

## KERN CITY RULES - SHORT LIST

**This short list does not replace the bylaws and CC&Rs. Owners and residents must abide by all the rules and restrictions, including those not listed here.**

- Each owner is required to have basic property insurance on his/her Kern City property.
- Kern City is designed to provide housing for Senior Citizens. At least one Resident occupying a Kern City property must be age 55 or older, and others must be 45 or older (see bylaws for exceptions).
- A new law requires owners to complete an annual form giving the address where they want Kern City information sent to them.
- Owners/Residents must complete an up-to-date occupancy form and provide it to the office every two years as well as any time that occupancy changes.
- Each occupant must provide a copy of his or her proof-of-age document -- a driver's license, birth certificate, or passport -- to the office prior to the time they move in.
- Residents must be present with any guests they invite to Kern City events and facilities.
- Residents may have underage visitors for no longer than 60 days in a one-year period.
- Any architectural changes, including painting, roofing, solar installations, landscaping, etc. must be approved in advance by KCCA and also by the local association if the property is a condo. Architectural approval forms are in the office. If city permits are required, a copy of each one must be provided to the KCCA office.
- Lots bordering the golf course shall not erect or maintain a fence, wall, rail or hedge at a greater height than 3 feet within 25 feet of the rear property line. Check with the Architectural Committee for fencing installation/changes.
- Only three operable vehicles are permitted to reside at a property. Inoperative vehicles and vehicles not currently licensed must be removed within 30 days.
- Residents may not work on vehicles in driveways, on the street or in carports. Work done in garages or backyards cannot be loud or visible to the golf course or street.
- Commercial and large vehicles and vans rated over one ton, with the exception of pickup trucks, cannot be parked on streets, in driveways or on lots except for loading or unloading. They may be parked inside a garage or carport or in a rear fenced yard that is not on a golf course.
- No trailer, mobile home, boat, truck bed camper, recreational vehicle, etc. may be allowed on any lot to be occupied as living quarters for anyone for more than 72 hours. Such unoccupied mobile vehicles/utility trailers may be allowed if at least 25 feet from the front lot line (end of driveway) but not in backyards on the golf course. They may be temporarily closer for up to 48 hours for loading, unloading, washing and routine preparation.
- Properties must be maintained in a neat, clean and safe condition. No rubbish or debris of any kind shall be allowed to accumulate.
- A garbage bin or storage container, such as a POD, can be parked at a residence for up to two weeks (14 days) and then must be removed. Full bins must be emptied within three days.
- Garbage containers must be brought back in the same day they're emptied and must be stored where least visible.
- No annoying, nuisance, offensive or illegal activities shall be conducted within Kern City. No store, office or other place of business of any kind, and no hospital, place for the care or treatment of the sick, nor places of entertainment shall be erected on any lot. Residents may carry on home-based businesses as long as the business does not encourage the public to visit the lot. No signs or advertisements may be put on any lot in Kern City.
- Garage, yard and estate sales can only be conducted three (3) times a year and for a maximum of three (3) days each. Such sales are permitted only for the disposition of articles owned by Kern City residents.
- No swine, horses, cows or livestock, pigeons, chickens, ducks, turkeys or poultry shall be kept on any property.
- There must be no loud or continuous barking of dogs. Dogs must be on leashes, and dog owners must pick up after their dogs at their own properties and also when walking them. Three dogs is the limit.
- It is illegal to feed feral cats, kit foxes and other wild animals inside Kern City.
- Property owners are responsible and accountable for their properties, including renters. Even if properties are managed by an agent or outside company, property owners are responsible if a violation occurs.