



# Lake Shastina



## Property Owner's Association

### **Compliance 411**

Property Owners,

There are two CC&R Violations we'd like to address:

1) The Lake Shastina CC&Rs state that every home should have a two car garage and a driveway for the personal use of the property owner. When one driveway is applied for, one permit is issued with an easement for ingress and egress. **It is in violation of the CC&Rs to utilize any other space for ingress or egress on the property.**

It is understandable that on a **rare** occasion, one might need to drive a truck up close to deposit some tools, dirt, etc. However, there are a number of violations currently being processed which deal with regular and continued use of an unauthorized driveway.

The CC&Rs specifically prohibit a driveway onto a major roadway when a home is on a corner lot. The driveway must be installed on the street less traveled for safety reasons. There are several instances where the driveway was installed appropriately ( per the rules ), however, the property owner is choosing to utilize a make-shift driveway on their property for ingress and egress. This driveway often encroaches onto a neighboring unimproved lot.

These are in violation and will be cited. If you currently are utilizing an unauthorized driveway we ask you please discontinue use. If you wish to apply for a permit for a 2nd driveway, please come into our office and submit an improvement request. This will be reviewed by the compliance officer, ensuring that a 2nd driveway will not cause any safety problems, drainage issues, etc.

2) **Dumpsters being placed into the Associations right-of-way.** Please call us at (530) 938 - 3281 when you need to use one of these areas. These must be placed within your property boundaries, and/or in a location approved by our office. Placement in the road right-of-way causes safety hazards.

The Lake Shastina CC&Rs state that all trash receptacles must be blocked from the view of surrounding properties and the roadways except on trash collection day. Obviously, this is quite challenging with the larger dumpsters. We do realize the need for occasional yard and garage cleanup. Because of this, we accept short term use of dumpsters, provided that prior authorization for the placement and duration of use was received by our office.

As always, all property owners are invited to contact the CC&R Compliance Officer, Kari Moreno, at (530) 938 - 3281 ext. 102 or [lsपोacmpl@lakeshastina.com](mailto:lsपोacmpl@lakeshastina.com)