



Pla-Vada Community Association
5000 Pla-Vada Dr., Soda Springs, CA 95728
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PLA-VADA COMMUNITY ASSOCIATION (PVCA) GENERAL RULES AND REGULATIONS

Members are expected to be familiar with all policies and the attendant fines.

Members are expected to communicate rules and policies to their guests, tenants, and shared owners, and are responsible for any violation incurred by non-members using their property.

1. NO FIREARMS shall be used in PVCA.
2. Speed limit within PVCA is 15 (fifteen) miles per hour. Repeated abuse witnessed by the Facilities Supervisor and/or staff will be followed by enforcement via the rule of the General Fine Policy.
3. No camping upon any lot in PVCA or any trailer placed thereon, except when building and permission is granted by the association. (CC&Rs)
4. Dogs, and all other animals, are not allowed to run free on any of PlaVada common areas or road right of ways (ROW) at any time. 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. If members encounter problems, they should call Nevada County Animal Control, Phone Number-530-265-1471. Check PVCA website for Co. forms. There can be no action by the BOD without confirmation of complaint to Animal Control and reasonable proof of the animal being off leash on PlaVada property, to include photos and/or sworn eyewitness statements. (See General Fine Policy for additional information.)
5. All members must keep PVCA lots free of debris and refuse. Dumpsters are for household waste only. All waste must fit COMPLETELY INSIDE the dumpsters. Waste must be no longer than 3 feet in length and cannot be placed as to restrict the capacity of dumpsters. **NO WASTE OF ANY KIND SHALL BE LEFT OUTSIDE OF OR ON DUMPSTERS OR ANYWHERE INSIDE OF Pla-Vada.** All cardboard must be broken down flat and cut into pieces no longer than 3 feet. Construction waste, hazardous materials, appliances, automotive and recreational vehicles or equipment of any kind is prohibited and must be disposed of at an authorized disposal location. Dumpsters are under video surveillance and members will be fined for inappropriate use of the dumpsters or dumpster area. (CC&Rs, Lot Maintenance Policy, General Fine Policy.)
6. 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. **All fire bans or other notices by the Fire Marshall must be observed.**
7. No coals from fire pits, fireplaces, or barbeques shall be placed anywhere within Pla-Vada unless fully extinguished.
8. The top of organic burning flues or chimneys and all organic fire pits/rings must have a steel or non-combustible enclosure and shall be covered by a spark/ember arrestor screen or deflector.
9. Owners adding exterior lighting must ensure that the lighting is not directly focused on their neighbors and not bothersome in any way.
10. Tree removal shall be limited to dead trees and associated limbs or trees in danger of falling and any living trees smaller

than 12 inches in diameter. For trees larger than 12 inches in diameter an application must be submitted to the ARC for review. (Builders Handbook, Lot Maintenance Policy)

11. To assist in fire protection, each dwelling should have a 100ft. garden hose attached to water connection.
12. 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 do not properly winterize their dwellings causing water leakage/loss will be fined for excess water usage. Also, owners who cause significant association water loss (considered a “large water loss” when changes in the water tank levels are noticeable over a 24-hour period and are unexplained by normal use) due to water leakage or water pipe breakage will be fined a minimum of \$500.00. Water is a precious resource, so please use water conservation practices. (General Fine Policy)

13. Commercial use of PVCA common areas and roads is prohibited. Any member doing so shall be in violation of this rule and subject to the General Fine Policy. Non-members may be subject to action for trespassing by the County Sheriff.

Adopted 11/16/19