

KLAMATH  
RIVER  
COUNTRY  
ESTATES

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OWNER'S  
MANUAL

# **Klamath River Country Estates Owner's Manual**

Dear Property Owner:

This manual contains useful information concerning your property.

1. The description of Klamath River Country Estates (KRCE) and Common Ground facilities maintained by the Owners' Association for your use and enjoyment.
2. The Conditions, Covenants and Restrictions on your property that are a part and parcel of your ownership.
3. The Articles of Incorporation of the Owners' Association.
4. The current By-Laws under which the Owners' Association is operating.
5. The current Rules of the Architectural Control Board concerning construction within the subdivision. As various items are subject to change, please check with the office for the most current information.

To contact us please write or call:

Klamath River Country Estate Owners' Association, Inc.  
PO Box 129  
Hornbrook, CA 96044  
PH. 530 475-3555 Fax 530 475-3002

**Office Hours:**

Winter: Monday – Thursday: 9:00am – 1:00pm  
Summer: Monday – Thursday: 12:00 noon – 4:00pm  
(Office hours subject to change. Please call for verification.)

The Board of Directors  
KRCE Owners' Association, Inc.  
(2005)

## **UTILITY INSTALLATION IN KRCE**

Owners may determine where and how utilities will be installed on their individually owned lots – only.

The Board must review and approve any proposed utility work along KRCEOA'S commonly maintained roads or over KRCEOA'S commonly held properties.

Utility easements exist. Use of those easements must be compatible with the maintenance obligations of the Association and complete restoration of the disturbed areas to as good or better condition is required.

During the mandatory architectural review, drawings submitted to the Board must include information as to the feed location of power and/or telephone, ie. Pole, pedestal, transformer, existing buried facilities. The utility companies will be directing applicants to the KRCE Board during the planning process and will be submitting line extension plans for review as well as notifying the office of anticipated construction start dates. If you have any questions, please contact the office for assistance.

## **ROAD USE DURING CONSTRUCTION**

Any owner undertaking construction during the wet season that results in road surface damage to KRCEOA'S commonly maintained roads will be required to smooth the surface and, if necessary, to provide the addition of sufficient board-approved base material to meet residential traffic needs. Failure to do so will result in action by the Association to make such repairs to the commonly maintained area and to bill the responsible owner.

## **WINTER SNOW CONDITIONS**

The KRCE area is prone to snow during the winter months and this snowfall can be sudden with large accumulations. This is graphically indicated by Siskiyou County's 40# snow load roof construction design requirements.

The Articles of Incorporation, the CC&R's, and the By-Laws do not mandate snow removal services as one of the purposes for which KRCEOA, Inc was created and, therefore, such services are not something that properly falls within its budgeting and assessment dictates.

Living in this area includes prudent planning for its winter weather conditions. If winter travel during periods of snow or ice is desired, vehicles with snow tires or chains are needed. Prudence also suggests some stores of food and/or medical supplies be kept on hand in the event that heavy snowfall accumulation forces residents to remain at home for extended periods.

Emergency assistance is available via Mercy Flights or the Siskiyou County Sheriff's department. Neighborhood Watch is also available as a contact for assistance.

**Architectural Control Board  
Policies and Guidelines**

It is imperative that all property owners who plan to erect a house, a mobile home, or manufactured home in the estates comply with the following requirements.

**I. Introduction**

The requirement for architectural control is registered with your property deed in the Covenants, Conditions and Restrictions, and also in the By-Laws established by the Owners' Association.

These Policies and Guidelines of the Architectural Control Board were adopted at the January, 1979 Board of Directors meeting.

The Architectural Control Board (ACB) Policies and Guidelines are structured to promote the following:

1. Preserve the environment which we purchased with our property to enjoy.
2. Eliminate the possibility of one owner becoming another's "eyesore".
3. With consideration to the above, give each lot owner the maximum freedom to develop his property in accordance with his personal desires.

**II. These are the ACB Requirements**

1. Square Feet in the Floor Area
    - a. Each regular house must contain a minimum of 600 square feet.
    - b. Each mobile home must contain a minimum of 400 square feet.
  2. The Color of the House or Mobile Home
    - a. No bright metal or any light-reflective material on sidings or roofs may be installed. Mobile or other homes installed or purchased with light-reflective material on roofs or sidings (unless screened by vegetation or terrain) must be coated or screened with non-reflective coatings.
    - b. This also applies to garages and other buildings on the property.
  3. Bright Lights outside your House
    - a. Yard lights, if installed, should be placed so as to reflect a minimum amount of light outside the property line or into the sky.
  4. Fences
    - a. No sheet metal fence is allowed.
    - b. A wood fence, if painted, should be a dark color.
- Signs
- c. A name and address sign of a maximum of two square feet is allowed.
  - d. A four square foot "For Sale" sign is allowed.
  - e. No sign advertising a commercial venture is allowed.
  - f. The maximum height of any free-standing sign shall not exceed six feet.
5. Driveways
    - a. ACB must approve any encroachment of driveways on KRCE Roads. The County roads are approved by the Public Works Department.

**III. Application information to be received by the ACB via the Board of Directors (P.O. Box 129, Hornbrook, CA 96044**

1. The following is the minimum to be sent:
  - A. The location of the property - Unit and Lot Number.
  - B. A set of plans or a drawing showing the footprints for the house or mobile home or other proposed

buildings and their location on the lot.

(1) The plan must include the colors you will have on the sides and roof.

(2) If you do not have a set of plans or drawing to send, you can substitute the following information:

- a. The minimum number of square feet in the floor area of your house or mobile home.
  - b. The color of the exterior of your house or mobile home including the roof.
  - c. The installation of bright lights out side your house or mobile home.
  - d. The height, location and kind of material for fences.
  - e. Placing of any signs on your property.
- C. A statement regarding when you expect to begin construction.  
You should send the plans or drawing and statements to the Board of Directors a minimum of thirty (60) days before you expect to begin construction.
- D. A statement that you have contacted the County Agencies or that you intend to do so before you begin construction.

#### IV. Control of Activity by County Agencies

1. The Board of Supervisors of Siskiyou County has adopted ordinances which prescribe the minimum lot area, lot dimensions, the front, side and rear setbacks, and building heights for all building and structures.
2. The County Planning Commission reviews and recommends appropriate action concerning these matters.
3. The County Health Department has regulations concerning the size and location of septic tanks and drain fields, and the location, capacity, and construction of wells.
4. The Building Department of the County reviews all plans for construction and issues building permits as appropriate.
5. The Public Works Department issues encroachment permits for driveways on county roads.

#### V. Appeal

Decisions of the ACB may be appealed to the:

1. Board of Directors
2. A Special Board of Arbitration