



**Covenants, Conditions & Restrictions (CC&R) Committee
Monday, July 7, 2025
5:30 pm**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

Agenda

Members: Chair Bob Dutta (BD), Vice Chair 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

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. Monthly Staff Report

Open Violations, CC&R Violation Manager Case Detail Report (written report attached item# 1a)

- Total Cases Open = 50
 - Courtesy Notices – 18
 - Initial Notices – 7
 - Final Notices – 5
 - Pre-legal Notices – 2
 - Referred to Legal – 0
 - Continue to Monitor - 16
- May & June Cleared Cases – 25
- May and June New Cases – 26

Architectural Review Projects – May & June 2025

- Projects Reviewed – 31
- Projects Approved – 31

Summary of ARC Projects:

- Roofs – 20
- Solar – 1
- Tree Removals – 0
- Fences – 1
- New Home Const. – 1
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 3
- Carport – 0
- Deck – 0
- Exterior Renovation/Room Addition – 0
- Siding Replacement – 1
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 0
- Storage Shed – 0
- Window Replacements – 1

2. Pre-legal/Legal Request (Committee Action required)

- a. CCR21-1002: 3003 Wilkinson Road – The owner of address was served legal notice in October of 2024. The owner contacted previous GM to discuss. Staff is receiving complaints for the same violations. Inspections confirm the complaints. Issues are as they were for legal last year. Staff are requesting the CC&R Committee to review the case and determine if legal action should be taken – Case will be presented by staff

- b. CCR21-1001: 2431 Mellowdawn Way – The owner of address was served legal notice in September of 2024. At the time, the owner reorganized the side yard to manage material and trailer storage. The address has trailer and storage access from Wilkinson Rd. Complaints and inspection confirm that the same issues with trailers and materials are beginning to be an issue again this season. Staff is requesting the CC&R Committee to review the case and determine if legal action should be taken – Case will be presented by staff

3. Staff Update (Not an Action Item)

- a. Staff will be completing a Neighborhood Campaign in Cameron Park #8. The sweep will be looking for:
 - Trailered items not stored properly.
 - Storable items such as trash and building/landscape materials to be properly stored.
 - Frontage maintenance of overgrown weeds.
- b. The ARC revenues for the 2024/2025 Fiscal Year exceeded this year’s goal of \$32,000.00. These funds will help the overall CC&R budget.
- c. CC&R Officer to schedule a Rotary Lunch meeting with Director Bazett to discuss ARC Committee volunteer opportunities with the Cameron Park Rotary.

4. Items for Future CC&R Committee Agendas

5. Items to be taken to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT



Covenants, Conditions & Restrictions (CC&R) Committee

Monday, May 5, 2025

5:30 pm

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Minutes

Members: Chair Bob Dutta (BD), Vice Chair 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/TI/KG/CHC (TE Absent) – Staff JM/MJ

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 – 4-0

APPROVAL OF MINUTES – Approved – 4-0

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. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report attached item# 1a)

- Total Cases Open = 50
 - Courtesy Notices – 13
 - Initial Notices – 8
 - Final Notices – 3
 - Pre-legal Notices – 2
 - Referred to Legal – 0
 - Continue to Monitor - 20
- ~~March~~ April Cleared Cases – 7
- ~~March~~ April New Cases – 8

b. Architectural Review Projects – April 2025

- Projects Reviewed – 28
- Projects Approved – 28

Summary of ARC Projects:

- Roofs – 9
- Solar – 1
- Tree Removals – 0
- Fences – 1
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 0
- Exterior House Paint – 1
- Carport – 0
- Deck – 8
- Exterior Renovation/Room Addition – 1
- Siding Replacement – 0
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1
- Storage Shed – 1
- Window Replacements – 5

2. Pre-legal/Legal Request (Committee Action required) – None for May 2025

3. Staff Update (Not an Action Item)

- a. Staff completed the Cameron Valley Estates #1, # 2 & 3, Neighborhood Campaign:
- 119 homes were inspected.
 - 8 homes had visible violations in the front yards including boats and trailers.
 - 8 Neighborhood Campaign/Educational letters were sent out.
- b. The Board of Directors voted to have a Board member attend ARC meetings where acting community members of the committee fall below a quorum count. In the past, this has occurred 3 to 4 times per year. The ARC Committee meets every 2 weeks on Tuesdays at 8:30am.

- c. Case CCR23-1061 Completed all abatement work after pre-legal notice approved by the committee. The case has been cleared as “Voluntary Compliance”.
Case CCR25-1001 Has not completed the abatement of the trailer in the frontage. Staff was provided with approval by the committee for pre-legal and counsel legal notice. Staff has a request into counsel to review the case and send letter if necessary.
- d. Staff pulled all El Dorado County Code documents regarding keeping and raising livestock for counsel research against CC&Rs to help guide staff in the proper direction regarding abatement procedures and limits of liability. Counsel contacted staff and will begin work on findings in May.

4. Items for Future CC&R Committee Agendas

- 5. Items to be taken to the Board of Directors** – *GM recommends quarterly meetings for the CC&R committee meeting to be on an upcoming Board Agenda.*

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – *CC&R office move in progress.*

ADJOURNMENT – *5:55pm*

Jim Mog
CC&R Officer

Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee

CC&R Violation Manager Case Detail Report: May & June 2025

Case#	Status	Violation(s)	#	Street		Open Date
CCR25-1033	Continue to Monitor	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	2541	COUNTRY CLUB	Dr	5/14/2025
CCR25-1029	Continue to Monitor	Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open	3828	TORONTO	Rd	5/5/2025
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
CCR24-1037	Continue to Monitor	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3578	FAIRWAY	Dr	5/6/2024
CCR24-1033	Continue to Monitor	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	4914	WHITMAN	Ct	5/6/2024
CCR24-1000	Continue to Monitor	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3364	HACIENDA	Rd	1/9/2024
CCR23-1039	Continue to Monitor	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	306	REID	Ct	6/27/2023
CCR22-1110	Continue to Monitor	The Highlands Unit No. 5 - CLAUSE 7. - Closed The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3240	BENTLEY	Dr	12/28/2022
CCR22-1099	Continue to Monitor	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd	11/14/2022
CCR22-1039	Continue to Monitor	Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Closed Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3185	PERLETT	Dr	6/14/2022
CCR21-1017	Continue to Monitor	Other - Open	2967	ROYAL PARK	Ct	3/2/2021
CCR21-1001	Continue to Monitor	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed	2431	MELLOWDAWN	Way	1/20/2021

CCR20-1053	Continue to Monitor	Cameron Park North Unit No. 1 - Clause 4 - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3589	CASTLEBROOK	Rd	12/4/2020
CCR19-1091	Continue to Monitor	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	4838	CANFIELD	Cir	9/26/2019
CCR19-1085	Continue to Monitor	Creekside Estates Unit No. 5 - Improperly Stored Materials - Closed Creekside Estates Unit No. 5 - Section 4: Use Restrictions - 4.04 Animals - Open Creekside Estates Unit No. 5 - Section 3: Architectural Control - 3.01 General Limitation - Open	2719	JUSTIN WOODS	Ct	9/25/2019
CCR19-1070	Continue to Monitor	Bar J Ranch Unit 3 - Improperly Parked Vehicle - Closed Bar J Ranch Unit 3 - 17. Vehicles - Open	3523	COVELLO	Cir	8/2/2019
CCR25-1045	Courtesy Notice Sent	Cambridge Oaks Unit No. 2 - Vehicle Storage - Open	4801	CANFIELD	Cir	6/26/2025
CCR25-1044	Courtesy Notice Sent	Cambridge Estates - Article VI Fences and Screening of Materials and Vehicles -2. - Open	4028	BERRY	Rd	6/25/2025
CCR25-1043	Courtesy Notice Sent	Cameron Woods Unit No. 4 - 7. Offensive Conduct and Nuisances and Trailered Items - Open	3053	MOLINER	Dr	6/25/2025
CCR25-1042	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3333	HACIENDA	Rd	6/20/2025
CCR25-1041	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2570	KNOLLWOOD	Dr	6/18/2025
CCR25-1040	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	2841	ROYCE	Dr	6/12/2025
CCR25-1039	Courtesy Notice Sent	Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	2813	ROYCE	Dr	6/12/2025
CCR25-1038	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 7. - Materials - Open Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open	2810	ROYCE	Dr	6/12/2025
CCR25-1037	Courtesy Notice Sent	Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open	2737	LA CANADA	Ct	6/12/2025

CCR25-1036	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	2526	KNOLLWOOD	Dr	5/20/2025
CCR25-1034	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open	3019	GATEWAY	Dr	5/14/2025
CCR25-1032	Courtesy Notice Sent	Eastwood Park Unit 1 - Vehicle Parking - Open	3731	CLINTON	Way	5/14/2025
CCR25-1027	Courtesy Notice Sent	Bar J Ranch Unit 5 - 17. Vehicles - Open Bar J Ranch Unit 5: Unmaintained property - Open	3461	COVELLO	Cir	4/22/2025
CCR25-1007	Courtesy Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open	4770	CASTANA	Dr	2/7/2025
CCR24-1057	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	2880	CORNADA	Ct	7/16/2024
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
CCR19-1049	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Closed Cambridge Oaks Unit No. 2 - Vehicle Storage - Open	4237	CRAZY HORSE	Rd	6/3/2019
CCR25-1021	Final 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
CCR25-1020	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2605	KNOLLWOOD	Dr	3/19/2025
CCR24-1036	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2778	KNOLLWOOD	Dr	5/6/2024
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR23-1021	Final Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Closed Air Park Estates - Commercial Vehicle Parking - Open	3148	OXFORD	Rd	4/19/2023
CCR25-1019	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2773	KNOLLWOOD	Dr	3/19/2025
CCR25-1008	Initial Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	2559	ROSALES	St	2/7/2025
CCR24-1073	Initial Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3070	ESTEPA	Dr	11/25/2024

CCR24-1040	Initial Notice Sent	Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 5. Household Pets - Open Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 5. Household Pets - Open Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 9. Storage - Open	2592	ROYAL PARK	Dr	5/13/2024
CCR23-1078	Initial Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open Cameron Park Unit No. 12 - Section 10. - Open	2524	SANDPIPER	Way	10/18/2023
CCR23-1020	Initial Notice Sent	Cameron Park N. Unit 7 - Section 7 & 17 - Closed Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed	2693	LA CANADA	Ct	4/18/2023
CCR21-1004	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2689	KNOLLWOOD	Dr	1/22/2021
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: 50
 2025 May and June
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