

**Abbreviated CC&Rs**  
**CIRBY PLACE HOMEOWNERS ASSOCIATION**  
PO Box 482, Roseville, CA 95661  
916-243-5727 or [cirbyplace@gmail.com](mailto:cirbyplace@gmail.com)  
[www.cirbyplace.com](http://www.cirbyplace.com)

**CC&R Article VIII Section 3 (Non-permitted vehicle type parked within Subdivision)**

*“No vehicle that is primarily used for commercial purposes is permitted to be parked anywhere within our subdivision except when on a service call. This includes being parked in a driveway. The allowable exception would be those parked in a closed garage. Lettering on trucks/vehicles only allowed on 2 doors and back window/tailgate. Ladders, tools, equip, etc must not be visible.”*

*“No inoperable or substantially damaged vehicle may be parked or stored on the street or in the driveway of our subdivision.”* Vehicles without current registration are considered inoperable.

*“Campers, trailers, water or off-road vehicles are not permitted to be within the limits of our subdivision for more than one 72 hour period within any 30 day period except as stored in a closed garage. No vehicle shall be parked on any portion of the lawn/front yard. No vehicle of any kind may be parked in such a manner that any portion of the flat part of the sidewalk is blocked.”*

*“The owners and/or tenants of a single unit shall not bring into the development at any one time more vehicles than the vehicles which can be parked within the garage and driveway, plus one additional vehicle in the street in front of their own unit.”* Visitors for parties etc are the exception.

**CC&R Article VIII Section 6 (Property Maintenance)**

Trash cans stored in improper location. *“Garbage receptacles are to be stored either in the back yard or in the garage. In no case are they to be stored in the front of the unit.”*

Trash can on the street on day other than trash collection day. *“City issued garbage receptacles are to be on the street for not more than 24 hours each week.”*

House exterior appearance. *“Any exterior surface of a unit which is visible from the street must be maintained at a level which is acceptable to the Architectural Committee. This includes the condition of paint, trim, garage doors, retaining walls, fences, roofs and siding.”* The Architectural Committee must approve all paint colors.

Front yard appearance. *“No personal belongings, other than those normally recognized as decorative items, yard furniture or garden hoses, are to be kept in the front yards. This includes, but is not limited to vehicle parts, appliances, indoor furniture, storage boxes, and trash receptacles.”*

Lawns. *“All unit owners and/or tenants are required to keep their front lawns properly watered and to cooperate with requests from the landscape contractor for access to automatic sprinkler timers.”* To report broken sprinkler contact the hotline: 916-243-5727 or [cirbyplace@gmail.com](mailto:cirbyplace@gmail.com).

**CC&R Article VII Section 1 (Fines)**

*“The first time a violation is noted, a written reminder shall be issued. If not corrected in 30 days \$20.00 fine shall apply. Continued violation shall be a \$50.00 fine. Subsequent violation shall carry a \$100.00 fine. Fines are due and payable when issued. Fines not paid within 30 days will become a lien against the property and the costs of placing such a lien will be added to the fine.”*

All communication between homeowner and Board of Directors will be in writing after a violation is noted. Any verbal communication will only be at the monthly HOA board meeting.

The Hotline is to report an issue or concern (broken sprinkler, parking, etc) and generally no return phone will be made. The issue will be addressed at the next HOA monthly board meeting except in the case of broken sprinkler heads which will be replaced on the next scheduled landscape day.