

Posted for 28-day Comment

Proposed Rules and Regulations for Event/Political Signs and Flags:

Rules and Regulations Section 2.8.4 Event/Political Signs and Flags: Residents are permitted to simultaneously display up to three (3) event/political signs and flags on their Lot. The signs cannot be identical or substantially similar to any other event/political sign placed on the same Lot. Event/political signs may be displayed no more than thirty (30) consecutive days before the event or election and must be removed the day after the event or election. Political flags count as signs and are defined for these guidelines as signs. Event/Political signs may only be displayed in the front yard. US flags are exempt from these guidelines and may be displayed all year round. US flags may not be larger than 15 sq. ft. At no time shall such signs violate applicable law.

Proposed Design Rules Party Walls:

Design Rules Section 4.30.6: Article 7, Section 7.6 of the CC&Rs, details maintenance and repair responsibilities with respect to Party Walls. Pursuant to Section 7.6.7 of the CC&Rs, in the event of a dispute, that cannot be resolved between Owners, regarding the construction, repair, or rebuilding of a Party Wall or regarding any other matter in connection therewith, SCSHCA shall be the arbiter of the dispute. In order to determine the cause of the damage or deterioration of the Party Wall or to provide other necessary information as determined by SCSHCA, SCSHCA may retain a masonry expert or structural engineer. The cost of said expert shall be the joint expense of the Owners involved in the dispute unless fault related to the damage or deterioration is assigned to an Owner by the expert, in which case the Owner responsible for the damage or deterioration shall pay the cost of the expert's report. If, in the expert's opinion the fault related to the damage or deterioration can be apportioned among the Owners involved in the dispute, the costs of the expert's report will be apportioned the same between these Owners. The SCSHCA's Covenants Committee shall first hear the dispute in compliance with SCSHCA's Enforcement Procedures. Each Owner has a right to appeal the Covenants Committee's decision to the Board of SCSHCA, as does the Board of SCSHCA in its own discretion.

Proposed Rules and Regulations for Definition of Guests:

Rules and Regulations Section 2.4.1. Definition of Guest: Individuals regardless of age, who stay with residents of SCSHCA for 60 total days and nights or less in a calendar year, are Guests. The 60-day threshold only applies to Guests staying overnight at Residences. A Guest may stay in a Residence without a Host Resident, i.e., a Qualifying Resident or a Qualified Permanent Resident, physically present.

Individuals who stay in a Residence within SCSHCA for more than 60 total days and nights in a calendar year are no longer Guests and must vacate the Residence or must qualify to reside in the community pursuant to Section 8.1.1 of the CC&Rs. Such individuals shall submit to the Association's age verification process and if required in the Board's sole discretion, provide proof of primary occupancy in the Residence that is satisfactory to the Board, or immediately quit occupancy of a Residence within the community. A vendor of a resident is a commercial invitee and not a Guest.

Proposed Rules and Regulations for Tennis & Pickleball Courts Operating Hours:

4.16.2 Tennis and Pickle Ball Courts – Generally: (a) Although hours of operation are subject to change, the tennis and pickle ball courts are open daily during the following times.

November 1 – April 30: 8:00am – 8:30pm., daily.

May 1 – October 31: 7:00am – 8:30pm., daily.