



## HOA SUMMARY DOCUMENT

# Rancho Tehama Association CC&R Summary & Key Provisions

**17372 Stagecoach Road · Corning, CA 96021 · Tehama County**

Source: Amended Combined Declaration of Restrictions, Rancho Tehama Units I & II · Recorded August 28, 1970 · Tehama County Book 554, Page 272

## HOA Contact Information

### Rancho Tehama Association

**Office Address:** 17605 Park Terrace Road, Corning, CA 96021

**Mailing Address:** PO Box 5111, Corning, CA 96021

**Phone:** 530-585-2444

**Emergency Line:** 530-586-9869 (downed trees, road hazards after hours)

**Website:** ranchotehama.org

**Office Hours:** Monday – Friday, 9:00 AM – 4:00 PM · Saturday & Sunday CLOSED

**Board President:** Jennifer Hodge · [jhodge@ranchotehama.onmicrosoft.com](mailto:jhodge@ranchotehama.onmicrosoft.com)

**Treasurer:** Kim Keefer · [kkeefer@ranchotehama.onmicrosoft.com](mailto:kkeefer@ranchotehama.onmicrosoft.com)

### ⚠ Important for Buyers & Agents

HOA dues amount is set annually by Board resolution and is NOT published in the CC&Rs. Contact the HOA office directly at 530-585-2444 to obtain current dues, any special assessments, transfer fees, and confirmation that seller is current on dues prior to close of escrow. Unpaid dues are a lien on the property that survive a sale.

## Subject Property Quick Facts

<b>Property Address</b>	17372 Stagecoach Road, Corning, CA 96021
<b>Subdivision</b>	Rancho Tehama Reserve (Units I & II)
<b>County</b>	Tehama County, California
<b>HOA</b>	Rancho Tehama Association (mandatory membership upon purchase)
<b>CC&amp;Rs Recorded</b>	August 28, 1970 · Book 554, Page 272 · Amended 2013
<b>Lot Size</b>	1.3 Acres (±56,628 sq ft)
<b>Water Feature</b>	Year-round creek along rear property line
<b>Utilities</b>	No well or septic installed · Well est. ~\$18,000 · Individual systems required
<b>List Price</b>	\$23,000

## Use & Structures (CC&R Section 4 & 7)

- ✓ **Residential use only** — one detached single-family dwelling per lot
- ✓ **Minimum home size: 800 sq ft** enclosed living area (exclusive of porches, garages, carports)
- ✓ **Single story standard;** split-level or two-story permitted where terrain warrants with Committee approval
- ✓ **House trailers / manufactured homes ARE permitted** with Environmental Control Committee approval for size, location, and utility connections
- ✓ **Accessory structures permitted** (garage, workshop, outbuildings usual to single-family residence)
- ! **All plans require written approval** from the Environmental Control Committee before construction begins — including new homes, additions, fences, and remodels
- ! **Construction must be completed within 6 months** of start date
- ✗ **No temporary structures as dwellings** (tents, RVs as permanent residence) without Committee permission
- ✗ **No used/relocated structures** — all construction must use new materials

### ✓ **Manufactured Homes Are Allowed**

Section 8(b) of the CC&Rs explicitly permits house trailers (manufactured/mobile homes) for residential use, subject to Environmental Control Committee approval for size, location, and utility connections. Buyer should verify current Committee requirements and Tehama County zoning before purchase.

## Setbacks & Fencing (CC&R Section 7)

<b>Front Setback</b>	55 feet from center of frontage street
<b>Side Setbacks</b>	10 feet from each side lot line
<b>Rear Setback</b>	20 feet OR 25% of lot depth, whichever is greater
<b>Fencing</b>	Generally not permitted; Committee approval required if fence serves an aesthetic or design purpose
<b>Property Lines</b>	Shall be kept "free and open" — fences discouraged to preserve natural appearance

## General Rules & Prohibitions (CC&R Section 8)

- ✓ Dogs, cats, horses, cattle, poultry and birds allowed for pleasure (not commercial)
- ✓ Fuel tanks allowed if buried or screened from view
- ! Individual well and septic required — approved by Tehama County Health Dept
- ! Each pump system must have standard 1½" National Standard coupling outlet
- ! Tree removal (3"+ diameter) requires written Committee consent
- ! All lots must be maintained — HOA may enter and charge cost to owner if neglected
- ✗ No outside burning of trash or garbage
- ✗ No oil/gas drilling, quarrying or mining
- ✗ No junk or partially wrecked vehicles visible from street or neighboring lots
- ✗ No outside toilets — septic required
- ✗ No commercial animal operations (pleasure use only)
- ✗ No nuisance or offensive activities on any lot

## HOA Membership, Dues & Liens (CC&R Section 5)

- ! **Membership is mandatory** — every person who acquires title to a lot automatically becomes an HOA member
- ! **Annual dues are a lien on the property** until paid — unpaid dues survive a sale and transfer to the new owner
- ! **HOA may foreclose** for nonpayment after 4 months delinquency
- ✓ First mortgages and deeds of trust are superior to HOA assessment liens
- ✓ HOA responsible for maintenance of private roads, parks, airport, drainage easements
- ! **Dues amount not specified in CC&Rs** — set annually by Board. Contact HOA at 530-585-2444 for current amount and any special assessments

## Easements on Each Lot (CC&R Section 10)

<b>Utility Easement (sides/rear)</b>	5 feet along side and rear property lines
<b>Utility Easement (front)</b>	10 feet along front property line
<b>Equestrian Trail</b>	10 feet along ALL property lines of each lot
<b>Drainage Easements</b>	As designated on subdivision maps
<b>Slope Control</b>	Slope-control areas designated on maps reserved for stabilization
<b>Note</b>	No structures, plantings, or materials may be placed in easement areas that would interfere with utilities or drainage

## Mineral Rights & Title (CC&R Section 13)

### **Mineral Rights Do NOT Convey with Purchase**

All oil, gas, gasoline, hydro-carbon substances, and minerals underlying the lot are reserved to the original Trustee (Bank of California, N.A.) and its successors and assigns. Buyer receives fee title to the lot surface only. Buyer should verify current mineral rights holder with Tehama County Recorder.

## Environmental Control Committee — Plan Approval (CC&R Section 6)

- !** **Written approval required before any construction** — homes, additions, fences, color changes, landscaping
- ✓ Committee must approve or deny within 30 days; no response within 30 days = deemed approved
- ✓ Committee may allow variances to prevent hardship (Section 9)
- !** Submit two complete sets of plans including plot plan, materials, color schemes, and landscape planting
- !** Committee decisions are final — design must be in harmony with surrounding area

## Community Amenities & Streets (CC&R Sections 4, 11)

<b>Streets</b>	All roads are PRIVATE — maintained by HOA. Not public roads. HOA may petition Tehama County for inclusion if they meet county standards (requires 2/3 member vote).
<b>Airstrip</b>	Private community airstrip — available to HOA members
<b>Parks / Recreation</b>	Private — recreation hall, parks, playground for HOA members
<b>Fire Safety</b>	Each lot subject to California Public Resources Code Section 4291 clearance requirements (defensible space)
<b>Green Belt</b>	Maintained by HOA per local fire authority requirements

### Important Disclaimer

This summary is prepared by Hearthstone Realty for general informational purposes only and is not a substitute for a complete review of the full CC&R document, current HOA Bylaws, Rules and Regulations, financial statements, and any amendments thereto. The CC&Rs summarized herein were recorded in 1970 and amended in 2013; additional amendments may exist. Buyers are strongly encouraged to obtain and review all HOA governing documents, current budget, reserve study, and any pending assessments directly from the Rancho Tehama Association prior to close of escrow. This summary does not constitute legal advice. Hearthstone Realty, Broker DRE #02002745. Equal Housing Opportunity ☺