



Covenants, Conditions & Restrictions (CC&R) Committee
Tuesday, September 8, 2026
5:30pm

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

Agenda

Members: Chair Bob Dutta (BD), Vice Chair Candace Hill Calvert (CHC),
Tim Israel (TI), Katie Gilchrest (KG), 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

Non-Action Items

- 1. CCR26-10 - 2881 Clemson Dr.** – (Owner to address committee regarding boat violation)
- 2. CCR25-1044 – 4028 Berry Rd.** – (Owner to address committee regarding boat violation)
- 3. CC&R Updates** (J. Mog)
 - a. Case Detail Report

DEPARTMENT MATTERS

Action Items

- b. CCR25-1070 – 3278 Country Club Dr. – Recreational Trailer Violation
- c. CCR20-1035 – 3451 La Canada Dr. – Storable Materials
- d. CCR25-1062 – 3415 Chasen Dr. – Livestock Violation (Chickens)
- e. CCR21-1001 – 2431 Mellowdawn Way – Trailered items Violation
- f. CCR21-1002 – 3003 Wilkinson Rd. – Trailered Items and RV Violation

4. ARC Updates (J. Mog)

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, July 6, 2026
5:30pm

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

Minutes

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

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

CALL TO ORDER - 5:31pm

ROLL CALL – BD/CHC/TI/TE (KG was absent)

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

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. 3415 Chasen Drive – Pre-Legal Hearing (J. Mog)**
 - Owner of 3415 Chasen Dr. attended meeting and made an appeal to house chickens.
 - Committee discussed appeal and voted for decision.
 - Case approved by the committee for abatement and Pre-Legal notice.
- 2. CC&R Updates (J. Mog)**
 - a. Case Detail Report
 - b. 3278 Country Club Drive – 2 Trailered Items, Trash, and Storable Items
 - c. Neighborhood Campaigns

d. BBK Law Firm

3. ARC Updates (J. Mog)

-

4. Items for future CC&R Committee Agendas - None

5. Items to Take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – *TE/BD/CHC/TI – Confirming attendance on 9.8.2026 CC&R meeting*

ADJOURNMENT – 6:13 PM

Niki Garrison
Board Clerk

Bob Dutta Chair
CC&R Committee

Cameron Park Community Services District



Staff Report

DATE: September 8, 2026

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #2: CC&R STAFF UPDATES

RECOMMENDED ACTION: Review & Discuss

Introduction

Staff worked on complaints and continued case work over the past 2 months.

2a. Case Detail Report 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 #2A).

CC&R Summary: Total Cases Open – 40

- Courtesy Notices - 10
- Initial Notices - 8
- Final Notices - 4
- Pre-legal Notices - 4
- Referred to Legal – 2 (re-opened for same violations)

Action Items: Request to forward to the Board of Directors for action

2b. CCR25-1070 – 3278 Country Club Dr. – Recreational Trailer Violation – No abatement after pre-legal notice – Requesting case to be forwarded to the Board of Directors for Legal Notice action approval.

2c. CCR20-1035 – 3451 La Canada Dr. – Storable Materials, Trailered Items & Rubbish Abatement Violation– No abatement after pre-legal notice – Requesting case to be forwarded to the Board of Directors for Legal Notice action approval.

2d. CCR25-1062 – 3415 Chasen Dr. – Livestock Violation (Chickens) – No abatement after pre-legal notice - Requesting case to be forwarded to the Board of Directors for Legal Notice action approval.

2e. CCR21-1001 – 2431 Mellowdawn Way – Trailered items Violation – No abatement after pre-legal notice or legal notice - Requesting case to be forwarded to the Board of Directors for Legal Notice action approval.

2f. CCR21-1002 – 3003 Wilkinson Rd. – Trailered Items and RV Violation - No abatement after pre-legal notice or legal notice - Requesting case to be forwarded to the Board of Directors for Legal Notice action approval.

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	#	Street Name		Open Date
CCR26-24	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	4112	BEASLEY	Dr	8/17/2026
CCR26-23	Courtesy Notice Sent	Cambridge Estates - Article VI Fences and Screening of Materials and Vehicles -2. - Open	4000	BERRY	Rd	8/6/2026
CCR26-22	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2822	HOLLY HILLS	Ln	8/6/2026
CCR26-20	Courtesy Notice Sent	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3505	CULVER	Ln	7/15/2026
CCR26-19	Courtesy Notice Sent	Eastwood Park Unit 1 - Unmaintained Landscaping - Open	3537	CULVER	Ln	7/15/2026
CCR26-16	Courtesy Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 9. Storage - Open	3278	LA CANADA	Dr	6/25/2026
CCR26-12	Courtesy Notice Sent	Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open Bar J Ranch Unit 1 - Unmaintained Landscaping - Open Bar J Ranch #1 Clause 6 - Unsightly Items - Open	3500	SOMBRA	Ct	5/22/2026
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
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR20-1027	Courtesy Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Closed Cambridge Oaks Unit 3 - 1. Use of Lots - Open Cambridge Oaks Unit 3 - 5. Garbage and Refuse Disposal - Open	615	TARAYA	Ct	6/16/2020

CCR25-1044	Final Notice Sent	Cambridge Estates - Article VI Fences and Screening of Materials and Vehicles -2. - Open	4028	BERRY	Rd	6/25/2025
CCR25-1008	Final Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	2559	ROSALES	St	2/7/2025
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR23-1014	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Closed	2885	HOLLY HILLS	Ln	3/27/2023
CCR26-10	Initial Notice Sent	Creekside Estates Unit No. 4 - II. Special Provisions - M. Vehicle Restrictions - Open	2881	CLEMSON	Dr	4/16/2026
CCR26-5	Initial Notice Sent	Cameron Park N. Unit 7 - Architectural Committee Review Approval Required - Open	2836	LA CRESCENTA	Dr	3/25/2026
CCR25-1067	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2760	KNOLLWOOD	Dr	11/21/2025
CCR25-1046	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2594	KNOLLWOOD	Dr	7/7/2025
CCR25-1020	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2605	KNOLLWOOD	Dr	3/19/2025
CCR25-1017	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2317	KNOLLWOOD	Dr	3/11/2025
CCR23-1049	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	2529	COUNTRY CLUB	Dr	8/9/2023
CCR21-1052	Initial Notice Sent	Cameron Park North Unit No. 1 - Clause 4 - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3558	EAGLE VIEW	Dr	8/23/2021
CCR25-1070	Pre-legal 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	Pre-legal Notice Sent	Eastwood Park Unit 2 - Article 3. Use Restrictions - 3.09 Animals - Open	3415	CHASEN	Dr	10/16/2025
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 Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open	3451	LA CANADA	Dr	9/16/2020
CCR21-1002	Referred to Legal	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021
CCR21-1001	Referred to Legal	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed	2431	MELLOWDAWN	Way	1/20/2021

Number of Cases: 40

CC&R Violation Manager Case Detail Report

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Cameron Park Community Services District



Staff Report

DATE: September 8, 2026

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #4: ARC UPDATES

RECOMMENDED ACTION: Review & Discuss

Architectural Review Committee Projects reviewed totals – July & August

- Projects Reviewed – 39
- Projects Approved – 38 – (One new home had requested revisions to meet CC&Rs)

Architectural Review Projects Breakdown

- Patio Cover - 2
- Swimming Pool - 5
- Deck - 4
- Exterior Renovation – 2
- New Home Construction – 3
- Windows – 1
- Roofs – 16
- Siding – 5
- Detached Garage - 1

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 Architectural Review Committee reviewed the designs on April 14th for 9 different variations of homes that will be built on the project. The Committee approved these designs for the Master Plan.

Nine (9) more lots were released in July and August for construction. This makes 30 of 47 houses released for construction. The location of the development is South of Green Valley Road on Silver Springs Parkway behind the first development of Silver Springs.