**New Policies from the**

**RMHA Board of Directors in 2020-2021**

These approved policies can be found in the RMHA Board of Directors meeting minutes. Eventually they will appear in Rosedale’s revised Covenants, Conditions and Restrictions where appropriate. Local HOAs may impose stricter rules.

November 12, 2020

* All Rosedale residents have the choice of bronze or white cages (repaint or replace), subject to a resident’s local HOA approving the option to choose. Where there is no local HOA, the choice is available to the homeowner. If re-painted, the color must be Satin Bronzetone Direct to Metal (DTM) paint. If replaced, the color must be “Standard” Bronze or White color (Factory Powder Coated).

January 14, 2021

* New Traffic Regulations were approved by the Board. They are posted on the RMHA website under the Safety and Access tab.

**Clarification of RMHA Covenants, Conditions and Restrictions in 2020-2021**

January 14, 2021 from the Architectural Review Committee

* Questions have been raised concerning the Architectural Review Committee’s understanding and interpretation of elements of Rosedale CC&R Article V, Section 6. Screening of Air Conditioner Compressors, Garbage and Clothes Drying Areas.

The relevant section is:

Clotheslines are permitted on a Lot, but shall not be visible from any street or common area. If there is no location on a Lot that will permit such installation of clotheslines, then the clotheslines must be installed in either the rear of side yards and be shielded from public view by screening methods and location approved by the Board. Such approved screening methods must adjoin the dwelling house and be a minimum of six feet to a maximum of eight feet in height, and regularly maintained in good condition. Heating, ventilation, air conditioning equipment, fans and pool equipment located outside a building shall be similarly screened from view and buffered by walls or shrubbery so as to reduce the noise level resulting from operation thereof.

“Screened from View” means equipment must be screened from view on all public sides, which includes the view from the street and from windows on the sides of homes adjacent to it. Any access to screened equipment must be located in such a way as to minimize any reduction in screening.

“Adequate Screening: means:

1. A wall that is of sufficient height and density so as to screen the equipment from view, or
2. Plantings that:
3. are of sufficient height and density so as to screen the equipment from view when planted, or
4. are of sufficient height and density when planted that they will grow to be of sufficient height and density so as to screen the equipment from view by September 20, 2021.

“Buffered. . .so as to reduce the noise level. . .” is understood to mean that the wall or shrubbery installed should, to the extent reasonable and practical, effect a reduction in the noise level of the screened equipment.

To sum up: The specified equipment must be screened:

* by a wall or shrubbery as tall as the equipment
* on all sides, and
* in a manner sufficient to produce a reasonably attainable, practical reduction in the noise the equipment produces.
* March 21, 2021 from the RMHA Board of Directors

Article X, Section 6 of Rosedale’s CC&Rs states that “No owners shall have any right, by virtue of ownership of a Lot, or membership in the Master Association, whether or not his/her Lot is contiguous to the Golf Club, of access, entry or other use of the Golf Club or golf cart paths.”

To clarify, no golf cart can be on the golf course at any time unless the occupant(s) are golfing. In addition, all golfers must check in with the pro shop before starting their round. If Club staff find anyone driving a golf cart on the course but not golfing – in other words, trespassing – staff will ask them to leave. The Club requires that no private cart will be allowed on the course until it has been inspected and approved by Club staff.