

SECTION V DEFINITIONS

“CC&Rs” - The Declaration of Covenants, Conditions and Restrictions of Discovery Bay, which are recorded in the chain of title to most lots within the development.

“Courtesy Notice” – Request to property owner to remedy a violation.

“Deck” - Any fixed above-water and/or above-ground structure, including any appurtenances attached thereto, such as walkways and gangways providing access to adjacent docks, which extend waterward from the principal structure, whether attached, or unattached, to the principal structure.

“DERC” - The Discovery Bay Property Owners’ Association Design and Environmental Review Committee. The Committee is responsible for administering the Association’s responsibilities for review and approval of any construction or property improvement project as described in the CC&Rs.

“Dock” - Any structure permanently affixed to the land and not designed and constructed to be propelled by motor, sail, paddle, or oars on the water.

“Front” - That portion of any lot adjacent to the street.

“Groomed Landscaping” - Clean, with no weeds and a “manicured” appearance. If bare soil, has a uniformly smooth or recently raked look with no weeds, roots or other debris.

“Lot” - A numbered subdivision of land delineated and specified on said map and as contained within the respective blocks wherein said property is segregated.

“Mooring Area” – That area in which the placement of docks and the mooring of vessels will be allowed. This area is established for the purpose of ensuring access to the Rec. 800 works.

“Motorhomes” - See Recreational Vehicles.

“30% Openness Factor” - Is the term used to describe the amount of open area in the screening material used principally on berthing area covers. There are other percentages of openness, but to maintain a sense of openness around the dock areas, only products with a minimum of 30% open will be approved.

“Permit” - Approval, by means of issuance of permit(s).

“Reclamation District Elevation Control Easement” (R.D.E.C.E.) – Those areas dedicated to Reclamation District No. 800, or its designees, for the purpose of maintaining ground or structural elevations within said easement at not less than eleven feet (+11.0’) about U.S.G.S. Sea Level Datum, either by earth embankment across the entire width of said easement, or by structure within said easement which will provide equal or superior protection against flood hazard or inundation.

“Recreational Vehicles” - Term “RV” as used in Article 3.12 of the CC&Rs means a motor home, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation which meets all of the following criteria:

1. Contains less than 320 sq. ft. of internal living room area excluding built-in equipment but in no case to exceed 400 sq. ft. gross area measured at maximum horizontal projections.
2. Is built on a single chassis.
3. Is either self-propelled, truck mounted, or permanently towable on the highway without a permit.

A "house car" is also included in this definition and means a motor vehicle originally designed, or permanently altered, and equipped for human habitation, or to which a camper has been permanently attached. (Note: The above definition is essentially from the County Traffic Resolution No. 2897.)

"Set back" – A distance established by a line parallel to the appropriate property line measured at a right angle to said property line.

"Slope Control Area" (SCA) - Those areas dedicated to the Rec. 800 for the purpose of controlling slope ratios, and encroachments, whether structural or otherwise, that will prevent erosion, sliding, and interference with the volume or rate of flow of water through waterways or drainage channels.

"Structure" and "dwelling house" - The main portion of such structure and all projections therefrom, such as bay windows, exterior chimneys, covered porches, and the like, including in the case of dwelling houses, garages, incorporated in and forming a part thereof, but shall not include eaves of such structure or any open pergola or uncovered porch, stoop or step, the sides of which do not extend more than three feet (3') above the level of the first floor of said structure

"Tight Fitting, Tailored" - Is used to describe the appearance required of fabric shade covering devices and means the fabric is securely attached to a rigid frame, taut and does not move with moderate wind. Generally the devices referred to are deck coverings, window awnings and covers for berthing areas or side yards.