



Pla-Vada Community Association
5000 Pla-Vada Dr., Soda Springs, CA 95728
Mailing P.O Box 94, Norden, CA 95724
Phone: 530-426-3980

PLA-VADA COMMUNITY ASSOCIATION (PVCA)

GENERAL RULES AND REGULATIONS

1. NO FIRE ARMS shall be used in the subdivision.
2. Speed limit within the Pla-Vada subdivision is 15 (fifteen) miles per hour.
3. There shall be no camping upon any lot in the subdivision or any trailer placed thereon, except when building and permission is granted by the association. (CC&Rs)
4. A member is responsible for anyone staying in their unit. This includes rentals and guests using a member's house. Members must file the intent to rent form.
5. Dogs are not allowed to run free. Dogs must be on a leash when off the owner's property so that dog does not become a nuisance to membership. Dog owners-must pick up solid dog waste when walking their dog. Nevada County Animal Control Phone Number-530-265-1471
6. All members must keep lots free of debris and refuse. All debris and refuse must be placed inside the dumpsters. Building materials and furniture are not allowed in Association dumpsters and must be disposed at an authorized refuse collection point. Dumpsters are under video surveillance and members will be fined for inappropriate use of the dumpsters or dumpster area. (CC&Rs)
7. There shall be no open fires without a burn permit issued by the Truckee Fire District. Portable or permanent barbecues may be used for outdoor cooking, but owners must ensure that barbecue coals are cold prior to disposal.
8. No coals from fire pits, fireplaces, or barbecues shall be placed on the lot unless fully extinguished.
9. The top of organic burning flues or chimneys shall be covered by a screen or reflectors.
10. Owners adding exterior lighting must ensure that the lighting is not directly focused on their neighbors and not bothersome in any way.
11. Tree removal shall be limited to dead trees and associated limbs or trees in danger of falling. (See builders Handbook for tree removal rules during building construction.)
12. To assist in fire protection, each dwelling should have a 100 ft. garden hose attached to water connection.
13. Owners are responsible for ensuring their water pipes and stop and drain valves are in good working condition. Additionally, owners are responsible for properly winterizing their dwelling during cold months when they vacate their dwelling.

Note: Owners who don't properly winterize their dwellings causing water leakage/loss will be fined for excess water usage. Also, owners who cause significant association water loss (e.g., water storage tanks run low or dry) due to water leakage or water pipe breakage will be fined \$500.00. Water is a precious resource, so please use water conservation.