

**Approved Amendments to the By-Laws of North  
Aldercroft Association**

1. Members (also referred to herein as property owners) of the North Aldercroft Association (also referred to herein as the Association) will pay annual road dues in accordance with the formula stated below:

Annual dues for the property = (fixed charge) + (number of dwellings x distance in feet from the county road x per foot rate.)

Commencing on July 1, 2019, the annual dues for the property for 2019 shall increase fifty percent (50%) over the number immediately calculated by the formula set forth in the above paragraph. Commencing on July 1, 2020, the annual dues for the property shall increase another 50 percent (50%) over the number immediately above, so that over the two year period of 2019 and 2020 the annual dues shall be doubled (100% increase) over the annual dues for the property as of the date of these Approved Amendments.

Annual increases shall occur every year commencing in 2021 and will be based on the overall California cost of living index or the overall cost of living index in the United States, whichever annual increase is the highest.

For the 2017 to 2018 year ending in June 30<sup>st</sup>. 2018, the fixed charge is \$303.62 and the “per foot rate“ is \$0.09422. These numbers will be changed in proportion to the dues increase and any future annual increases based on cost of living indexes set forth above.

The distance of a property from the county road (Aldercroft Heights Road) is given in the table on page 4, and the number of dwellings referred to is based on whether the Member is renting out any part of their property.

2. During maintenance periods Members must comply with the Board's instructions for the removal of vehicles and hazards that may impede work. Access to the road network may be limited at these times.
3. Members will cooperate with the Association regarding rights of way, road maintenance, water runoff, and culvert development for the benefit of the community.
4. Members shall not block the right of way, or place signs regarding access to the road network other than with written permission of the Board of Directors.
5. Members need to inform renters about their responsibility to conform to the bylaws.
6. Members shall not store toxic materials such as old tires, paint, oil, fertilizers or machinery adjacent to the road (within 20ft). Toxic materials make the work of firefighters difficult and dangerous.
7. Members shall maintain their properties to ensure that water runoff is managed in an appropriate way and does not flood their neighbors, overburden the culvert system, and/or cause damage. It should be noted that the building of driveways, landscaping, tree removal and other projects may change water runoff patterns and may cause damage to roads, culverts and neighboring property.
8. Members shall ensure that trees are trimmed and cut back to allow passage of traffic along the roadway, and remove any trees that are dead or otherwise hazardous.
9. Parking of vehicles must allow reasonable right of way; sufficient to allow access to emergency vehicles such as police, ambulance and fire service vehicles.

10. At no time shall a Member abandon or long-term park any vehicle such that it obstructs the roadway. Boats and RVs must be parked off the roadway in such a manner as to allow passage of emergency vehicles.
11. Members are responsible for ensuring that any service vehicles accessing their property are of the appropriate size and weight so as not to cause damage to roads or to Members' properties.
12. At no time, without the written permission of the Board, shall any Member alter, modify or destroy any road or portion thereof.
13. Members will obey all traffic instructions for detours posted by the Board for purposes of authorized work.
14. At no time will Members block, barricade, chain, fence, or in any way obstruct any road under the jurisdiction of the Association.
15. At no time shall any Member litter, dump, or discard any foreign material onto the North Aldercroft Association roads.
16. In the event of legal action brought by the Association against one of its Members or the surviving estate of one of its Members for non-payment of annual dues, the Association can legally seek payment for the total amount owed together with any legal fees associated with the recovery of said dues.
17. In the event of legal action brought by the Association against one of its Members or the surviving estate of one of its Members for damages caused by landslides, flooding, tree collapse, irresponsible driving or reckless behavior, the Association can legally seek redress for damages together with any associated legal fees.
18. In the event of an emergency the Members agree to allow appointed representatives of the Board access to their property in order to deal with any

fallen trees, landslides or flooding that may impact the roads. The impact may occur as the result of a natural disaster.

## By-Laws of the North Aldercroft Association

### Distance from Aldercroft Heights Road

APN NO.	Feet
558-21-010	75
558-21-012	210
558-21-013	285
558-21-014	291
558-20-067	369
558-21-015	420
558-20-059, 060, 061, 062	1377
558-20-037	1536
558-20-089	1557
558-20-039	1680
558-20-075	1773
558-20-040	1815
558-20-011 & 009	1899
558-20-041 & 005	1950
558-20-012 & 013	1989
558-20-090	2055
558-20-035	2115
558-20-084	2124
558-20-014 & 015	2124
558-20-054	2175
558-20-030	2325
558-20-076	2340
558-20-029 & 028 & 027	2340
558-20-044 & 080	2352
558-20-031	2388
558-20-088	2460
558-20-089	2508
558-20-033	2529
558-20-048 & 049	2559
558-20-050	2595
558-20-024 & 074	2622
558-20-083	2664
558-20-032	2739
558-20-045	2750
558-20-051	2895
558-20-016	2964
558-20-017	3024
558-20-018	3069
558-20-086	3102
558-22-019	3120
558-20-085 & 22-026	3124
558-22-003	3255
558-22-002	3345
558-20-082	3375
558-20-077	3375
558-20-069	3375
558-22-028	3375
558-22-009 & 018	3411
558-22-022	4116
558-22-021	4116
558-22-011	4230
558-22-012	4290
558-22-015	4305
558-22-027	4305
558-22-013	4305
558-22-014	4326
558-22-001	4470
558-23-002	4701
558-22-017	5101
558-23-001	5101