



PLA-VADA COMMUNITY ASSOCIATION (PVCA) GENERAL RULES AND REGULATIONS

Members are expected to be familiar with all PVCA rules, regulations and policies. These General Rules and Regulations apply to everyone who is a Member or who lives, visits, rents or is present within the Pla-Vada community. All rules and regulations herein apply to all owners (and all owners are also known as Members in PVCA) and their tenants, occupants, and/or guests.

Owners shall be responsible for tenants/occupants/guests' actions or misconduct and adherence to all Rules and Regulations of the Association. Each owner shall be responsible for providing tenants and other visitors with a current copy of all of the Association Rules and Regulations.

1. **Firearms.** Use of firearms is prohibited.
2. **Speeding.** Speed limit is 15 (fifteen) miles per hour. The speed limit applies to all vehicles, including off-road vehicles, while using Association-owned properties and roads.
3. **Off-Road Vehicles.** Usage of snow-mobiles and off-highway vehicles (ATV's, UTV's, SXS's) is limited to the hours between 8:00 am – 10:00 pm. Children under 16 must be under adult supervision when operating recreational vehicles on PVCA-owned property and roads. Anyone using PVCA roads or common areas assumes all risks and PVCA is not liable or responsible for any personal injury or property damage suffered by anyone using PVCA roads or common areas.
4. **Camping.** No camping is permitted on any lot with the exception that a trailer or mobile home may be used as a temporary residence during construction of a home with approval from the Architectural Review Committee (ARC) and only for the length of time approved by the ARC.
5. **Recreational Vehicles.** No person may live in a recreational vehicle, mobile home, or travel or house trailer stored or parked on a lot with the exception that a trailer or mobile home may be used as a temporary residence during construction of a home with approval from the ARC as set forth in Section 4 above.
6. **Animal Control.** When not on the Owners' property, dogs and other animals must be leashed and otherwise under the supervision and restraint of their Owners or other persons accompanying the animal. Dog owners must pick up solid dog waste when walking their dog. Problems should be reported to Nevada County Sheriff's Office Animal Control Division.
7. **Refuse.**
 - a. **Dumping of Refuse.** No person may dump debris or refuse on any PVCA-owned property, including roads and road right of ways.
 - b. **Dumpster Use.**
 - i. All waste must fit completely inside the dumpsters. No waste shall be left outside of or on dumpsters.
 - ii. Waste must be no longer than 3 feet in length and shall not be placed as to restrict the capacity of dumpsters.

- iii. All cardboard must be broken down flat and cut into pieces no longer than 3 feet.
- iv. Dumpsters are for household waste only. 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.
- v. Ashen materials such as charcoal briquettes must be completely cooled prior to being placed in the dumpsters.
- vi. Owners shall follow all posted signs in the dumpster area.

8. Fire Safety.

- a. **Seasonal Outdoor Woodburning Fire Ban.** All properties are subject to Truckee Fire Protection District (“Truckee Fire District”) Ordinances which ban or regulate fireplaces and barbecues during designated periods (see www.truckee-fire.org). Any violation of such ordinance shall also constitute a PVCA rule violation.
- b. **Outdoor Fires.** No campfires or bonfires of any kind are allowed on private lots or PVCA-owned properties at any time.

Commercially manufactured gas and charcoal barbecues, smokers, and commercially manufactured fire burning devices, such as outdoor fireplaces and chimineas, equipped with screening and/or spark arrestors, with a maximum screen opening of 1/8th inch, to prevent the escape of sparks and coals, and operated in compliance with the Truckee Fire District’s ordinances, and according to the manufacturer’s instructions, on private property lots only, are currently allowed.

- c. **Yard Debris Burning.** The burning of yard debris is allowed, only after obtaining a permit from CAL FIRE, on permissive burn days as determined by the Truckee Fire District.
- d. **Dumping Ashen Materials.** No ashen materials, including charcoal briquettes and fireplace ash shall be placed anywhere within Pla-Vada unless fully extinguished.
- e. **Hose.** Each dwelling must have a 100 ft. garden hose attached to water connection.

- 9. **Exterior Lights.** Exterior lights must not directly be focused on their neighbors and should not be used in a way that is an unreasonable nuisance to neighbors. PVCA supports clear sky principles with exterior lights to be shielded and generally pointed downwards so as to prevent light intrusion upon neighboring properties.

- 10. **Water Use.** Owners are responsible for ensuring their water pipes and stop and drain valves are in good working condition. Owners are responsible for properly winterizing their dwelling during cold months when they vacate their dwelling.

Owners who cause 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 for excess water usage at a minimum of \$500 in an amount determined by the Board as a health and safety matter.

11. Business Activities.

- a. No business or commercial activities of any kind shall be conducted on PVCA-owned properties, including roads.

- b. No business or commercial activities of any kind shall be conducted in any private property if those activities involve any of the following:
 - i. Exterior advertising
 - ii. Increased traffic or parking
 - iii. More than an insignificant number of deliveries of goods or other commercial materials
 - iv. Visible storage of goods, equipment, or other commercial materials
 - v. Excessive noise
 - vi. Violation of Nevada County ordinance

12. Parking.

- a. Vehicles may not be parked on PVCA roads or road right of way at any time. Between November 1 and May 1, vehicles may be towed without notice at the owner's expense (CVC §22658(a)).
- b. **Parking Area Use.** Designated parking areas are Unit 6 parking area (Juniper Way between Tamarack Crescent and Jeffery Pine Drive), both labeled locations at the intersections of Juniper Way and Tamarack Crescent, on the west side of Bristle Cone, at the corner of Conifer Drive and Tamarack Crescent, and any future parking areas as designated by the Association. Parking is prohibited on any other PVCA-owner properties. Parking is permitted in designated parking areas subject to the following rules.
 - i. Each lot is issued two (2) parking placards. Parking placards with current annual stickers must be displayed while parked in parking areas. Replacement placards are \$50.
 - ii. Parking areas are for active use only. Vehicles may not be parked for more than 72 hours and may not be "re-parked" for additional time. Exceptions may be granted in advance by the Board of Directors.
 - iii. No oversized vehicles or commercial vehicles or trailers. Exceptions may be granted in advance by the Board of Directors.
 - iv. Non-commercial trailers, such as boat or snowmobile trailers, must be parked separately from the towing vehicle. Both the vehicle and the trailer must have a placard.

Vehicles in violation of these rules may be towed at the owner's expense.

13. Lot Maintenance.

- a. The Owner of each lot shall maintain such property and the improvements thereon in a good, clean, orderly condition, in good state of repair, and adequately painted or otherwise finished, all at such Owner's sole cost and expense.
- b. Each Owner shall keep their lot free from trash, debris, derelict vehicles, trailers, or other unsightly material. Derelict vehicles, trailers, and/or unsightly material that can be seen from the road may be hidden by a dark colored (black, brown, camouflage) covering.
- c. For all lots, including vacant lots, vegetation and landscaping shall be maintained in such a manner as to reduce the risk of fire and prevent or retard shifting of soils or erosion.
- d. All owners, at their own expense, are required to maintain their properties in accordance with the defensible space standards set forth by CAL FIRE (<https://www.fire.ca.gov/dspace>) and Truckee Fire District's Defensible Space Ordinance. This includes, but is not limited to, removal of dead vegetation and trees; downed woody material; and old, unused, decomposed wood (e.g. unstacked firewood).

- e. Tree removal shall be limited to dead trees, trees in danger of falling, and any living trees smaller than 12 inches in diameter. For trees larger than 12 inches in diameter, ARC approval must be obtained prior to removal. (Property Development & Construction Handbook)

PVCA may inspect lots for compliance with these rules.

Violations of these General Rules and Regulations, other policies or rules of PVCA, or the Declaration of Covenants, Conditions and Restricts for Pla-Vada Woodlands by owner or owner's tenants, guests, contractors or visitors shall subject owner to disciplinary action under the governing documents, which may include fines or other consequences.

Adopted 2/18/2026