



Sun City
CIVIC ASSOCIATION

**RULES &
REGULATIONS**

SUN CITY CIVIC ASSOCIATION
Rules & Regulations

Approved by the Board of Directors on January 29, 2013
Effective February 14, 2013 and March 26, 2013

The Sun City Civic Association (SCCA) is a 55+ community that offers many advantages to its senior residents. In order to protect these benefits, and to preserve and enhance residential property values for all owners, certain restrictions and limitations are placed upon property owners and residents. By creating and maintaining an attractive community, the SCCA will remain a desirable place for seniors to enjoy.

1. Senior Community Restrictions

All residents of the SCCA shall be 55 years of age or older, or shall qualify for residency in accordance with the SCCA First Amended Consolidated Declaration of Restrictions (Paragraph 5) and all applicable State and Federal laws governing senior communities.

2. Age Verification/Proof of Occupancy Rights

Every occupant of a residential property in the "Core Area" of the Sun City Civic Association must complete an Age Verification form and to certify their eligibility, property owners must provide proof of occupancy in order to reside within the Sun City Civic Association, a senior community. All residents must have proof of age (copy of driver's license, passport or government photo ID). Occupancy must be re-verified every two years in accordance with HUD regulations. In addition to completing the Age Verification form, every occupant who is or seeks the status of a PERMITTED HEALTH CARE RESIDENT or QUALIFIED PERMANENT RESIDENT, as defined in Civil Code Section 51.11 and the Associations Amendment to the First Amended and Consolidated Declaration of Restrictions, must complete the Permitted Health Care Resident/Qualified Permanent Resident Verification Form (and Physicians Certificate, if applicable). A new Permitted Health Care Resident/Qualified Permanent Verification Form, and Physicians Certificate, must be submitted with the Age Verification when the bi-annual HUD census is conducted.

3. Use of Common Areas

The use of SCCA facilities is limited to eligible residents in good standing and holding a valid eligible resident activity card and their guest/visitors. In accordance with SCCA Bylaws, Article 3 and as defined in the Facilities Use

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Document, SCCA eligible residents must accompany their guests at all times during guest use of the facilities.

4. Rental of Property

When the owner of a residential property located within the Core area rents or leases such property, the owner shall be required to notify the SCCA office and provide the name/s and age/s of the tenant/s. The owner of the residential property is responsible for their tenant's compliance with the SCCA governing documents including the residential age restrictions. All Tenants must register in the SCCA office within two weeks of their occupancy of said property and complete an Age Verification form, providing proof of their year of birth to establish their qualifications for residency in a senior community. Additionally, if a Permitted Health Care Resident or Qualified Permanent Resident is occupying the property, a Permitted Health Care Resident/Qualified Permanent Verification Form and Physicians Certificate, (if applicable), must be submitted as required under Rule 2 above.

5. Property Condition

No building or structure shall be permitted to fall into disrepair, to create a nuisance (as defined by City of Menifee Ordinance #2009-27) or failure to maintain which could cause a health, fire, or safety hazard. Each building or structure on a residential lot shall be maintained in good condition at all times. Buildings and structures must be adequately painted or otherwise finished.

6. Landscaping/Curb Appeal

Landscaping must be maintained in a manner that does not detract from the appearance of the property or from that of neighboring properties. Property owners are responsible for removal of dead bushes, fallen fruit, trees, plants, grass clippings, fallen leaves (including pine needles, dead palm fronds and seed pods, etc.), weeds, trash and debris. Shrubs and hedges may not exceed six feet in height. Shrubs and hedges along the rear property line of properties bordering the golf courses may not exceed three feet in height.

7. Storage and Yard Areas

All clothes lines, equipment, service yards, wood piles, or storage piles shall be neatly maintained and screened by adequate planting so as to conceal them from view of all neighboring lots, streets or golf course property.

SUN CITY CIVIC ASSOCIATION
Rules & Regulations

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8. Storage Sheds

One storage building or shed, up to 120 square feet, and no more than 8' high is permitted per lot. (After adoption of this Rule, new construction or assembly of sheds must meet City of Menifee Ordinances, and comply with county and city setbacks.) Open storage including in open carports is not permitted.

9. Businesses

No residence shall be used for any commercial manufacturing, distributing, storage, warehousing, mercantile, vending or other nonresidential purpose. All other businesses (consulting, etc.) shall obtain a home business license from the City of Menifee per Ordinance # 2009-63, or their current ordinance. Signs advertising a business of any nature are not permitted on SCCA residential lots. Signs on vehicles are excluded.

10. Garage Sales / Yard Sales / Estate Sales

Garage sales, yard sales and estate sales shall be limited to three per calendar year, with a minimum interval of four (4) months between sales. No sale shall extend for longer than three (3) days. (Riverside County Ordinance #593) and City of Menifee Ordinance dated 3/31/2010 state the number of garage sales you may host on your property is regulated through the City's Business Licensing and Registration program. You may have up to 3 yard or garage sales per year without obtaining a permit from the City. If you exceed this number of sales in a calendar year and do not obtain the proper permits, you may be cited and subject to a fine. If you place signs out for your yard or garage sale on public property or in the public right of way and do not remove them at the conclusion of each sale, you will be cited for posting illegal temporary signs by the City of Menifee.

11. Pets

Pets as defined in our CC&Rs and Declaration of Restrictions shall be limited to four (4). Pets shall not be allowed to run loose on any property (except within enclosed yards) and must be kept on a leash when they are being walked. Each pet owner shall be responsible for the immediate removal of all solid animal waste from their own property and all other properties. Excessive barking must be controlled by the pet owner. (Riverside County Ordinance #630)

**SUN CITY CIVIC ASSOCIATION
Rules & Regulations**

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12. Recreational & Passenger Vehicles

(A) RECREATIONAL VEHICLES

Any vehicle, which the definition** of this rule includes, but not limited to, shall not be parked on any lot to extend beyond the front line of any dwelling or to be closer than five (5) feet to the sideline or the rear of property, in the case of corner lots, no closer than ten (10) feet to the street. This regulation shall not apply to cleaning, loading, unloading or short term parking of motor homes, house trailers or 5th wheel trailers which shall be permitted for a period not to exceed seventy two (72) hours.

No recreational vehicle defined in this section may be repaired, or restored on any residential lot other than in a closed garage.

Golf carts must be parked in the parking lot or on the street, and should not be driven through the facilities.

(B) PASSENGER VEHICLES

Parking all the way to the property lines is permitted. No commercial semi-tractor or semi-trailer may park on any lot within the Core area of the SCCA.

No passenger vehicle defined** in this section may be repaired, stored, or restored on any residential lot other than in a closed garage.

**** *Definition of Vehicles* ****

Recreational vehicles shall include, but not limited to, trailers, boats, campers, trailer coaches, buses, house cars, camp cars, motor homes, pickup campers or has the capacity of greater than one ton, or any other similar vehicle. Passenger vehicles include cars, vans, SUVs, pickups, etc.

Stored vehicles shall be defined as , but not limited to, vehicles with flat tires, blocks behind tires to keep vehicle from moving, no engine, no battery, broken windows, wrecked condition, debris/cobwebs collecting under vehicle, no current DMV registration, or up on jacks.

Vehicles on the property for more than thirty (30) days without being driven shall be considered as stored. The SCCA Board may grant an exception to this definition, if requested in writing, because of unforeseen circumstances such as,

**SUN CITY CIVIC ASSOCIATION
Rules & Regulations**

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Effective February 14, 2013 and March 26, 2013

auto accident waiting for appraisal prior to repair. (Also see City of Menifee Ordinance #2009-51, Chapter 12.20.0200(e))

13. Fences, Walls and Hedges

Excerpt from the CC&R's: No solid wall, fence or hedge shall be erected or maintained nearer to the front lot line than the walls of the dwelling. No side or rear fence or hedge and no side or rear wall shall be more than six (6) feet in height. Lots bordering the golf course shall not erect or maintain a fence, wall, rail, or hedge at a greater height than three (3) feet within twenty-five (25) feet of the rear property line. Landscaping shall be planned for lots bordering the golf courses so as to avoid undue obstruction of the view of the golf courses from said lots.

14. Skateboards and Bicycles

Skateboards, scooters, roller blades and/or roller skates are not allowed on any SCCA common property. Bicycles shall not be ridden on the SCCA common property except in designated areas and only when ridden by SCCA Eligible Residents and their guests. Motorized wheelchairs and handicap scooters are exempt from this rule.

15. Noise

Excessive noise created by loud music or conversations, power equipment and tools or any other unreasonable or offensive noise that creates a nuisance to residents of surrounding properties is not permitted.

16. Additional Parking Areas

Cement pavers/slabs are not required to be laid for the purposes of parking Recreational Vehicles (RVs) on private property. All areas under and around parked vehicles are to be kept in a weed-free condition.

If additional parking is desired on private property, rock, pavers or a cement slab is required for a passenger vehicle (car, van, SUV, pickups etc.) Rock, pavers or a concrete slab may extend to the side and rear property lines, including all the way to the front property line. If a corner lot, the pavers or cement slab must be ten (10) feet from the street. These areas are to be kept in a weed-free condition.

**SUN CITY CIVIC ASSOCIATION
Rules & Regulations**

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Per City of Menifee Ordinance # 2009-27, Chapter 11.20.010 (N) Parking of vehicles in the front yards of residences is prohibited.

17. Waste and Trash Containers

All waste and trash containers must be removed from the curb area on pickup day. Containers may be placed next to the curb the evening before pickup day. At all other times containers must be removed from the front of the house and placed behind the front line of the residence.

18. 55+ RULE

All real estate "**For Sale, For Lease, and For Rent**" signs placed on residential lots shall have attached to the signs in letters and numbers at least 3 inches high with the phrase "**55+ Community.**" Flyers attached to the posts and other advertising shall include the same "**55+ Community.**" (**Approved by the Board of Directors 12/30/2015**)

=====END OF SCCA RULES=====

CITY OF MENIFEE ORDINANCES AFFECTING SCCA PROPERTIES
AND WHICH ARE ENFORCED BY THE CITY OF MENIFEE (NOT SCCA)

City of Menifee Ordinances Affecting SCCA Properties

The City of Menifee enforces the following referenced ordinances. Any violation of these ordinances that is reported to the SCCA Office will be referred to the proper City of Menifee or County agency for resolution. Of course these are not all of the ordinances pertaining to your property - just the ones residents ask about most frequently.

Golf Cart Transportation

Golf carts that are operated in golf cart lanes must be the shape and size that conforms to the industry standard for manufactured golf carts, and have covered passenger areas. Golf carts must be equipped and safely operated

SUN CITY CIVIC ASSOCIATION
Rules & Regulations

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with driver and passenger seat belts, a windshield, reflectors that conform to CVC # 24607, and either an unobstructed rear-view and left-side mirror or right and left view mirrors or a wide angle crossbar rear-view mirror.

Golf cart operators must have a valid driver's license and must show proof of financial responsibility established pursuant to Street and Highways Code #1600, et seq. A Golf cart permit is required from Riverside County.

Only those golf carts that have been retrofitted with the safety equipment described above may be operated in the Golf cart lanes and the Golf carts must be maintained in good condition. Golf carts may only be operated on public streets between one-half hour after sunrise and one-half hour before sunset. The speed limit for Golf carts is no more than 25 miles per hour. (Riverside County Ordinance #782)

Golf carts must be parked in the parking lot or on the street, and should not be driven through the facilities.

Overnight Parking of Commercial Vehicles

No person shall park or leave standing a commercial vehicle having a manufacturer's gross vehicle weight rating of ten thousand (10,000) pounds or more on any street or highway within a residential district. (City of Menifee Ordinance # 2009-51, Chapter 12.20.030)

20. Street Parking

Vehicles of any kind may not be parked on residential streets for period exceeding seventy-two (72) hours. City of Menifee Ordinance # 2009-51, Chapter 12.20.030