



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

Agenda

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

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. 3415 Chasen Drive – Pre-Legal Hearing (J. Mog)**
- 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

5. Items to Take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT



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

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/TI/KG (CHC 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. 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
- *Approved for pre-legal and legal at staff's discretion*
- e. Neighborhood Campaigns

2. ARC Updates (J. Mog)

3. Architectural Review/Action (J. Mog)

Item #	Property Address	Unit	APN	Project	Status
3a.	7071 Kentfield Dr.	Cameron Ridge #2	083-583-025	Retaining Wall	<i>Not Approved</i>
3b.	3343 Fairway Dr.	Cameron Park #1	082-112-010	Siding	<i>Approved</i>
3c.	3230 Sudbury Rd.	Cameron Park #6	083-253-026	Storage Shed	<i>Approved</i>
3d.	3400 Raben Way	Eastwood Park #1	070-323-010	Swimming Pool, Patio Cover, Deck	<i>Approved</i>
3e.	3038 Merrywood Cir.	Cameron Park N 2	082-232-007	Fence	<i>Approved</i>
3f.	3903 Archwood Rd.	Cameron Park N 2	082-232-003	Storage Shed	<i>Approved</i>

4. Items for future CC&R Committee Agendas

- *Director Gilchrest will be absent; Director Bazett is the alternate*

5. Items to Take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 6:41pm

Niki Garrison
Board Clerk

Bob Dutta Chair
CC&R Committee



Cameron Park Community Services District

Staff Report

DATE: July 6, 2026

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #1: 3415 CHASEN DRIVE – PRE-LEGAL HEARING

RECOMMENDED ACTION: Review & Provide decision

CCR25-1062: 3415 Chasen Drive – Action Request

- Unallowed livestock and coop on the property in the back (Chickens)
- Staff has sent three notices requesting abatement (Courtesy, Initial and Final notices)
- On April 14th, the owner of the property notified staff that they would like to appeal. Per the CC&R handbook, appeals are to be made to the CC&R Committee. Staff responded that the violation notices provide directions to meet with the CC&R committee on May 4th. The owner replied that they could not attend. Staff provided the second option of either submitting a written appeal to be read at the meeting or requesting a one-time continuance to the July meeting, per the CC&R handbook.
- The owner replied on April 28th, requesting the continuance to the July 6th meeting to discuss the violation through appeal.



Cameron Park Community Services District

Staff Report

DATE: July 6, 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 – 20

- Courtesy Notices - 7
- Initial Notices - 7
- Final Notices - 5
- Pre-legal Notices - 1
- Referred to Legal - 0

2b. CCR25-1070: 3278 Country Club Drive Update

- One trailered item remains, trash partially cleaned up and storable items to be managed.
- Staff contacted owner after the initial notice. With owner acknowledgement, 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. The owner did not attend the meeting.
- Staff has requested legal notice of demand from legal counsel. Expected release of that notice will be in early July.

2c. Neighborhood Campaigns

Staff completed a neighborhood campaign in Cameron Park #7 at the request of residents. Twelve campaign notices were sent out in the 247-home neighborhood. This campaign was completed at the end of May. The Cameron Park #11 neighborhood Campaign will follow in the coming month.

2d. BBK Law Firm

Staff worked with BBK for onboarding and Handbook review. Cases and Handbook update considerations are currently being reviewed with counsel.

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	#	Street		Open Date
CCR26-17	Courtesy Notice Sent	Bar J Ranch Unit 9 - Vehicle Parking - Open	4236	GAILEY	Cir	6/25/2026
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
CCR26-15	Courtesy Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3018	CAMEROSA	Cir	6/15/2026
CCR26-13	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3957	LOS SANTOS	Dr	5/27/2026
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
CCR25-1062	Final Notice Sent	Eastwood Park Unit 2 - Article 3. Use Restrictions - 3.09 Animals - Open	3415	CHASEN	Dr	10.16.25
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
CCR23-1072	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3913	LOS SANTOS	Dr	9/29/2023
CCR22-1053	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3847	LOS SANTOS	Dr	8/10/2022
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

Attachment# 2A

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
CCR25-1020	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
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

Number of Cases: 38

CC&R Violation Manager Case Detail Report

Generated On: 6/30/2026 2:41 PM

Cameron Park Community Services District



Staff Report

DATE: July 6, 2026
FROM: Jim Mog, CC&R Compliance Officer
AGENDA ITEM #3: ARC UPDATES

RECOMMENDED ACTION: Review & Discuss

Architectural Review Committee Projects reviewed totals – May & June

- Projects Reviewed – 30
- Projects Approved – 30

Architectural Review Projects Breakdown

- Patio Cover - 1
- Swimming Pool - 1
- Deck - 2
- Exterior Paint – 3
- Retaining Wall - 1
- Exterior Renovation – 1
- New Home Construction – 2
- Fence – 2
- Windows – 1
- Hot Tub – 1
- Roofs - 15

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.

Three more lots were released on June 24th for construction. This makes 21 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.