

WELCOME TO MONTEVALLE!!!

NEW OWNER ORIENTATION GUIDELINES/COMMONLY ASKED QUESTIONS

THESE ARE FULLY EXPLAINED IN OUR CCR'S, BYLAWS, & RULES AND REGULATIONS, WHICH YOU HAVE READ

Monteville is an age-restricted Planned Unit Development (PUD)/Common Interest Development (CID) and a non-profit corporation under California legal code (Davis-Stirling).

You should have already signed the legal document stating you will abide by the Monteville Governing Documents.

The seller should have provided you with the mandatory disclosures in the Homeowner's Notebook that you should have received. It contains: Board meeting minutes for the past year; the treasurer's report for one year; budget, insurance, and audit disclosures. This information can also be found online at Monteville.org

In addition to the staff, the Park is managed by volunteers, including a Board of Directors (elected by all residents) and Committees (appointed by the Board). We hope you will attend the Board meetings whenever possible, and join any committees that interest you.

There is no buy-in to Monteville. New homeowners automatically become 1/220 owner of all common areas and amenities.

Age - Monteville is a senior park and one owner must be at least 55 years old. A partner may be 45 or older.

Rentals - If you wish to rent a room within your home, or your entire home, please schedule a meeting with Rachael to discuss it.

Guests -This includes anyone who is not a registered, permanent resident. You are responsible for guests and children. All children under 18 must be accompanied by an adult when not in private homes. (see forms for other restrictions)

Revised 7/2022

Pets - You are limited to two pets: dogs must be on a leash at all times and cats must be kept indoors.

Assessment payment - The assessments are used to pay all expenses for our four employees and accounts payable. A portion of the assessments goes into the Reserve Fund for projected 30-year maintenance. Assessments are due monthly in your colored envelope and deposited in the office mailbox. See the office for automatic payments and prepayments.

Pool Rules - Children may be in the North pool during all hours that it is open. Children may not be in the South Pool enclosed area from 2:00 PM-6:00 PM daily, or during water aerobics classes. No children under 5 years are permitted in the spas. All visitors to the pools must be accompanied by the owner at all times.

Speed Limit - The speed limit in the Park is 10 MPH. Please remind your family, friends, and contractors.

Tree Removal - There are various rules from the city and Monteville. Talk to the Park Supervisor prior to scheduling any tree removal.

Waste Removal - Waste management containers need to be as far out of sight as possible except for on collections days. Cans go out on Thursday for Friday pick up. No street parking is allowed on Friday mornings from 8:00am to 12:00 noon.

Street Sweeper – Streets are generally swept on Thursday mornings, weather permitting. Blowing into the streets is permitted on Wednesday afternoons only. No street parking is allowed on Thursday mornings from 8:00am to 12:00 noon.

Smoking - Smoking is prohibited in common areas, including all buildings of Monteville.

Disclosures – These documents can be found at Monteville.org.

PARKING: CCR's

NO PARKING ON MONTEVALLE STREETS ON THURSDAY AND FRIDAY FROM 8:00am to 12:00 NOON.

—Parking is on one side of the street during the day. The first car on the street establishes the side.

— Parking is not permitted anywhere on Ponderosa.

—There is no overnight parking on the street

—Special permits are required for parking overnight in extra parking spaces at the mill, lodge front, and swimming pools, for longer than 3 days. They are available from the office

—Parking on your own property needs to be on a paved area.

—There is a maximum of two vehicles/lot, if your lot only has parking for one vehicle, then you can only have one vehicle.

—These parking rules are enforced according to our violations schedule.

—Motorcycles may NOT be ridden in Monteville

Insurance - You must have insurance on your property.

Architectural changes - Talk to the Monteville Office for details for work done on the exterior of your home. Permission is not required for the interior (see forms, forms are located in Mill always on bulletin board across from mailroom).

Working outside hours - Contractors may work in Monteville on scheduled times of Monday - Saturdays 8:00 am - 5:00 pm. A violation will be given if you are found to have contractors on site working after 5:00 pm or on Sundays and holidays. "Noisy" work hours are 8 AM – 5 PM, Monday-Saturday.

Lodge/Mill/Redwood Grove Rentals are allowed. Contact Rachael for forms and cost.

Please be aware that in case of a conflict, the Bylaws, CC&Rs, and Rules and Regulations supersede what your Realtors may have told you.

Points of Interest: Monteville is 47 acres with 220 homes and 14 acres of common land. There is much to explore and enjoy, including the 100+ year old Redwood Grove, the Secret Garden, Ken Carr Park, and other beautiful spots.