Martis Camp, the Bylaws of Martis Camp and the latest revision of the Architecture Handbook.

### **MARTIS CAMP MISCELLANEOUS RULES**

#### **Tree & Limb Removal**

- Owners interested in removing trees or limbs, except dead trees or limbs, should consult the CC&R's and or the Architecture Handbook Administrator.

#### **Pets**

- Pets shall only be allowed within the common areas, open spaces and golf course of Martis Camp when they are leashed.
- In the residential areas of Martis Camp, pets must be fenced (electronic invisible fence) or otherwise tethered when left outside and unattended, and must be on a leash whenever the pet is anywhere other than within the owner's homesite.
- Pets must not interfere with the quiet and peaceful enjoyment of Martis Camp by other owners, residents and guests.
- Persons walking their dogs are responsible for the immediate removal of their pet's waste and the proper disposal of the waste. Waste disposal bags are available throughout the Club amenities and grounds.

#### **Storage of Personal Property**

- Storage of personal property on any lot shall be entirely within enclosed storage areas.
- If visible from common areas or the golf course, carports may only be used for parking automobiles, low speed vehicles, golf cars and storing neatly stacked firewood.

#### **Signage**

##### A) Event & Open House

- Event and Open house signage is temporary and may only be displayed during approved hours and must be removed and stored any other time that the house is not open. Pre approved Open house hours are: 9:00 am to 5:00 pm all days except Thanksgiving and Christmas.
- One sign only: A single sign, as identified in the CC&R's and these rules (Exhibit A) are allowed on the property. Flags, flowerpots, balloons, other realtor signs and other means of identification are not approved.
- Design of any hanging signs must meet the criteria of these rules and may be provided by the Association. Signs must remain next to the driveway of the open house, must not be placed on any other road or in the common area, and may not face the golf course. Signs may only be displayed during authorized hours while the house is occupied and "open" for showing. At other times the signs must be removed and stored.
- Realtor Access: Realtors may have their names registered at the Gatehouse for ongoing and unrestricted access privileges.
- Camp Lodge & Club amenities: Any realtors, agents or guests wishing to visit the Camp Lodge, Family Barn, Lost Library, Putting Park, Lookout Lodge, Tennis Pavilion or other Club amenities must be accompanied. Arrangements can be made with the Club Manager or a Club Member who will accompany the realtor, agent or guest when visiting any of the Club amenities.

##### B) Construction

- A Contractor sign may be installed as per specifications identified in Exhibit B. The sign may not be any closer than 50 feet from the edge of the roadway for Estate lots and 30 feet for Cabin lots. The sign must be removed promptly after final Certificate of Completion is granted by the Architectural Handbook Committee.

C) Site Identification/For Sale

- A "For Sale" sign may be installed as per the specifications identified in Exhibit C and must be set back at least 50 feet from roadway for Estate lots and 30 feet for Cabin lots. The sign must be removed promptly after the close of escrow on the homesite or home.

**Other Vehicles**

- For clarity, Electric vehicles are allowed on Association property only, golf cars are allowed on Association and golf course property.
- Snowmobiles, ATV's, Scooters are not allowed on the private streets, common areas or open spaces of Martis Camp.
- Electric vehicles that are licensed by the DMV are acceptable to be driven on the private streets of the community but are NOT allowed on golf course property.
- Private golf cars are allowed and must be owned by a Martis Camp homesite owner or by a person who is part of the homesite Owners family residing the homesite Owner. Private golf cars must meet the specifications and rules and regulations promulgated by the Martis Camp Club, including, without limitation, specifications as to color. Homesite Owners are urged to obtain a copy of the Club specifications for private golf carts prior to acquiring a private golf car with the intention of operating the car within Martis Camp.
- The Association may allow the use of Private Golf Cars owned by Non-Martis Camp Homesite Owners that are licensed by the California Department of Motor Vehicles subject to compliance with all generally applicable Association rules and regulations applicable to motor vehicles generally. The Association may allow the use of unlicensed Private Golf Cars by non-Martis Camp Homesite Owners provided that the Private Golf Cars meet the criteria set forth above and further that such Private Golf Cars comply with all applicable rules and regulations of the Association, including, without limitation, (i) that the Private Golf Car only enters and exits the Association through the main front gate and checks in with Martis Camp Community security, (ii) that the owner of the Private Golf Car execute a release and waiver of liability on a form provided by the Association, (iii) that the Private Golf Car provide proof of current, valid insurance to the Association's security each and every time before entering into the Association, and (iv) that the use of the Private Golf Car shall be considered a revocable license that may be revoked by the Association at any time for any reason or no reason at all.
- Low Speed Vehicles on Association's Private Streets. The Martis Camp Community Association authorizes the use of a "low speed vehicle" as defined in Section 385.5 of the California Vehicle Code (a "Low Speed Vehicle") even if such vehicle is not currently registered with the California Department of Motor Vehicles, provided that such vehicle meets the standards for Low Speed Vehicles set forth herein and in the specifications for Low Speed Vehicles that the Association may adopt or amend from time-to-time. At no time shall the Low Speed Vehicle be used in, on, under or over any other area of Association property other than the paved private roadways. The Low Speed Vehicle may not be used in any other area of Association property, including, without limitation, trails, cart paths, pedestrian walkways, or any off pavement common space property. All Low Speed Vehicles are required to abide by all generally applicable rules and regulations of the Association (including those set forth in the Declaration of Covenants, Conditions and Restrictions for Martis Camp and all operating rules and regulations) respecting other registered vehicles, including all those rules respecting driving and parking. Operators of Low Speed Vehicle on the roadways within Martis Camp must hold a valid driver's license and be at least sixteen (16) years of age. Low Speed Vehicles must not exceed the stated capacity of the vehicle in terms of persons or weight at any time. Low Speed Vehicles may only park in marked parking spaces.
  1. In order to be operated on the Association's paved private roads, a Low Speed Vehicle must meet the following criteria (the "Low Speed Vehicle Specifications"):
    - a. The Low Speed Vehicle must have four wheels;
    - b. The Low Speed Vehicle must be capable of reaching a speed of more than 15 miles per hour (mph), but not more than 25 mph, on a paved, level surface within one mile of travel. Any vehicle that exceeds 25 mph on a paved, level surface within one mile of travel is not a Low Speed Vehicle as defined under this Operating Rule and must be registered with the California Department of Motor Vehicles to be operated on the private roads within the Association;
    - c. The Low Speed Vehicle must have a gross vehicle weight rating of less than 3000 pounds;
    - d. The Low Speed Vehicle must be equipped with headlamps, front and rear turn signal lamps, tail lamps, stop lamps, seat belts, a windshield and a rear view mirror;

e. Though the Low Speed Vehicle need not be registered with the California Department of Motor Vehicles to be operated on the Association's property, the Low Speed Vehicles must be capable of being registered with the California Department of Motor Vehicles;

f. Low Speed Vehicles that have received Association approval as of the date of circulation of this proposed Operating Rule for use on Association property shall be grandfathered from compliance with the rules set forth in Paragraphs 1(d) and 1(e) above; and

g. The Association reserves the right to amend this Rule at any time and to impose different or more restrictive standards for the Low Speed Vehicle Specifications, including, without limitation, to require all such vehicles to be registered with the California Department of Motor Vehicles as a condition to operating on the private roads within Martis Camp.

2. **Ownership of the Low Speed Vehicle.** The Low Speed Vehicle must be owned by a Martis Camp Homesite Owner or by a person who is part of the Homesite Owner's family residing with the Homesite Owners.
3. **Execution of Low Speed Vehicle Agreement.** For purposes of liability protection and to ensure that the owner's Low Speed Vehicle meets the criteria established in Paragraph 1, above, the owner must enter into a Low Speed Vehicle Agreement, on the form provided by the Association prior to operating the Low Speed Vehicle on private roadways within Martis Camp. Such Agreement shall provide requirements for releases, assumption of the risk, insurance and indemnification by the Homesite Owner in favor of the Association.
4. **Revocation of Privileges.** The Association reserves the right to revoke any Homesite Owner's privilege of operating a Low Speed Vehicle on roadways within Martis Camp if: (i) the Low Speed Vehicle and its owner are in violation of the terms of the Low Speed Vehicle Agreement, (ii) the Low Speed Vehicle or its owner or operator commit violations, or are in violation, of any of the operating rules or regulations of the Association or the Low Speed Vehicle Specifications set forth herein, or (iii) the owner or other operators of the Low Speed Vehicle operate the vehicle in a reckless or irresponsible manner, as determined by the Association's security patrol. Any permanent revocation of privileges shall be voted on by the Board of Directors after notice and an opportunity to be heard. Low Speed Vehicles must not be modified in any way that constitutes a nuisance or annoyance (e.g., excess sound or noise, inappropriate color or accessories, etc.), and the Association reserves the right to revoke the use of any such Low Speed Vehicle on Association property.
5. **Use of Low Speed Vehicle by Non-Martis Camp Homesite Owners.** Non-Members of the Association are not allowed to operate a Low Speed Vehicle on Association Property unless the Low Speed Vehicle is registered with the California Department of Motor Vehicles, it is operated by a licensed driver, the driver presents Association security with proof of vehicle insurance, and the Low Speed Vehicle is otherwise operate in compliance with all applicable rules and regulations of the Association concerning the operation of vehicles on the Association's private roads.

### **Snow Pole Specifications**

- Material must be gray 3/4" PVC #80 or rusted 1' cast iron snow pole no taller than 8 feet off the ground. Reflectors limited to only that necessary for reasonable identification during plowing. Poles may be installed after October 15 and must be removed by May 1 of each season.

### **Martis Camp Owners, Guest and Visitor Access**

In order to provide our community with a safe and secure environment that we may all enjoy cooperation and notification to the Martis Camp Security Department is requested.

- Martis Camp Owners are requested to register their individual and family vehicles and acquire an electronic identification transponder card for gate access.
- Expected guests or visitors should be pre-registered with security personnel prior to their arrival at Martis Camp. Please call the Gatehouse.
- Guests will be given a "Day Pass" to place on their vehicle's rear view mirror or dash and should be displayed at all times while in Martis Camp.
- Owners may contact the Security Department with concerns regarding vehicular safety, construction violations, pet control, or other appropriate concerns for which they may be capable of rendering information or assistance.

- As to Owners, guests and non members, Martis Camp east gate access is available for Martis Camp Association owners and Club members only, subject to applicable laws and regulations. A transponder is required for entry and exit.

### **Martis Camp Club**

- For informational purposes, Martis Camp Club is a private club for the exclusive use and enjoyment of its members and invited guests.
- All guests wishing to visit the Camp Lodge, Family Barn, Lookout Lodge or other Club amenities must be accompanied by Club Staff or a Club Member at all times.
- During the golf season, golf cart paths may only be used for jogging, walking and bicycling before and after golfing hours. Before golf is 8:00a.m. and after golf is a half hour before dusk.
- Dogs must be leashed at all times while on Club property. Dogs are not allowed in streams, ponds or lakes at any time

## **MARTIS CAMP SERVICES**

### **Alarm Monitoring**

- Available through the Martis Camp Security Department and monitored at the Gatehouse, monthly service charges are currently set at \$30 per month

### **House Watch**

- Available through the Martis Camp Security Department and monitored at the Gatehouse, monthly service charges are currently set at \$60 per month.

### **Newspaper Delivery**

- Available seven (7) days a week for delivery of daily newspapers to your door step, monthly service charges to be determined.

### **Electronic Vehicle Access**

- Available through the Martis Camp Security Department and monitored at the Gatehouse, the electronic identification transponder card allows for automatic gate access 24 hours a day.

## **VISITOR CATEGORIES**

Two (2) categories are defined for purposes of rule application and enforcement:

- "Owners". Includes Association members, family members, owner's social guests and tenants.
- "All other persons". Includes contractors, subcontractors, workers, suppliers, agents, service and delivery personnel, club or community association employees, etc.

## **RULES RELATING TO USE OF VEHICLES IN MARTIS CAMP**

- Vehicles may be temporarily parked on the streets or other common areas within Martis Camp; however overnight parking is prohibited.
- To prevent parked vehicles from impeding or blocking access of emergency vehicles, parking is allowed on only one side of the street. Any vehicle permitted to park on the streets is restricted to parking no closer than 75 feet to other parked vehicles on the opposite side of the street.
- Only standard passenger vehicles, trucks (pickups) less than 3/4 ton capacity, passenger vans, and SUV's may be permitted to park on streets within the community, except for temporary parking of delivery or construction vehicles.
- On a temporary basis, Boats, recreational vehicles, etc. may be parked in a driveway for no longer than 72 hours at a time and for no more than 14 days per calendar year.
- All wheels on a parked vehicle must be on pavement. Parking in/on unpaved locations is allowed only with authority from the Architectural Administrator when special conditions are met.

## **VEHICLE SAFETY RULES**

- Speed limits must be strictly observed. 25 miles per hour within Martis Camp on ALL roads or as otherwise posted

- Traffic, yield and stop signs must be strictly observed.
- Parking signs and rules must be strictly observed.
- Driving must be safe for the conditions.

### **VEHICULAR VIOLATION FINE SCHEDULE**

Personnel of the Martis Camp Security Department are empowered to enforce the vehicle safety rules. The Security Department personnel will issue a Traffic Notice of Noncompliance and recommend the following fines for any offenses (within a 12 month period):

- |                     |                 |
|---------------------|-----------------|
| • First Violation:  | Written warning |
| • Second Violation: | \$ 100 fine     |
| • Third Violation:  | \$ 500 fine     |

Additionally, anyone in the "all other persons" category will receive the following action:

- First Violation: \$100 mandatory fine for speeding
- Second Violation: \$250 fine for speeding
- Third Violation: 7 day suspension of vehicular access and driving privileges within Martis Camp.
- Fourth Violation: 1 month suspension of vehicular access and driving privileges within Martis Camp.
- Fifth Violation: Permanent suspension of vehicular access and driving privileges within Martis Camp (12-month period will no longer apply).
- Anyone with suspended privileges may only enter the community as a pedestrian or passenger.

Notwithstanding the violation fine schedule set forth above, there shall be a mandatory minimum fine of \$100 for speeding at 10 miles per hour over the speed limit or more for the first violation. For this category of offenses, the Board may also impose a fine of up to \$250 for the first violation, up to \$500 for the second violation, and up to \$1000 for the third violation or more. Additionally, the Board may suspend the driving privileges for 'all other persons' category after the first violation for up to 2 weeks, for up to 1 month for the second violation, and permanently for the third or more violations.

### **MARTIS CAMP MISCELLANEOUS FINE SCHEDULE**

Personnel of the Martis Camp Security Department are empowered to enforce the Martis Camp Association Rules. The Security Department personnel will issue a Notice of Noncompliance and recommend the following fines for any offenses (within a 12 month period):

- |                     |                 |
|---------------------|-----------------|
| • First Violation:  | Written warning |
| • Second Violation: | \$ 100 fine     |
| • Third Violation:  | \$ 500 fine     |

#### **Abandoned Christmas Trees and like seasonal decorations**

- |                                                                      |        |
|----------------------------------------------------------------------|--------|
| • Use local service that picks up in first or second week of January |        |
| • Fine Afterwards:                                                   | \$ 250 |

#### **Occupancy prior to issuance of a Placer County Certificate of Occupancy**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| • "Use of any residence, building, room, structure, garage, or any portion thereof, on any lot for dwelling, lodging or sleeping purposes (collectively "occupancy") prior to meeting baseline health and safety considerations for such occupancy: \$1000/day and reporting violations to Placer County. Any such occupancy prior to issuance of a Placer County Certificate of Occupancy shall warrant a fine under this provision." | \$1,000/day |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|

## CONSTRUCTION VIOLATION FINE SCHEDULE

(Below fines are on a daily basis, as applicable)

### Best Management Practices

- Failure to maintain vegetation protection \$ 250
- Failure to maintain soil retention barriers or the off-tracking of soil onto roadway \$ 500
- Failure to stabilize construction entrance \$ 1,000
- Exposed disturbed soil between October 15 and May 1 \$ 500
  
- Earthwork without Architecture Handbook Committee approval between October 15 and May 1 \$ 1,000
- Excess fugitive dust \$ 250
- Improper disposal of chemicals \$ 500

### Construction Violations

- Initiating construction without Architecture Handbook Committee approval \$ 2,000  
\*(In addition to stop work red tag order)
- Failure to complete within time limit \$ 1,500
- Job site abandonment or inactivity \$ 500/day
- Unauthorized earthwork or site alteration \$ 2,500
- Unauthorized blasting \$ 1,500
- Minor change (windows, doors, landscaping, exterior materials, etc.) without Architecture Handbook Committee approval \$ 500  
(does not exempt owner/architect from compliance of approved design)
- Major change (foundations, earthwork, structure, etc.) without Architecture Handbook Committee Approval \$ 2,500  
(does not exempt owner/architect from compliance of approved design)

\*Fine and or potential suspension of building privileges at Martis Camp

### Tree, Brush, and Limb Removal

- Unauthorized tree killing or removal from a common area, neighboring property, setback or homesite \$ 15,000 p/t
- Unauthorized removal of live limbs or otherwise endangering a tree \$ 2,500 p/t
- Unauthorized removal of brush or other significant vegetation \$ 2,500
- Unauthorized removal of a significant site feature \$ 500 p/f
- Failure to properly dispose of vegetative debris \$ 500

### Trailers and Signage

- Unauthorized trailer \$ 250
- Unauthorized sign or sign location \$ 250

### Completion of Construction

- Failure to restore homesite No Final Release

### Refuse Receptacles and Debris Removal

- Concrete/masonry/tile prep outside of authorized contained areas \$ 500
- Refuse receptacle missing or in unauthorized location \$ 250
- Sanitary closet missing or in unauthorized location \$ 250
- Failure to remove daily refuse, debris, mud or excess dirt from public or private roads, open space, or driveways \$ 250
- Littering \$ 250

### Vehicles, Access, and Parking Areas

- Access of homesite by means other than approved route (future driveway) \$ 2,500
- Material storage outside of Construction Activity Zone \$ 250
- Parking location disruptive to residents, traffic or landscape \$ 250
- Dripping petrochemicals from vehicles or equipment \$ 250



### **Noise and Nuisance**

- Construction outside of approved hours \$ 250
- Radio or other audio equipment audible beyond property lines \$ 250

### **Jobsite Safety**

- Occupancy prior to issuance of a Placer County Certificate of Occupancy \$1,000/day
- Possession or discharge of firearm or other weapon \$ 1,500
- Fire extinguisher missing or inadequate \$ 500
- Consumption of alcohol or use of other controlled substances \$ 100
- Pets or other domestic animals on site \$ 100
- Unauthorized visitor or child [under age 16] on site \$ 100

### **Other Violations**

The Martis Camp Architecture Handbook Committee or its Administrator and staff may assess additional fines for unlisted actions resulting in environmental degradation, nuisance, or safety being compromised on a case-by-case basis. Contractors are responsible for their subcontractors.

### **Additional Similar Violations**

Fines for repeated or uncured violations of similar nature, regardless of third party involvement (such as a subcontractor), may result in fines that are double amount of the previous fines. For example, if a violation results in a \$100 fine, and that violation goes uncured beyond the compliance date specified on the Notice of Non-Compliance, a second fine of \$200 could be imposed, and in the unlikely event of a second failure to cure the violation by the second compliance date, a third fine of \$400 could be imposed.

### **Egregious or Flagrant Violations**

Additionally, and not in lieu of the above-described doubling fines, fines for egregious or flagrant violations (at the discretion of the Martis Camp Architecture Handbook Committee or Community Association Board) may be increased by a factor of up to 10-fold. When evaluating the fine amount the Architecture Handbook Committee or Association will consider all relative circumstances including intent, whether a violation adversely impacts the community, such as the unauthorized cutting of a mature tree, etc.

### **Outside Agency Fines**

If an outside agency levies a fine against DMB/Highlands Group, L.L.C., Martis Camp Community Association or Martis Camp Club, and that fine is related to a particular homesite under residential construction, the amount of the agency fine will be the obligation of the General Contractor and Owner of the homesite.

## **POST FINAL RELEASE CONSTRUCTION RULES**

### **Additions, Exterior Remodels, Refinishing and Landscaping**

If a structural addition is to be added or the exterior of the home is to be remodeled any time after the completion of construction and Final Release, the following Architecture Handbook procedures must be followed. Failure to follow this procedure could result in penalties as listed in the Post Final Release Fine Schedule.

### **Major Remodel Work**

The Architectural Review service fee for major remodel work is \$1,000 plus \$ 1.00 per square foot, or the standard design review fee, whichever is less. A major addition or remodel is one that involves structural changes or the addition of heated livable space, and requires drawings submitted by a Licensed Architect. Approval of changes, whether to the structure of the home or to existing landscaping, must be granted by the Martis Camp Architecture Handbook Committee or its Administrator prior to the commencement of work. Additionally, contractors are required to sign a Pre-Construction Agreement and post a Contractor Deposit for all Post Final Release changes. Commencement of construction without Architecture Handbook Committee or its Administrator's approval may result in fines being levied against the Contractor and/or Owner.

### **Minor Additions**

Minor additions of such items as a dog run, patio, vegetation, light fixture or awning also require the submittal of drawings, however, the review fee is \$200 and the services of an Architect is suggested but not required. Submittal

procedures are the same as those for Subsequent Changes with the exception that an Architect's signature is not required.

### **Exterior Refinishing**

There is no fee for review of exterior refinishing for items such as wood siding or maintenance items such as re-roofing. Review is required, but the procedure is generally simple and quick. The Owner must contact the office of the Architectural Administrator for more specific instructions prior to adding, remodeling or refinishing any item on the home.

## **POST FINAL RELEASE CONSTRUCTION FINE SCHEDULE**

### **Violations & Fines**

- Adding or changing a minor new construction element without Martis Camp Architecture Handbook Committee approval (windows, doors, minor landscaping, exterior materials, etc.)
- Initiating major new construction without Martis Camp Architecture Handbook Committee approval (new foundations, earthwork, structural changes, etc.)
- Earthwork without Architectural Administrators approval between October 15 and May 1
- Failure to maintain permanent Best Management Practices
- Unauthorized removal of live limbs from trees or otherwise endangering a tree
- Unauthorized removal or killing of a tree
- Unauthorized clearing of brush or other significant vegetation
- Unauthorized removal of a significant site feature
- Unauthorized sign, decorations, or other visible object

### **Other Violations**

The Martis Camp Architectural Administrator may assess additional fines for unlisted actions resulting in environmental degradation, nuisance, or safety being compromised on a case-by-case basis.

### **Additional Similar Violations**

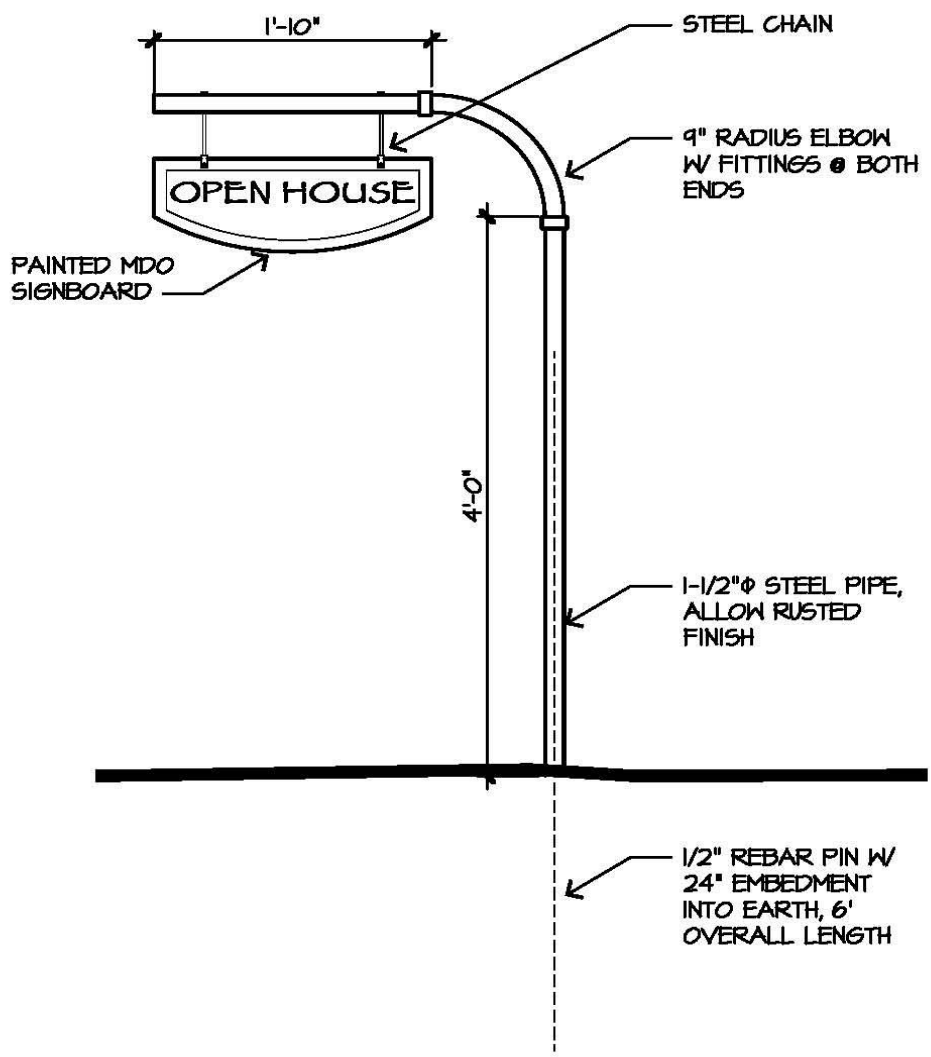
Fines for repeated or uncured violations of similar nature, regardless of third party involvement (such as a subcontractor), may result in fines that are double the amount of the previous fines. For example, if a violation results in a \$100 fine, and that violation goes uncured beyond the compliance date specified on the Notice of Non-Compliance, a second fine of \$200 could be imposed, and in the unlikely event of a second failure to cure the violation by the second compliance date, a third fine of \$400 could be imposed.

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EFFECTIVE DATE OF THIS DOCUMENT OF  
MARTIS CAMP RULES & REGULATIONS

October 13, 2012

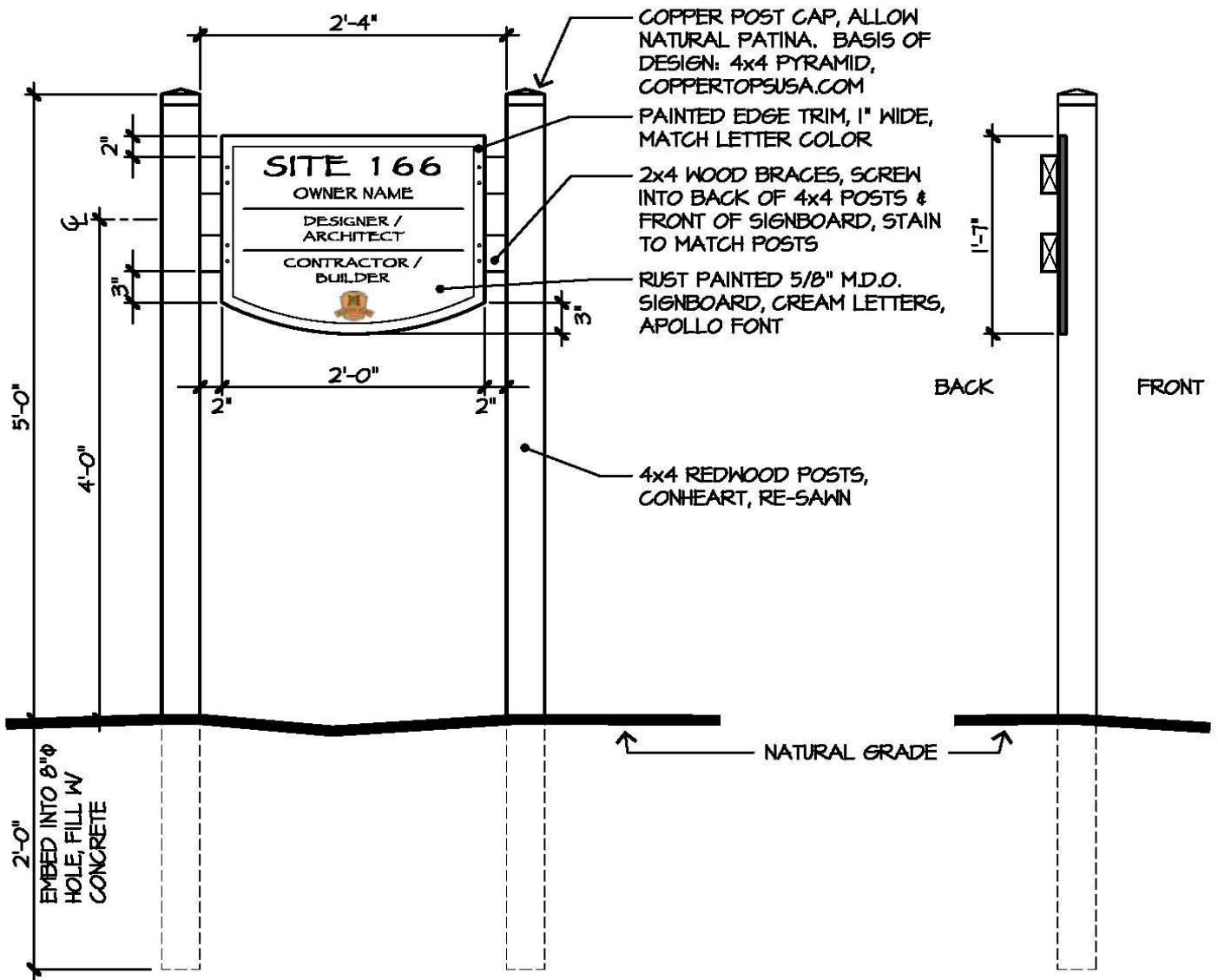


# TEMPORARY EVENT SIGN

FRONT ELEVATION

SCALE: 0 6" 1'-0" 2'-0"

# EXHIBIT A

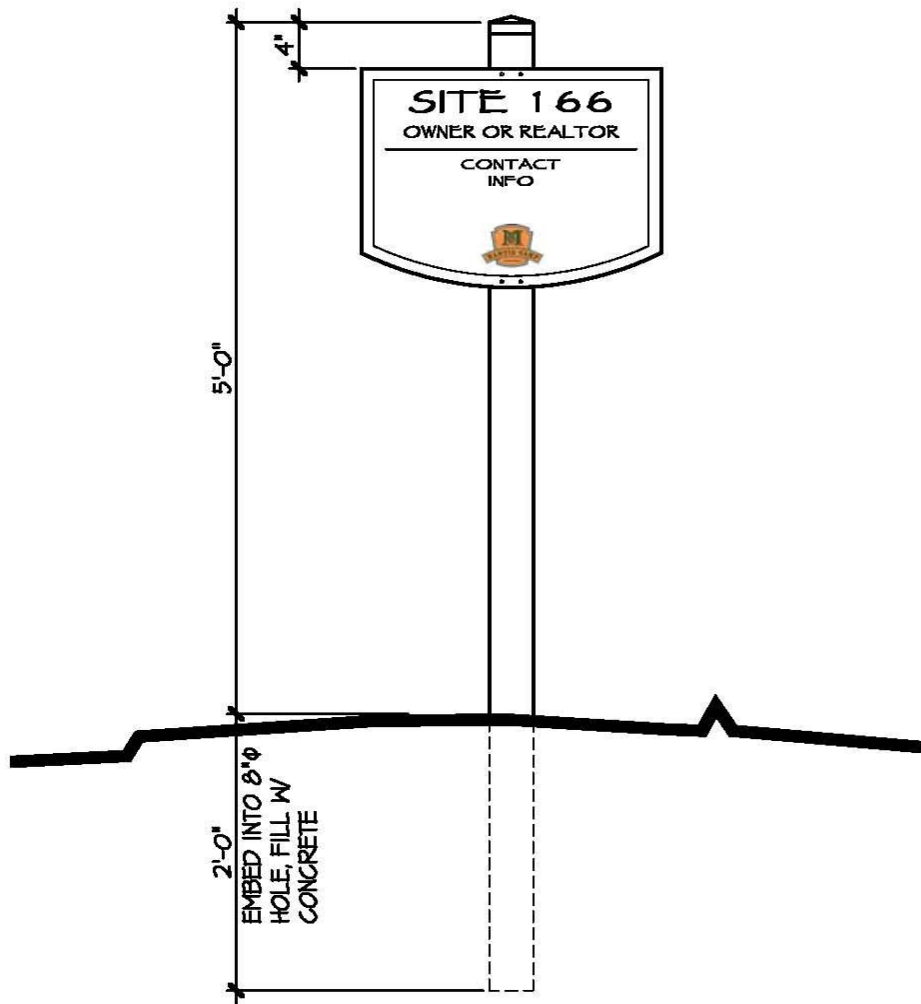


# CONSTRUCTION SIGN

FRONT ELEVATION / SECTION

SCALE: 0 6" 1'-0" 2'-0"

# EXHIBIT B



**SITE IDENTIFICATION / FOR SALE SIGN**

FRONT ELEVATION

SCALE: 0 6" 1'-0" 2'-0"

**EXHIBIT C**