



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, May 4, 2026
5:30pm

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

Agenda

Members: Bob Dutta (BD), Tim Israel (TI), Katie Gilchrest (KG),
Candace Hill Calvert (CHC), Terry Eastwood (TE)
Alternate: Sid Bazett (SB)

Staff: Mark Hornstra, General Manager; Jim Mog, CC&R Compliance Officer

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak; individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

ADOPTION OF AGENDA

APPROVAL OF MINUTES

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

1. CC&R Updates and Action Requested (J. Mog)

- a. Case Detail Report
- b. Pre-Legal Cases Cleared
- c. 3415 Chasen Drive – Continuance to July 6th Meeting
- d. Action Requested – 3278 Country Club Drive – 2 Trailered Items, Trash, and Storable Items
- e. Neighborhood Campaigns

2. ARC Updates (J. Mog)

3. Architectural Review/Action (J. Mog)

Item #	Property Address	Unit	APN	Project
3a.	7071 Kentfield Dr.	Cameron Ridge #2	083-583-025	Retaining Wall
3b.	3343 Fairway Dr.	Cameron Park #1	082-112-010	Siding
3c.	3230 Sudbury Rd.	Cameron Park #6	083-253-026	Storage Shed
3d.	3400 Raben Way	Eastwood Park #1	070-323-010	Swimming Pool, Patio Cover, Deck
3e.	3038 Merrywood Cir.	Cameron Park N 2	082-232-007	Fence
3f.	3903 Archwood Rd.	Cameron Park N 2	082-232-003	Storage Shed

4. Items for future CC&R Committee Agendas

5. Items to Take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, March 2, 2025
5:30pm

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

Minutes

Members: Bob Dutta (BD), Tim Israel (TI), Katie Gilchrest (KG),
Candace Hill Calvert (CHC), Terry Eastwood (TE)
Alternate: Sid Bazett (SB)

Staff: Maurice Johnson, Interim General Manager; Jim Mog, CC&R Compliance Officer

CALL TO ORDER – 5:30pm

ROLL CALL – BD/KG/CHC (TI/TE absent) – Staff – JM/MH

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak; individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

ADOPTION OF AGENDA – Approved (with the correction of the date to 2026)

APPROVAL OF MINUTES – Approved

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

1. CC&R Case Detail Report and ARC Projects (J. Mog)

- Discussed CC&R Case Detail Report and ARC Projects

2. CC&R Staff Updates (J. Mog)

- A. 2605 Knollwood Drive
- B. 3380 El Dorado Royal
- C. 2773 Knollwood

3. Items for future CC&R Committee Agendas

4. Items to Take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 5:59pm



Cameron Park Community Services District

Staff Report

DATE: May 4, 2026

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #1: CC&R UPDATES & ACTION REQUESTED

RECOMMENDED ACTION: Review & Provide Decision

1a. The CC&R Officer addressed complaints and worked ongoing cases throughout the Cameron Park District. The following is a breakdown of cases that are under observation for requested corrections. Case by case detail report is attached (Attachment #1A).

CC&R Summary: Total Cases Open – 28

- Continue to Monitor - 8
- Courtesy Notices - 5
- Initial Notices - 7
- Final Notices - 5
- Pre-legal Notices - 3
- Referred to Legal - 0

- *Cleared Cases - 15*
- *New Cases – 12*

1b. Pre-Legal Cases Cleared:

- 2605 Knollwood Drive (Recreational Vehicle)
- 3380 El Dorado Royal (Trailerred Items)
- 2773 Knollwood Drive (Boat)

1c. CCR25-1062: 3415 Chasen Drive – Continuance to July 6th Meeting

1d. CCR25-1070: 3278 Country Club Drive – Pre-Legal Action Requested

- Two trailerred items, trash, and storable items.

- Staff has sent three notices requesting abatement (Courtesy, Initial and Final notices)
- Staff contacted owner after the initial notice. The owner acknowledged that he was receiving the notices and that he would apply for a new fence project to store items. Staff received no submittals for a month. Staff issued a Final 10-day notice on 4/15/26 requesting abatement or to attend the CC&R meeting on May 4th for the committee hearing.
- Staff is requesting pre-legal approval with further legal action if abatement or storage requirements are not met after pre-legal.

1e. Neighborhood Campaigns

In CC&R enforcement, complaints continue to drop as education continues from neighborhood to neighborhood. Our next Neighborhood Campaign will be completed in May for Cameron Park #2, specifically the Merrywood Circle & Holly Hills neighborhoods.

Staff will be conducting neighborhood campaigns in Cameron Park #2, specifically the Holly Hills and Merrywood Circle properties. Another campaign will be completed in the Cameron Park #11 neighborhood.

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	#	Street Name		Open Date
CCR26-8	Continue to Monitor	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	4795	CASTANA	Dr	4/2/2026
CCR25-1027	Continue to Monitor	Bar J Ranch Unit 5 - 17. Vehicles - Open Bar J Ranch Unit 5: Unmaintained property - Closed	3461	COVELLO	Cir	4/22/2025
CCR25-1007	Continue to Monitor	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open	4770	CASTANA	Dr	2/7/2025
CCR24-1065	Continue to Monitor	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Open Airpark Estates Cameron Park North Unit #5 - section 9 - Illegal Livestock - Open	3291	FAIRWAY	Dr	9/10/2024
CCR24-1000	Continue to Monitor	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3364	HACIENDA	Rd	1/9/2024
CCR21-1038	Continue to Monitor	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3006	MERRYWOOD	Cir	6/21/2021
CCR21-1017	Continue to Monitor	Other - Open	2967	ROYAL PARK	Ct	3/2/2021
CCR21-1002	Continue to Monitor	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021
CCR25-1020	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2605	KNOLLWOOD	Dr	3/19/2025
CCR26-6	Courtesy Notice Sent	Cameron Park N. Unit 2 - Architectural Review Required - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	2869	WENTWORTH	Rd	3/26/2026
CCR25-1053	Courtesy Notice Sent	Airpark Estates Cameron Park North Unit #5 - section 9 - Illegal Livestock - Open	3180	CESSNA	Dr	8/8/2025
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR24-1020	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3020	ESTEPA	Dr	2/26/2024
CCR25-1070	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3278	COUNTRY CLUB	Dr	12/3/2025
CCR25-1062	Final Notice Sent	Eastwood Park Unit 2 - Article 3. Use Restrictions - 3.09 Animals - Open	3415	CHASEN	Dr	10/16/2025

CCR25-1008	Final Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	2559	ROSALES	St	2/7/2025
CCR24-1073	Final Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3070	ESTEPA	Dr	11/25/2024
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR26-5	Initial Notice Sent	Cameron Park N. Unit 7 - Architectural Committee Review Approval Required - Open	2836	LA CRESCENTA	Dr	3/25/2026
CCR26-2	Initial Notice Sent	Cameron Park Unit No. 13 - Section 7; Livestock - Open	3141	MODOC	Ct	1/12/2026
CCR25-1050	Initial Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3581	LAS TUNAS	Way	7/18/2025
CCR25-1046	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2594	KNOLLWOOD	Dr	7/7/2025
CCR25-1017	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2317	KNOLLWOOD	Dr	3/11/2025
CCR24-1056	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3287	COUNTRY CLUB	Dr	7/15/2024
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3025	CAMEROSA	Cir	8/2/2019
CCR25-1021	Pre-legal Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	2427	KNOLLWOOD	Dr	3/19/2025
CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd	10/4/2023
CCR20-1035	Pre-legal Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Closed	3451	LA CANADA	Dr	9/16/2020

Number of Cases: 29

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Cameron Park Community Services District



Staff Report

DATE: May 4, 2026

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #2: ARC UPDATES

RECOMMENDED ACTION: Review ARC Projects

Architectural Review Committee Projects reviewed totals – March & April

- Projects Reviewed – 64
- Projects Approved – 64

Architectural Review projects breakdown – March & April

- Patio Cover - 2
- Swimming Pool - 1
- Deck - 1
- Exterior Paint – 4
- Siding – 1
- Storage Shed – 1
- New Home Construction – 1; Silver Springs New Lot Developments – 16
- Fence – 1
- Gazebo – 1
- Landscape – 1
- Solar – 1
- Roofs - 33

Silver Springs Phase 3

Staff is working with Lennar and Tru Life for the next phase of Silver Springs. Lennar is developing 47 homes on the 181-lot property. The ARC Committee reviewed the designs on 4.14.26 for 9 different variations of homes that will be built on the project. The ARC committee approved these designs for the Master Plan.

Eighteen (18) lots were released on 4/28/26 for construction. The location of the development is South of Green Valley Road on Silver Springs Parkway behind the first development of Silver Springs.

March and April were busy months for residents and developers. Staff ran ARC meetings in March but did not have a quorum for the April meetings. Illnesses and alternate availability held committee members from attending in April. The number of completed reviews (64) included the 16 lots in Silver Springs 3 that were released in April and included the overall Master Plan review designs.

VHB Rescue Affordable Housing

Staff attended a preliminary design review meeting with the developers and El Dorado County municipalities to discuss preliminary design submittals for a new housing development in the Cameron Park CSD district. NJA Architecture made the presentation. The location is on the north end of Cameron Park between Starbuck Rd and Hastings Dr. The development will include 108 high density units, five residential buildings and a community center, a head start program, playground, sports courts and common areas for the residents on site. This is proposed as a gated community.