

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, July 11th, 2022**  
**5:30 p.m.**

**Cameron Park Community Center – Social Room**

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

**HYBRID TELECONFERENCE TEAMS MEETING LINK**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZicONTBINjAtMGU4YS00NTE3LTk2ZWetZjE3YWMwMjFIOTkw%40thread.v2/0?content=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZicONTBINjAtMGU4YS00NTE3LTk2ZWetZjE3YWMwMjFIOTkw%40thread.v2/0?content=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d)

(Teleconference/Electronic Meeting Protocols are attached)

**Agenda**

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),  
Tim Israel (TI), Director Eric Aiston (EA),  
Alternate: Sid Bazett

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

**CALL TO ORDER**

**ROLL CALL**

*Public testimony will be received on each agenda item as it is called. 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.*

**APPROVAL OF AGENDA**

## APPROVAL OF CONFORMED AGENDA

### 1.

- a. Conformed Agenda – CC&R Meeting – May 9, 2022
- b. Conformed Agenda – CC&R Meeting – June 6, 2022

## 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

### 2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
  - Total Cases Open = 37
    - Initial Notices – 6
    - Referred to Legal – 0
    - Pre-Legal Notices – 1
    - Final Notices – 3
    - Referred to Outside Agency - 3
  - Courtesy Notices – 14
  - Prior Month's Cleared Cases – 14
  - Prior Month's New Cases - 13
- b. Architectural Review Projects – Period – May 2022
  - Projects Reviewed – 24
  - Approved – 23

#### Summary of ARC Projects:

- Roofs – 8
- Solar – 1
- Tree Removals – 1
- Fences – 1
- New Home Const. – 2
- ADU/JADU – 1
- Swimming Pool – 3
- Exterior House Paint – 2
- Landscape – 0
- Deck – 0
- Exterior Renovation – 1
- Siding Replacement – 1
- Patio Cover - 1

### **3. Review and Provide Decision**

- a. 3658 Sudbury Ct.-Cameron Park N. #6 – Revised Application for previously denied Enclosed Garage. (Attachment 3a.)
- b. Prelegal request for:  
CCR21-1041 – 2133 Carillo Ct. – Bar J Ranch #2 – Improperly Stored Recreational Vehicles (Attachment 3b.)

### **4. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)  
Cameron Park N. Unit 7 – CC&Rs reviewed by Kronick Legal. Evaluation provided (Attachment 4a.)
- b. Update: CCR20-1010 2879 Country Club Dr. (Attachment 4b.)

### **5. Items for Future CC&R Committee Agendas**

### **6. Items to take to the Board of Directors**

## **MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

## **ADJOURNMENT**

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, May 9, 2022**  
**5:30 p.m.**

**Cameron Park Community Center – Social Room**

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

**HYBRID TELECONFERENCE ZOOM MEETING LINK**

<https://us02web.zoom.us/j/84050574668>

**Meeting ID: 840 5057 4668**

**(Teleconference/Electronic Meeting Protocols are attached)**

**Conformed Agenda**

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),  
Tim Israel (TI), Director Eric Aiston (EA),  
Alternate: Sid Bazett (SB)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

**CALL TO ORDER - 5:30 PM**

**ROLL CALL – KK/CHC/TI Present – EW/EA Absent**

*Public testimony will be received on each agenda item as it is called. 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.*

**APPROVAL OF AGENDA – Approved 3-0.**

## APPROVAL OF CONFORMED AGENDA

1. a. Conformed Agenda – CC&R Meeting – April 4, 2022 – *Approved 3-0*
2. b. Conformed Agenda – CC&R Meeting – May 2, 2022 – *Approved 3-0*

## 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

### 3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
  - o Total Cases Open = 39
    - Initial Notices – 3
    - Referred to Legal – 0
    - Pre-Legal Notices – 0
    - Final Notices – 3
    - Referred to Outside Agency - 3
  - o Courtesy Notices – 14
  - o Prior Month's Cleared Cases – 8
  - o Prior Month's New Cases - 6
- b. Architectural Review Projects – Period – April 2022
  - o Projects Reviewed – 24
  - o Approved – 23
  - o Held Over for CC&R Review – 1

#### Summary of ARC Projects:

- o Roofs – 12
- o Solar – 3
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Pool – 1
- o Gazebo – 1
- o Siding – 2

**3. Review and Support**

- a. ARC Forwarded review to CC&R Committee. 3658 Sudbury Ct.-Cameron Park N. #6 – Enclosed Garage. (Attachment 3a.)  
– *Application Denied – 3-0.*
  
- b. Prelegal request for:
  - CCR21-1056 - 3752 Sudbury Rd. – Camron Park N. Unit #1 – Improperly Stored Vehicles
  - CCR21- 1055 -3710 Sudbury Rd. – Camron Park N. Unit #1 – Improperly Stored Vehicles(Attachment 3b.)  
– *Pre-legal Approved for both addresses – 3-0.*

**4. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)
  - Cameron Park N. Unit 7 – In progress
  - Country Club Garden Apartments – In progress
  
- b. New CC&R Attorney onboard – Welcome Kronick Moskowitz Tiedemann & Girard

**5. Items for Future CC&R Committee Agendas**

**6. Items to take to the Board of Directors**

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

**ADJOURNMENT – 6:13 PM**

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

---

Jim Mog  
CC&R Compliance Officer

---

Kelly Kantola, Chair  
CC&R Committee

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, June 6, 2022**  
**5:30 p.m.**

**Cameron Park Community Center – Social Room**

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

**HYBRID TELECONFERENCE TEAMS MEETING LINK**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZicONTBINjAtMGU4YS00NTE3LTK2ZWetZjE3YWMwMjFIOTkw%40thread.v2/0?content=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZicONTBINjAtMGU4YS00NTE3LTK2ZWetZjE3YWMwMjFIOTkw%40thread.v2/0?content=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d)

(Teleconference/Electronic Meeting Protocols are attached)

**Conformed Agenda**

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),  
Tim Israel (TI), Director Eric Aiston (EA),  
Alternate: ~~Monique Seobey (MS)~~ Sid Bazett (SB)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

**CALL TO ORDER - 5:35 PM**

**ROLL CALL – TI/EA/SB Present – KK,EW,CHC Absent**

*Public testimony will be received on each agenda item as it is called. 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.*

**APPROVAL OF AGENDA – Approved 3-0**

## **APPROVAL OF CONFORMED AGENDA**

1. Conformed Agenda – CC&R Meeting – May 9, 2022 – *Approved 3-0*

## **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**

### **2. Monthly Staff Report**

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
  - Total Cases Open = 38
    - Initial Notices – 6
    - Referred to Legal – 0
    - Pre-Legal Notices – 2 (1 on hold)
    - Final Notices – 3
    - Referred to Outside Agency - 3
  - Courtesy Notices – 16
  - Prior Month's Cleared Cases – 8
  - Prior Month's New Cases - 6
  
- b. Architectural Review Projects – Period – May 2022
  - Projects Reviewed – 25
  - Approved – 24

#### Summary of ARC Projects:

- Roofs – 8
- Solar – 5
- Tree Removals – 2
- Fences – 1
- New Home Const. – 1
- ADU/JADU – 1
- Swimming Pool – 4
- Exterior House Paint – 1
- Landscape – 1
- Deck - 1



### 3. Review and Support

- a. Appeal. 3658 Sudbury Ct.-Cameron Park N. #6 – Denied application for an Enclosed Garage. (Attachment 3a.) – *Denied application supported by Committee after appeal.*
- b. Prelegal request for:  
CCR20-1010 - 2879 Country Club Dr. – Camron Park N. Unit #2 – Improperly Stored Materials, trash.  
(Attachment 3b.) – *Prelegal request supported by Committee. Committee recommended wellness check on residence.*

### 4. Staff Updates

- a. Neighborhood Campaign Update (oral, J. Mog)  
Cameron Park N. Unit 7 – Legal review of CC&Rs clause on trailers before proceeding  
Country Club Garden Apartments – Completed. Unapproved vehicles, weed abatement, signs.

### 5. Items for Future CC&R Committee Agendas - *None*

### 6. Items to take to the Board of Directors - *None*

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – *None***

**ADJOURNMENT – 6:28 PM**

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

---

Jim Mog  
CC&R Compliance Officer

---

Kelly Kantola, Chair  
CC&R Committee

## CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street Number	Street Name	
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd
CCR22-1024	Referred to Outside Agency	Unapproved Structure	4055	LOCHABER	Dr
CCR22-1023	Referred to Outside Agency	Unapproved Structure	4049	LOCHABER	Dr
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1017	Court Decision	Other - Open	2967	ROYAL PARK	Ct
CCR22-1048	Courtesy Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3040	CAMEROSA	Cir
CCR22-1047	Courtesy Notice Sent	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	4260	CRAZY HORSE	Rd
CCR22-1046	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3555	CASTLEBROOK	Rd
CCR22-1045	Courtesy Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open Eastwood Park Unit 2 - Article 3. Use Restrictions - 3.03 Offensive Activities: Nuisances - Closed Eastwood Park Unit 5 - Article 3. Use Restrictions - 3.04 Parking Vehicles - Open	3481	RABEN	Way
CCR22-1043	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3685	MILLBRAE	Rd
CCR22-1041	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3281	VERANO	Ct
CCR22-1040	Courtesy Notice Sent	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr
CCR22-1039	Courtesy Notice Sent	Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3185	PERLETT	Dr
CCR22-1028	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2850	OSBORNE	Rd
CCR22-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3701	MILLBRAE	Rd

CCR22-1003	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3033	ROYAL	Dr
CCR21-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Lane
CCR21-1002	Courtesy Notice Sent	Improperly Stored Rec vehicles	3003	WILKINSON	Rd
CCR21-1001	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2431	MELLOWDAWN	Way
CCR22-1029	Final Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd
CCR21-1041	Final Notice Sent	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR22-1032	Initial Notice Sent	Bar J Ranch Ranch #6 - Clause 2.20 - Animals - Open	2701	ALICE	Ct
CCR22-1026	Initial Notice Sent	Cameron Park Unit No. 12 - Improperly stored materials - Open	2668	STERLING	Way
CCR22-1022	Initial Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	3051	BRAEMER	Dr
CCR22-1010	Initial Notice Sent	Improperly Stored Rec vehicles	2690	COUNTRY CLUB	Dr
CCR21-1077	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2892	OSBORNE	Rd
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR20-1010	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr

Number of Cases: 37

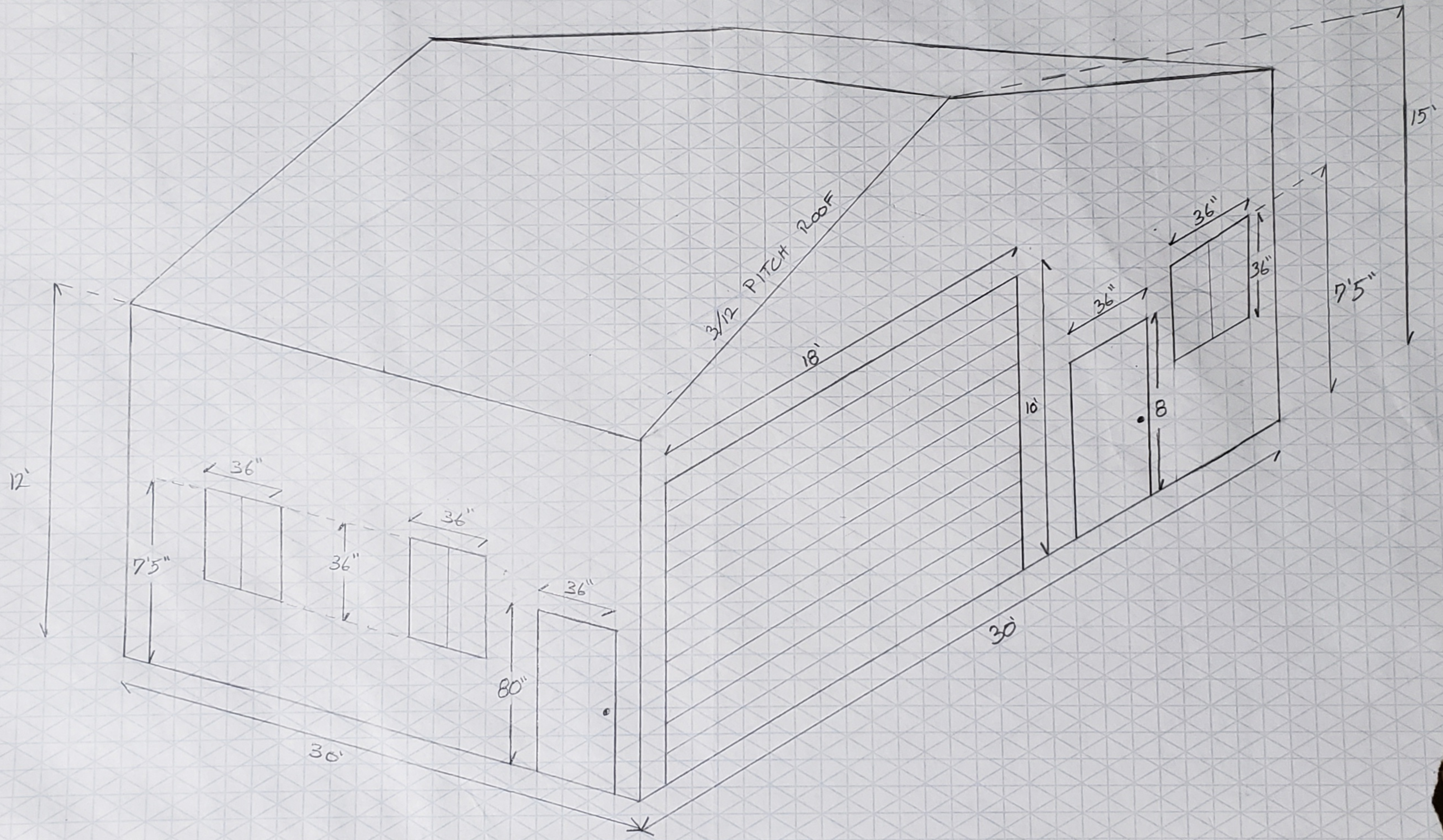
CC&R Violation Manager Case Detail Report

Copyright (c) 2000-2022 Cameron Park Community Services District All rights reserved.

Confidential Information - Do Not Distribute

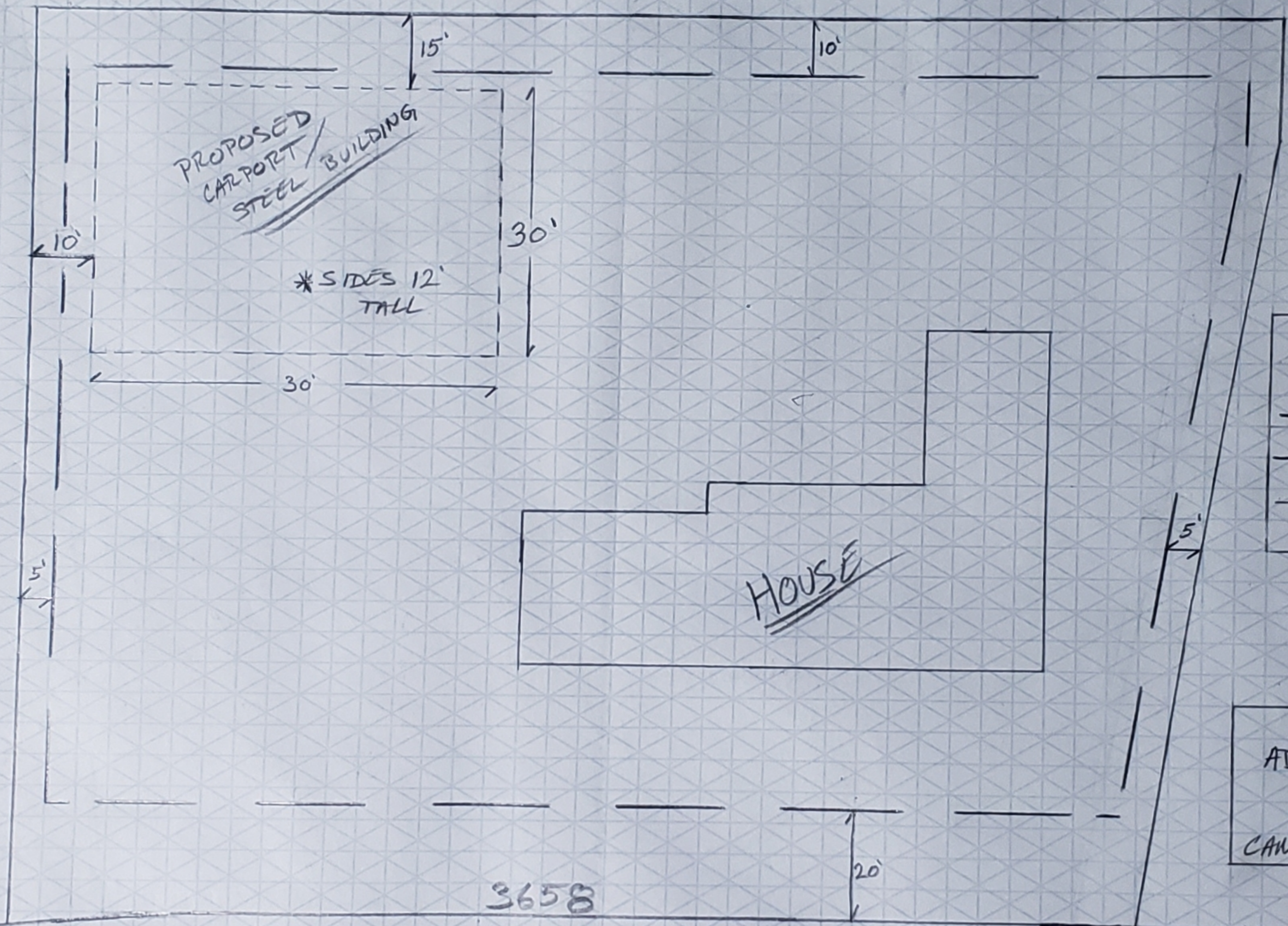
Generated By: Jim Mog 7/6/2022 2:11 PM







# CAMERON PARK DR.



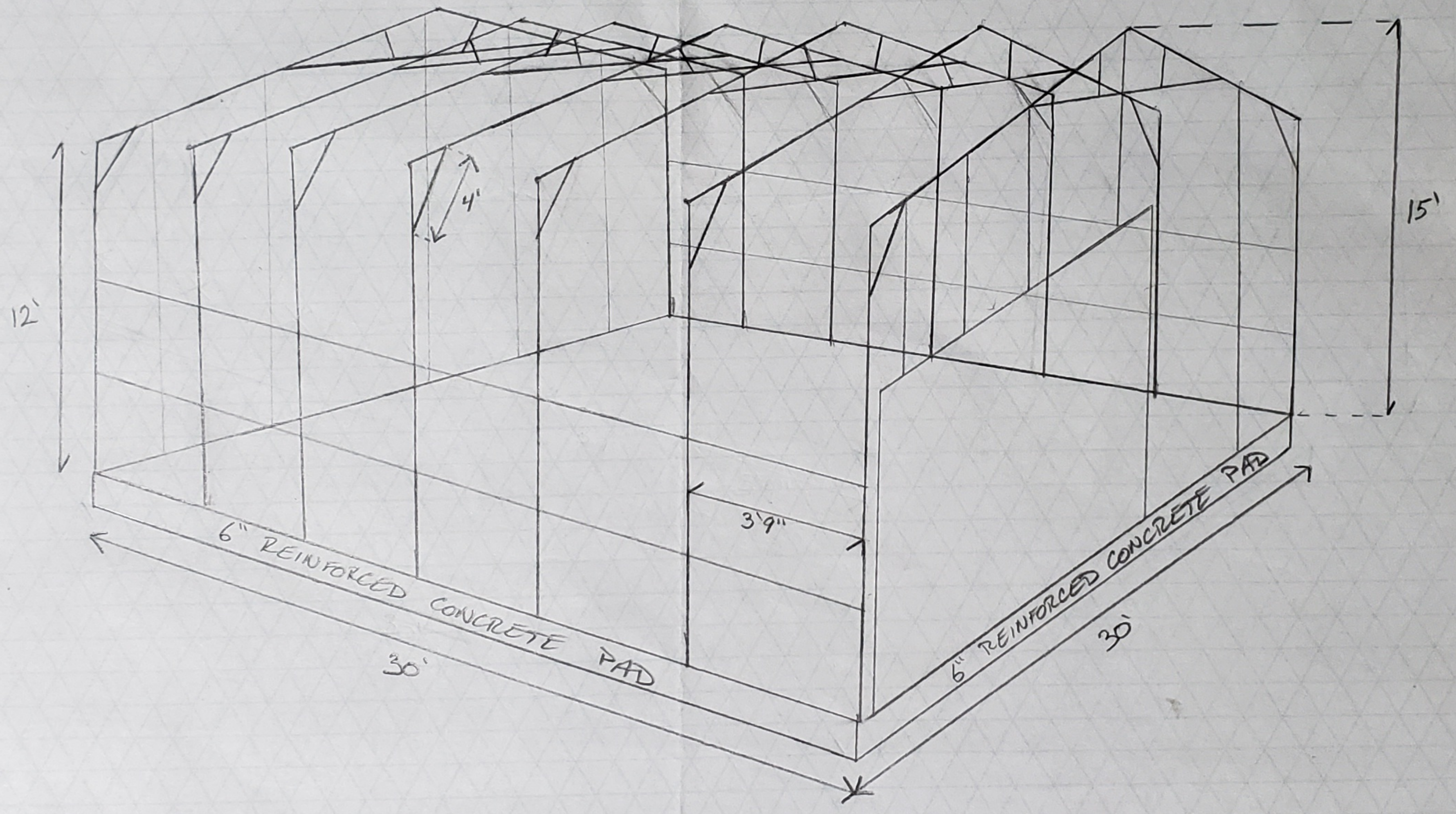
LEGEND	
—————	PROPERTY LINE
- - - - -	EASEMENT
- - - - -	PROPOSED CARPORT / STEEL BLD.

ADDRESS:  
3658  
SUDBURY CT.  
CAMERON PARK, CA

# SUDBURY CT.



\* ALL FRAMING AND UPRIGHTS/LEGS  
WILL BE ATTACHED TO CONCRETE  
PAD WITH CONCRETE ANCHORS







## Agenda Transmittal

**DATE:** July 11, 2022

**FROM:** Jim Mog CC&R Manager

**AGENDA ITEM #3A: REVIEW AND PROVIDE DECISION – APPLICANTS REVISIONS TO PREVIOUS APPLICATION FOR AN ENCLOSED GARAGE. 3658 SUDBURY CT. – CAMERON PARK N. #6**

**RECOMMENDED ACTION: DISCUSS AND PROVIDE APPROVAL FOR EXTERIOR GARAGE BASED ON REVISIONS.**

### Introduction

The ARC Committee was presented with an application and details for an enclosed garage in the back portion of the lot. The ARC Committee forwarded the application to the CC&R committee. The CC&R committee upheld the decision to deny the application as presented.

The applicant has since revised the plans to include T-111 siding and composition roof to match the existing residential structure.

1. Cameron Park N. Unit #6 - Section 12;

No buildings, fences, walls or other permanent structure shall be erected or altered or placed on any lot in said subdivision until building plans, specifications, and plot plans showing the location of the structures on the lot have been submitted to and approved in writing as to conformity and harmony of the external design and as not interfering with the reasonable enjoyment of any other lot, by an Architectural Committee.....

### ATTACHMENT:

3a. Site plan, details, and example photo of structure as submitted.



## Agenda Transmittal

**DATE:** July 11, 2022

**FROM:** Jim Mog CC&R Manager

**AGENDA ITEM #3A:** **REVIEW AND PROVIDE DECISION – APPLICANTS REVISIONS TO PREVIOUS APPLICATION FOR AN ENCLOSED GARAGE. 3658 SUDBURY CT. – CAMERON PARK N. #6**

**RECOMMENDED ACTION: DISCUSS AND PROVIDE APPROVAL FOR EXTERIOR GARAGE BASED ON REVISIONS.**

### **Introduction**

The ARC Committee was presented with an application and details for an enclosed garage in the back portion of the lot. The ARC Committee forwarded the application to the CC&R committee. The CC&R committee upheld the decision to deny the application as presented.

The applicant has since revised the plans to include T-111 siding and composition roof to match the existing residential structure.

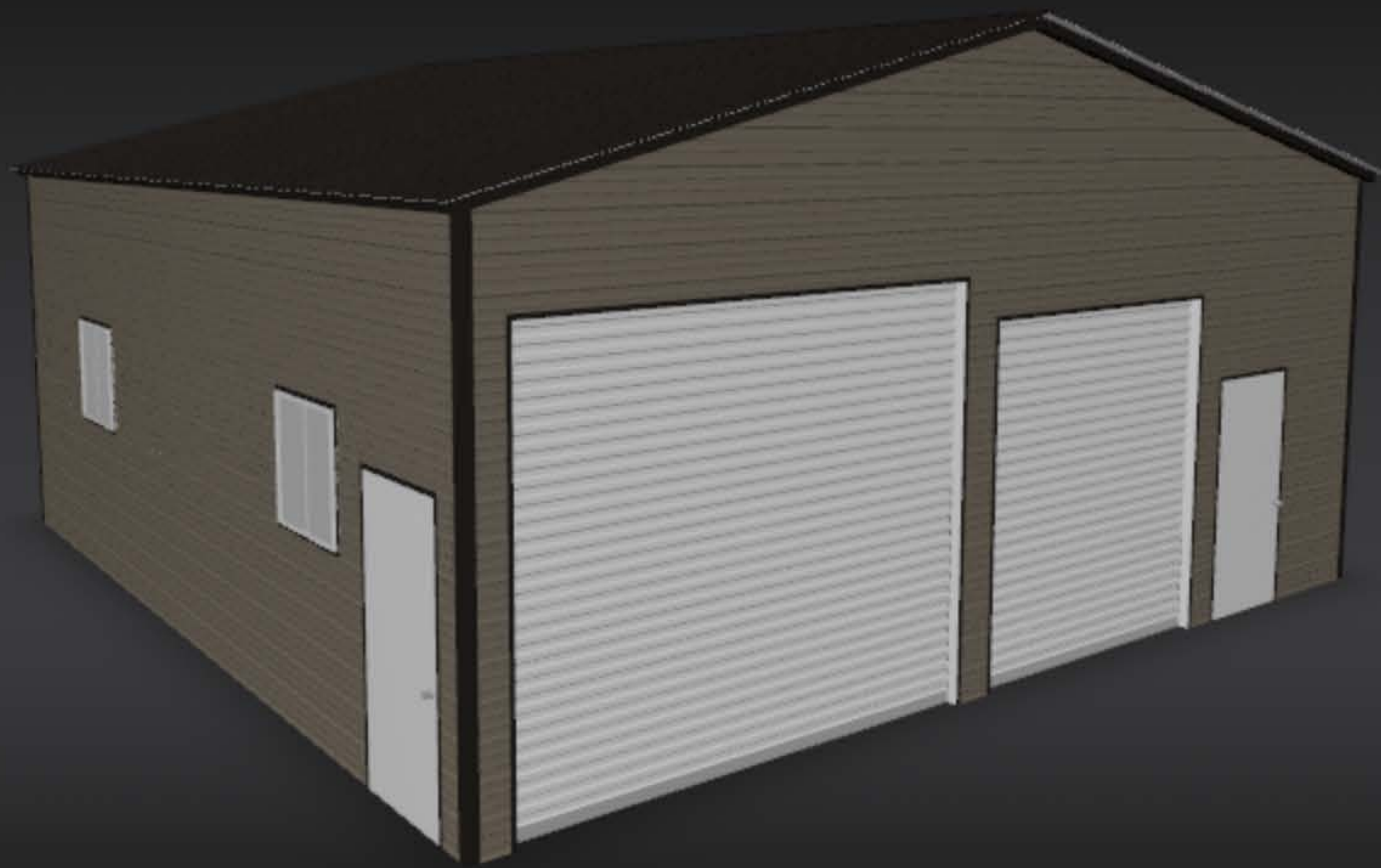
1. Cameron Park N. Unit #6 - Section 12;

No buildings, fences, walls or other permanent structure shall be erected or altered or placed on any lot in said subdivision until building plans, specifications, and plot plans showing the location of the structures on the lot have been submitted to and approved in writing as to conformity and harmony of the external design and as not interfering with the reasonable enjoyment of any other lot, by an Architectural Committee.....

### ATTACHMENT:

3a. Site plan, details, and example photo of structure as submitted.





# CASE FIELD REPORT

## Cameron Park Community Services District/CC&R Violation Manager

Assigned  
To:  
Mog, Jim

### CCR21-1041

Location of Violation: 2133 CARRILLO Ct  
Cameron Park, CA 95682 APN# 119225010

**CDBG** **Custom Location Field** **Custom Field**  
NO  
Property Type: Residential  
Subdivision: BAR J RANCH #2  
Fire District: CAMERON PARK CSD FIRE  
Acreage: 0.27000000  
Lot Description: L 173 BAR J RANCH #2  
Year Built: 1988  
Dwelling Units: 1  
Square Footage: 2195

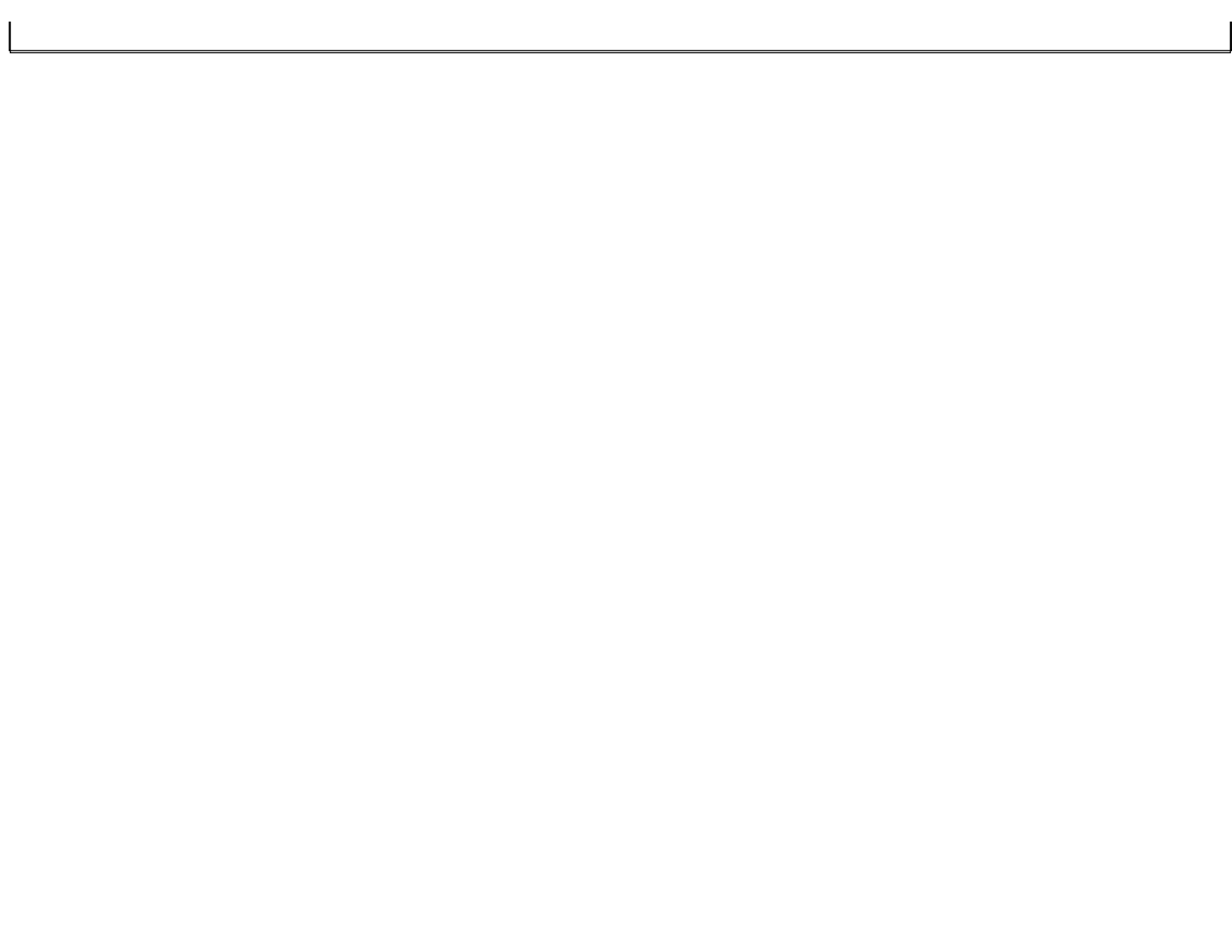
Owner Address (if different) Hm:  
Name: VARELLA JOSEPH LAWRENCE & ROBIN 2133 Carrillo Ct Wk:  
Business: CAMERON PARK, CA 95682-8965 Cell:

**Open Violation(s)** **Code Section**  
Bar J Ranch Unit 2 - 17. Vehicles  
Bar J Ranch Unit 2 - 17. Vehicles  
Bar J Ranch Unit 2 - Vehicles  
Bar J Ranch Unit 2 - Clause 17. Vehicles

Entry Date	Note Action Date	Type	Officer	Note/Activity
05/02/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
05/02/2022	2022-05-02	Note	Mog, Jim	Tim Completed inspection. RV has been placed behind fence line. Boat is still in Driveway.
03/31/2022	-	Violation	Mog, Jim	Added: Bar J Ranch Unit 2 - Vehicles
03/31/2022	-	Violation	Mog, Jim	Added: Bar J Ranch Unit 2 - 17. Vehicles
03/31/2022	-	Case	Mog, Jim	Case Status changed to Initial Notice Sent
01/25/2022	-	Case	Mog, Jim	Case Status changed to Continue to Monitor
12/16/2021	2021-12-16	Note	Mog, Jim	Upon inspection, vehicle has been removed from the street. A new violation exists at the site. A boat is parked in the driveway outside the fence line. This will require a new notice. Courtesy notice to be sent after an inspection of all Bar J #2 has been inspected for compliance in this section of CC&Rs
07/12/2021	2021-07-12	Note	Mog, Jim	Neighbor notified the CC&R department of a vehicle parked on the street and not being moved. Section 17 of the BAR J #2 CC&Rs do not allow street parking at any time.
07/12/2021	-	Violation	Mog, Jim	Added: Bar J Ranch Unit 2 - 17. Vehicles
07/12/2021	-	Case	Mog, Jim	Initial Case Status Courtesy Notice Sent
07/12/2021	-	Case	Mog, Jim	Case Opened (Created)

**Follow-up** 07/11/2022 Request Pre-Legal for Boat.

### INVESTIGATION:





Uploaded on: 05/02/2022 - CC&R Pic  
RV Behind Fence Line - Boat still improperly stored in driveway. Must be behind fence line or off site.



Uploaded on: 06/20/2022 - CC&R Pic  
Boat still not properly stored.

## Jim Mog

---

**From:** Harrell, Amara <aharrell@kmtg.com>  
**Sent:** Thursday, June 23, 2022 9:17 AM  
**To:** Jim Mog  
**Subject:** RE: Cameron Park Unit #7

Hi Jim,

I'm available:

Monday any time in the afternoon  
Tuesday 10am-1pm and after 3pm  
Wednesday 10-11am and 12-2pm

I'll be out of the office Thursday and Friday.

Best,



**Amara Harrell** | Shareholder  
Kronick Moskowitz Tiedemann & Girard | [kmtg.com](http://kmtg.com)  
916.321.4598

CONFIDENTIALITY: This communication may contain confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate to the sender that you have received this email in error, and delete the copy you received.

---

**From:** Jim Mog <JMog@cameronpark.org>  
**Sent:** Tuesday, June 21, 2022 11:54 AM  
**To:** Harrell, Amara <aharrell@kmtg.com>  
**Subject:** RE: Cameron Park Unit #7

Thank you Amara,

This is great information.  
I do have a couple of questions that I will contact you for a discussion next week.  
We have our big community celebration this weekend.

I am also going to use this email and our Q and A next week to review with the CC&R committee on the July 11<sup>th</sup> Agenda.

Please let me know next week a good time to contact you for about 20 minutes.

And thank you again for this information

Jim Mog

*Cameron Park Community Services District*



CC&R Compliance Officer  
ARC Manager  
[www.cameronpark.org](http://www.cameronpark.org)  
2502 Country Club Drive  
Cameron Park, CA 95682  
Office Hours: M-F 9am-4:30pm  
Phone: (530) 677-2231  
Email: [cpcsd@cameronpark.org](mailto:cpcsd@cameronpark.org)  
[Facebook](#)  
[Twitter](#)



---

**From:** Harrell, Amara <[aharrell@kmtg.com](mailto:aharrell@kmtg.com)>  
**Sent:** Tuesday, June 21, 2022 11:31 AM  
**To:** Jim Mog <[JMog@cameronpark.org](mailto:JMog@cameronpark.org)>  
**Subject:** RE: Cameron Park Unit #7

Hi Jim,

This is an interesting issue that courts have not agreed on.

Section 13 of the CCRs prohibit “house-trailers” or “commercial-type vehicles,” except on certain lots. There aren’t any California cases that have specifically looked at what the term “house trailer” encompasses.

In construing a restrictive covenant, the principles applied by the courts are generally the same as those governing any contract. The terms are accorded their plain meaning, in the absence of any ambiguity. When ambiguity is found however, the courts rely on the parties intention in creating the restriction, tempered by the principle that restrictive covenants are strictly construed in favor of the free use of land.

In other states, courts have looked to see what that term meant at the time that the CCRs were recorded and look to what the developer originally meant for the term to mean. Depending on the construction given to a restrictive covenant, courts in other states have found that motor homes and trailers designed for recreational purposes constitute a “mobile home,” “house trailer,” “trailer house”, or “trailer”, but not in others. The disparity in rulings appears to be centered on whether the trailer is self-propelled, or whether the parties intended the words to apply to generic successor replacements. Numerous courts have determined that house trailers, which are towed vehicles, are different than motor homes, which are self-propelled recreational vehicles. One court observed that the term “house

trailer” acquired an undesirable connotation in the 1960’s resulting in a concerted effort by the industry to change its image; in the late 1960s, the term “mobile home” began to replace the term “house trailer.” “House trailer” was commonly used back in the 1960’s as trailers that were larger in size. People also referred to them as “travel trailers” or “mobile homes.” They can be moved but don’t have their own motors. “Motor homes” and “RV’s” are commonly used interchangeably for trailers that have their own cabs and engines.

Here, the CCRs are very specific in that it only prohibits “house trailers,” not trailers in general. Therefore, unless facts can be shown that the term “house trailer” was meant to encompass all types of moving recreational vehicles at the time that the CCRs were recorded, it is unlikely that a court will find that the term encompasses RV’s and motor homes. The term would, however, encompass tear drop trailers, travel trailers, as those are towed vehicles used for housing. Other types of trailers, such as car and boat trailers, probably do not fit within the definition of “house trailers.”

Let me know if you have any further questions or would like to discuss.

Best,



Amara Harrell | Shareholder  
Kronick Moskovitz Tiedemann & Girard | [kmtg.com](http://kmtg.com)  
916.321.4598



CONFIDENTIALITY: This communication may contain confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate to the sender that you have received this email in error, and delete the copy you received.

---

**From:** Jim Mog <[JMog@cameronpark.org](mailto:JMog@cameronpark.org)>  
**Sent:** Thursday, June 9, 2022 11:14 AM  
**To:** Harrell, Amara <[aharrell@kmtg.com](mailto:aharrell@kmtg.com)>  
**Subject:** Cameron Park Unit #7

Good Morning Amara,

I have stuff coming your way now.

We have a community that has a CC&R section that needs to be better clarified in order to determine what we can address in violations.

During one of our Neighborhood campaigns, we noticed over 20 homes that have the following:

Car trailers, Tear Drop trailers, RV’s, Travel Trailers, Boat trailers and commercial trailers.

Please see section 13 of the Cameron Park #7 CC&R attached.

We would like to address all of the trailer items and get the neighborhood cleaned up but would need to know how far we can extend the section to address these items. Naturally, the CC&R would have to hold up in court for those items we address.

Can you please help discern what items we can address? “House trailers” sound very vague. Some may see that any travel trailer with a sleeping bed in them to be a house trailer while others would define it as a mobile home.

Any clarity you can provide would be helpful.

Thank you,

Jim Mog

*Cameron Park Community Services District*

CC&R Compliance Officer

ARC Manager

[www.cameronpark.org](http://www.cameronpark.org)

2502 Country Club Drive

Cameron Park, CA 95682

Office Hours: M-F 9am-4:30pm

Phone: (530) 677-2231

Email: [cpcsd@cameronpark.org](mailto:cpcsd@cameronpark.org)

[Facebook](#)

[Twitter](#)





# CASE FIELD REPORT

## Cameron Park Community Services District/CC&R Violation Manager

Assigned To:  
Mog, Jim

**CCR20-1010**

Location of Violation: 2879 COUNTRY CLUB Dr APN# 08224109  
COUNTY OF EL DORADO, Ca 95682

**CDBG** **Custom Location Field** **Custom Field**  
NO Property Type: Residential Pre-Legal Committee Meeting Date: 2022-07-11 00:00:00  
Subdivision: CAMERON PK N 2 Mail Tracking Number: 7018 0360 0000 9576 1364  
Fire District: CAMERON PARK CSD FIRE

Owner Address (if different) Hm:  
Name: MCCARTHY , KEITH M 2879 COUNTRY CLUB Dr Wk: 530.391.4066  
Business: CAMERON PARK, CA 95682 Cell:

**Open Violation(s)** **Code Section**  
Cameron Park North Unit No. 2 - Improperly Stored Materials Cameron Park North Unit No. 2 - Clause 7: Improperly Stored Materials

Entry Date	Note Action Date	Type	Officer	Note/Activity
06/27/2022	2022-06-27	Note	Mog, Jim	APS Social workers completed a visit at the residence. Coordinate and send case files to: jaalah.parham@edcgov.us - Office 530-642-4832
06/27/2022	2022-06-08	Note	Mog, Jim	Received a call from responding deputy at the site. They completed a door knock and asked for the resident. Deputies were told that Keith was out at the bank and is driving a silver SUV type vehicle. From our observations and comments from Mrs. McCarthey, Keith is handicap. We have not seen a silver SUV at the residence and we have never seen Mr. McCarty out of his wheelchair without assistance. We will follow up with Code Enforcement at the next MAAT meeting on June 29th.
06/08/2022	-	Case	Mog, Jim	Case Status changed to Pre-legal Notice Sent
06/08/2022	2022-06-08	Note	Mog, Jim	At the direction of El Dorado County Code Enforcement, I called the EDC Sheriff dispatch and requested a wellness check. The dispatch officer took down all the information on the resident I could provide as well as the reason for the request. I asked if I could forward my case file for better clarification. the dispatch officer said it is not necessary but that if the responding officer wanted more information they would call our CC&R cell phone. I left my name and contact number.
06/08/2022	2022-06-08	Note	Mog, Jim	Regular weekly inspections have been completed on the property since April 2022. Trash has not been cleaned up. Broken down vehicles have been brought in and some major auto repair work has been done. We have noticed many more cars and people that have never been there before as well as additional trash being brought in by those vehicles. CC&R Committee has requested that we request a wellness check as the owner has not been seen in several months.
04/07/2022	2022-04-07	Note	Mog, Jim	House is continued to be monitored. Residents appear to be working on clean up. It appears to be worse during this clean up after the final notice was sent. Complaints are coming in while clean up is in process. An additional inspection will be completed in mid April to determine if clean up is sufficient to be in compliance.
01/21/2022	-	Violation	Mog, Jim	Added: Cameron Park North Unit No. 2 - Improperly Stored Materials
01/21/2022	2022-01-21	Note	Mog, Jim	Inspection was completed at the beginning of January. After inspection it looked as if they were going to clean it up but it was just moved to the side along the hedges. This is a repeat offender. Per CC&R committee resolution, this will not revert back to initial notice. Final notice will be sent.
01/21/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
11/05/2020	-	Case	Mog, Jim	Case Status changed to Closed: Voluntary Compliance
11/05/2020	-	Violation	Mog, Jim	Change violation status from: Open to: Closed
11/05/2020	2020-11-05	Note	Mog, Jim	Completed a follow up inspection of frontage of property. All that was asked to be cleaned up was completed. Frontage looks much better.
10/26/2020	2020-10-26	Note	Mog, Jim	Spoke with Kathy McCarthy this morning to review her violations. Primarily to clean up the property front and back. The back can be seen by all neighbors. Clarified that there has been no complaints about fire arms so she can disregard that portion of the code. Tent structure in back is either to be removed or run through ARC for approval.
10/21/2020	2020-10-21	Note	Mog, Jim	Inspection performed after email was received by neighbor. A "Final Initial notice" was sent to resident. Reason for additional initial notice was done due to the fact that no notice was sent out since February. The purpose is to alert homeowner that the violation notice procedure is being revived since long duration between actions. Letter was noted that Final Notice and Pre-legal notice were to follow without correction.
07/01/2020	2020-07-01	Note	*Dalton, Robert	I talked to lady owner, who acknowledged that there was still trash left and that they were doing the best that they could to clean it up. Husband is disabled.
02/24/2020	-	Case	Magoolaghan, Kate	Case Status changed to Initial Notice Sent
02/21/2020	-	Violation	Magoolaghan, Kate	Added: Cameron Park North Unit No. 2 - Improperly Stored Materials
02/21/2020	-	Case	Magoolaghan, Kate	Initial Case Status Complaint Filed
02/21/2020	-	Case	Magoolaghan, Kate	Case Opened (Created)

**INVESTIGATION:**




Uploaded on: 01/21/2022 - CC&R Pic

Laundry Equipment, Old Fridge, several bags of garbage, broken furniture and improperly stored materials. All moved along hedges after inspection and still present



Uploaded on: 01/21/2022 - CC&R Pic



Uploaded on: 04/07/2022 - CC&R Pic

Improperly stored materials, trailer, car parts and trailer frame and hubs up against side planter in frontage.



Uploaded on: 04/07/2022 - CC&R Pic

Improperly stored materials, trailer, car parts and trailer frame and hubs up against side planter in frontage.