

PROPOSED CHANGES TO RED TAG INSTRUCTION SHEET

Anticipated Effective Date is March 24, 2023

The document below will replace the existing document of the same name within the Heritage Ranch Community Membership Handbook: Rules and Regulations

RED TAG INSTRUCTION SHEET

Effective Date _____

It is Ranch Patrol's responsibility to ensure recreational equipment is legally parked or stored on the private lots and roadways in each tract. The definition of recreational equipment includes: campers, motor homes, vessels and trailers. The definition of parking means: 72 hours or less without leaving the lot or road easement. The definition of storing means: any recreational vehicle left for more than 72 hours without leaving the private lot or road easement. For more information, please refer to the Membership Handbook, Section 3.03 and the individual CC&Rs for each tract. [A Red Tag is the temporary parking permit issued by the General Manager to comply with the CC&Rs](#)

GROUP #1 = NO RED TAGS REQUIRED

TRACT 424, 446, 447 & 474 – Owners in Tracts 424, 446 & 447 may park and store their recreational equipment, including trailers, in their driveway, under a carport, in the garage in the side yard or in the backyard all year around. (No screening required.)

THE CC&R'S FOR THESE TRACTS WERE AMENDED TO READ AS FOLLOWS:

“Article XI, Section 6.... “The parking, storage or keeping of any camper, boat trailer or recreational vehicle upon a lot in these tracts is permitted in a driveway, under a carport, in a garage, a side yard or back yard. Street parking must have a temporary parking permit from the General Manager and must not interfere with emergency vehicles, mail delivery or neighborhood traffic.”

Owners in Tract 447 may park and store their recreational equipment on their lots but must keep five (5) foot clearance from the front property line. Owners in Tract 447 may park their recreational equipment, including trailers, on their lots all year around. (No screening required.)

Owners in Tracts 466 and 720 (“the condominiums”) do not receive Red Tags from HROA. They should work directly with their sub-associations.

GROUP #2 = RED TAGS REQUIRED

TRACTS 452, 693, 721, 1063, 1094 & the 20'S – During the Peak Season, [as defined by the Board of Directors](#), the owners may park and store their recreational equipment, including trailers, in their driveway, the off-asphalt portion of the front road easement, carport, garage, or in their side yard or back yard without enforcement.

During the Off-Season, [as defined by the Board of Directors](#), without a red tag, the owners may only park and store their recreational equipment, including trailers, in their carport or garage, or in their side yard or back yard as long as it is screened. With a Red Tag, owners are allowed to

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park and store their recreational equipment and trailers in their driveway, the off-asphalt portion of the front road easement, or in their side yard or back yard without screening.

For all tracts except Tract 721, recreational equipment is considered to be screened in a side yard or back yard if it is behind a fence (of the maximum height allowed), bushes, etc. regardless of if the upper portion is exposed. For Tract 721 only, a tarp or similar apparatus must be placed over the top of any extruding portion of their recreational equipment to completely screen them from view.

THE CC&R's FOR THESE TRACTS READ AS FOLLOWS:

"Article XI, Section 6.... "The parking, storage or keeping of any camper, boat trailer or recreational vehicle upon a lot in this tract is permitted under a carport or in a garage. If parked in a side yard or back yard it must be screened so as not to be visible to the occupants of other lots or streets."

TRACT 475 – During the Peak Season, as defined by the Board of Directors, owners in this tract may park and store their recreational equipment, including trailers, in their driveway, the off-asphalt portion of the front road easement, carport, garage, or in their side yard or back yard without enforcement.

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During the Off-Season, as defined by the Board of Directors, without a Red Tag, owners may only park and store their recreational equipment, including trailers, in their carport or garage, or in their side yard or back yard. NOTE THAT NO SCREENING OF RECREATIONAL EQUIPMENT IS REQUIRED IN THIS TRACT. With a Red Tag, owners are allowed to park and store their recreational equipment and trailers in their drive way, or the off-asphalt portion of the front road easement.

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THE CC&R's FOR THIS TRACT READS AS FOLLOWS:

"Article XI, Section 6.... "The parking, storage or keeping of any camper, boat trailer or recreational vehicle upon a lot in this Tract is permitted under a carport, in a garage, a side yard or back yard. Street parking must have a temporary parking permit from the General Manager and must not interfere with emergency vehicles, mail delivery or neighborhood traffic."

GROUP #3 = NO RED TAGS ALLOWED

TRACTS 1910 & 1990: Owners may park (but not store) their recreational equipment all year around in their driveway. Owners may also park and store their trailers (of any kind) all year around on their lot without jurisdiction from HROA.

Any recreational equipment, except trailers, that is stored within the lot (over 72 hours without leaving the lot) is required to be totally screened from view from the adjoining parcels and all roadways. In these tracts, it will generally require a garage enclosure, or similar structure.

Note that the key word in these CC&R's is storage as compared to parking. Therefore, if a boat is parked in the driveway or side yard in Tract 1910 for less than 72 hours you shall not cite. After 72 hours it is considered stored and is citable.

THE CC&R's FOR THESE TRACTS READ AS FOLLOWS:

Section 19, 25: "Any boat or recreational vehicle storage within the Lot shall be totally screened from view from adjoining parcels and all streets. This will generally require a garage enclosure integrated into the design of the residence."

RANCH WIDE ROAD EASEMENT: The front off-asphalt portion of the road easement is available for parking (less than 72 hours) and limited storing (utilizing a Red Tag) under the above restrictions by tract. This is not to be confused with the side of off-asphalt road easement for corner lots. The shorter length of the lot is always the front and the longer length of the lot is the side, regardless of where the front door or address is. Since the unpaved portion of the front road easement is to be maintained by the owners it is treated as part of the lot owner's usage in regards to parking and limited storage. The side corner lot easement creates a potential traffic hazard by creating visibility issues. Therefore, regardless if the owner maintains this portion of the road easement, no parking or storing is allowed on any side easement of any corner lot.

GUEST VESSELS: Guest-owned recreational equipment, for which guest watercraft fees have been paid, are treated as if they have been issued a Red Tag.

STREET PARKING: Although not addressed above, there is only one parking provision regarding road way parking (which applies to all tracts) which was enacted for safety purposes which is that all asphalted road ways must maintain a clearance of 20 foot minimum. It has been common practice to treat the asphalted roadway parking identical to private lot parking in regards to issuing of Red Tags, but the 20 foot clearance restriction must also be met. All owners should be reminded of this fact whenever possible.

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