

**By-Laws  
Of  
Home Owners of KONO TAYEE ESTATES  
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**HOMEOWNERS OF KONO TAYEE ESTATES**

**GUIDELINES AND SPECIAL REGULATIONS**

**AMENDED September 8, 2007**

**I. GENERAL**

A. The BBQ area, beach, pier, floating dock, swimming float and launching facility are for the use of the members and their immediate families.

**B. EXCEPTIONS THERETO:**

1. Guests of members accompanied by members.
2. All renters using the rental property as their primary residence, shall have the privilege of use as set forth herein, provided that:
  - a. The property owner signs and delivers to the Association for filing an "Assumption of Responsibility Agreement" for any and all financial losses to the Association or it's members caused by the tenant's violation of the CC & R's and/or Special Regulations as set forth by the Board of Directors, or from any act that endangers the property, health or welfare of the membership.
  - b. If the Assumption of Responsibility form is not on file with the Secretary of the Association then the tenant shall have no privilege or authority to use any of the facilities described above and herein.
  - c. The owner of rental property shall, at the time of renting the property, advise the tenant as to whether or not the described privileges are available to the tenant and whether or not the landlord has signed and filed the Assumption of Responsibility form. Such advise to tenant shall be in writing on a "Tenant Privilege Notification" form available through the Association.

Example: If the owner (or his designee) signs an Assumption of Responsibility form, then the tenant has the use of all facilities as set forth in Article #1A, and the tenant will be so advised in the Tenant Privilege Notification. If the owner does NOT sign the Assumption of Responsibility form, then the tenant has NO PRIVILEGE OF USE of any of the recreational facilities as set forth in Article #1, and the tenant will be so advised in the Tenant Privilege Notification

d. The Tenant Privilege Notification shall be acknowledged by the tenant by signature on such notification and the form shall be filed with the Association along with the Assumption of Responsibility prior to the execution of any rental agreement.

e. Reference to the Tenant Privilege Notification shall be made in any and all rental agreements executed by members advising tenants of the privileges to which they are entitled.

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- C. "Tenant Privilege Notification" shall include the following:
    - 1. The name of the owner of the property
    - 2. If the owner is not a Kono Tayee Estates resident, then the name of the Kono Tayee Estates resident who is the designated representative (designee) of the owner that is to be contacted by the tenant or the Association in the event of need.
    - 3. The beginning and ending date of the tenancy.
    - 4. The number of tenants occupying the premises.
    - 5. The names and permanent home addresses of each tenant.
  - D. A current copy of the Association guidelines and Special Regulations, that has been read, understood, agreed to and acknowledged by signature of the tenant on the Tenant Privilege Notification, which shall be submitted to the Association for filing upon arrival for their tenancy at Kono Tayee.
  - E. At least one copy of the Guidelines and Special Regulations shall be posted within the premises of the rented property.
  - F. Copies of the Guidelines and Special Regulations shall be available through the Association Secretary at a cost of \$25.00 each.
- II. None of the foregoing shall relieve property owners from liability for the conduct of their guests.
- III. **Dogs** must be leashed at all times when not on their owner's property as per Lake County Ordinance #1502. Violators are subject to citation and/or impoundment of the animal by the Animal Control Department. Any member or citizen may report violations of this Ordinance. Dog owners shall be responsible for any and all nuisances caused by their animals including, but not limited to, excessive or loud noise (barking) and damage to property of others from urination or defecation. Dog owners shall remove droppings left by their animals on the property of others. **DOGS ARE NOT ALLOWED ON THE BEACH OR PIER AT ANY TIME.**
- IV. **Vehicles and boat trailers** cannot block the boat launching facilities from the use of others. Resident, guests and tenants shall park vehicles and trailers on their own property, or that of the Kono Tayee resident of whom they are guests, immediately after launching. Parking is not allowed against red curbs or which inhibits the unobstructed use of other.
- V. **Use of recreational vehicles and camping in Kono Tayee Estates.**
- A. No camping is permitted on undeveloped property.
    - 1. Article II, Section 15-15 of the Lake County Code states: It shall be unlawful for any person or persons to camp, cook, or sleep upon any public road, highway, or other public road highway, or other public place in the County of Lake, except where camping is expressly designated permissible by Federal, State or Local authority. (Ordinance No. 213, Paragraph 1, 1937)
  - B. Limited storage of trailers and vehicles on undeveloped lots is allowed as follows:

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1. Owners of such undeveloped property may store no more than two of their own (vehicles and/or trailers) on their own property for longer than two (2) weeks.
2. Owners may store more than two vehicles and/or trailers for a short period, not to exceed two weeks.
  - . Owners may give permission to another member or members to park non-owner vehicles on their property under the same guidelines and limitations as specified in (1) and (2) above. Any long-term non-owner authorized use shall be authorized in writing and such authorization be on file with the Association Secretary. Failure to notify Secretary may result in such non-owned vehicles being towed away at owner's expense.
  - a. Members are advised that they may be held liable for damage to non-owned vehicles stored on their property and for injuries caused by those vehicles.
  - b. Recreational Vehicles (RV's) or travel trailers may be used for additional sleeping quarters provided they are parked on property owned by members that is upon or adjacent to the member's Kono Tayee Estates residence for a period not to exceed two (2) weeks.

- a. Tenants do not have this privilege, even if all other privileges are allowed under Tenant Notification and Assumption of Responsibility Agreement. Maximum number of tenants allowed per property is set forth in each individual rental agreement between landlord and tenant.
- b. All vehicles parked within Kono Tayee Estates shall be in compliance with Section 10.205 of Division II of the Uniform Fire Code.

- (1) Section 10.205 states that: No vehicle, motorized or non-motorized shall park on any street in such a manner as to be an obstruction to the operation of any emergency vehicle.
- (2) There shall be no overnight, or extended non-attended daytime parking of any motorized or non-motorized vehicle on Alston Way, Kono Way, or Harry Way.

- C. Section 10.204. (a) of the 1991 Uniform Fire Code States that: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.
  1. No trailer or boat may be parked on any street over night that is not connected to a vehicle capable of moving such trailer or boat in an emergency.
  2. Vehicles parked so as to block access to emergency vehicles may be cited or towed at the owner's expense.

**VI. Boating and Skiing**

- A. Practice safety at all times. Understand and Practice California Boating Laws and Regulations. Laws and Regulations are enforceable by the Sheriff's Patrol and members are advised to report violations to the proper authorities.

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- B. There is a 5 MILE PER HOUR SPEED MAXIMUM SPEED LIMIT in the following areas (from the Harbors and Navigation Code):
  - 1. Within the canal.
  - 2. Between the speed limit buoys and the shoreline.
  - 3. Within 100' of swimmers or bathers.
  - 4. Within 200' of:
    - a. Any beach frequented by bathers.
    - b. Any swimming float, diving platform or lifeline.
    - b. Docks or landing floats used for mooring boats and/or the embarkation or discharge (loading and unloading) of passengers.
- C. "Beach Start" skiing from Kono Tayee Estates beach and/or skiing into the beach area is no allowed.
- D. Ski in a counter clockwise direction whenever possible, especially when starting in the immediate area of Kono Tayee.
- E. Overnight or long term (not to exceed seven [7] consecutive days) parking is allowed only by members and only on the WEST (NEAREST MT. KONOCTI) side floating dock.
- F. The EAST (NEAREST THE SWIMMING DOCK) side of the floating pier is for loading and unloading of passengers and gear ONLY, and is NOT for long term or overnight mooring. The following applies to the EAST (NEAREST THE SWIMMING DOCK) side of the floating pier:
  - 1. No camping or overnight use is permitted in such area.
  - 2. Such area is for loading and unloading of passengers and gear only.
  - 3. Such area is not for long term or overnight mooring.
  - 4. There is a fifteen (15) minute time limit for parking on the launch side of the floating pier.
  - 5. A lien/assessment of one hundred dollars (\$100.00) may be added to the annual dues of any member for violation of the foregoing and if not paid after being assessed, a lien will be filed against the property of such member which shall include the amount of the lien/assessment, attorney fees incurred, and court costs expended.
- G. Jet Ski and Wave runner type watercraft are subject to the same marine laws and regulations as boat owners and operators.
- H. No roller blading, bicycle riding, skate boarding, etc. on all docks and piers at beach. Walking allowed only.
- I. No fueling of watercraft is allowed anywhere on the beach area or launch area. No gas containers or oil cans are to be stored anywhere at the beach area. If found, the cans will be removed and disposed of.
- J. Residents & guest must have a KTHOA boat permit for all watercraft launched and/or using The docks at the Kono Tayee beach area. The permit must be prominently visually displayed on the vessel.
  - 1. Failure to have a permit will result in a warning and an assessment of One Hundred dollars (\$100) may be added to the annual dues of any member for repeated violations.

**VII. Swimming**

- A. Kono Tayee Estates has no lifeguard on duty. All swimming is done at the swimmers OWN RISK and with the FULL KNOWLEDGE as provided herein and in any Tenant Privilege Notification that the Kono Tayee Homeowner's Association shall not be liable for accident or death caused to any member, guest or tenant.
- B. There is a clearly defined area that is roped off between the Kono Tayee beach and the swimming dock that is the only area recommended for swimming.
- C. There is a steep drop-off just a short distance form the shoreline. EXTREME CAUTION should be used by children and non-swimmers.

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- D. DIVING OR JUMPING FROM THE FISHING PIER IS EXTREMELY DANGEROUS AND PROHIBITED. UNDERWATER OBSTACLES THAT CANNOT BE SEEN MAY CAUSE SERIOUS INJURY OR DEATH.
- E. No children under the age of twelve (12) will be allowed to use the beach area unless accompanied by an adult.
- F. Quiet time for all Kono Tayee Estates begins at 11:00 PM. If this is abused, a curfew will be considered.

**VII. All Members**

- A. If property owner is not in compliance with any of the Articles of Incorporation, Covenants, Conditions and Restrictions, By-laws, Guidelines and Special Regulations, they will be notified in person or by letter. Failure to comply will result in the necessary action by board.
- B. Your Board of Directors handles the affairs of the Association to the best of its ability. It is not a police force who steps in who steps in and handles all problems. Members should try and resolve neighborly disputes as tactfully as possible. The county has agencies to handle various problems and if you feel is is needed contact them.

**EXAMPLES**

**Dog Problems---Sheriff and Humane Society**

**Speeding and Noise-----Sheriff**

**If we all try to be good neighbors and respect the rights of others, the problems should be few.**

**The undersigned officers of Kono Tayee Homeowners Association  
hereby adopt all the above as set forth herein on the date shown below.**

WILLIS M. FOLEY, PRESIDENT

MAURICE A. WENDT, VICE PRESIDENT

NANCY J. PIAZZA, SECRETARY Guideline, Special Regulations  
And By-laws Revised 1/21/98

ANTHONY MARCHESE, TREASURER

VERN HUNT, DIRECTOR

**ALL SIGNATURES ON FILE WITH KONO TAYEE ASSOCIATION**