



WELCOME New Property Owner!

As a PMLA member you can access the Members Only sections such as the Governance, Online Payments, and Gate Access Guest Pass Internet Program by entering your Account Number as your USER NAME and your computer assigned Personal Identification Number (PIN) as your PASSWORD when you log into the website. Your PIN is also used for identification when calling in guests to the Main Gate. Both of these numbers can be found on the Welcome Letter you will receive from the PML Administration Office, once they receive a copy of the recorded Grant Deed putting you in title to the property.

Please be aware that Pine Mountain Lake requires all properties to be maintained year-round in accordance with our Fire Safety Program. If you need information regarding this program, please contact our fire Safety Team at (209) 990-5260.

If you are planning ANY exterior improvements to your property, including but not limited to construction, paint, hardscaping, landscaping, dog runs etc., please contact our Environmental Control Committee Assistant for information and assistance at (209) 962-8605.

Only property owners are allowed to park in the Marina parking lot on the weekend and holidays during the season May-October. The parking stickers and temporary hang tags identify you as a property owner (along with your Property Owner Gate Access Card. The stickers are to be placed on the driver side lower inside windshield. The hang tags serve the same purpose as the stickers but can also be used when you want to take your guest's vehicle to the Marina.

There are many "Pine Mountain Lake" pages on the internet! Go to the **OFFICIAL** online presence of the Pine Mountain Lake Association for the latest news and information:

Website: PineMountainLake.com

Facebook: [Facebook.com/PineMountainLakeCA](https://www.facebook.com/PineMountainLakeCA)
[Facebook.com/pmlrecreation](https://www.facebook.com/pmlrecreation)

PLEASE NOTE: The Pine Mountain Lake Association follows the COVID-19 prevention protocols at all facilities and amenities. Please wear a mask. Maintain physical distancing. Wash/sanitize your hands frequently.

Thank you.

Anita Spencer, Member Relations
(209) 962-8632
pmlmr@pinemountainlake.com

Melody Wisdom, Receptionist
(209) 962-8600
Admin@pinemountainlake.com

Board Meeting Dates for 2020

(Third Saturday of the Month unless otherwise noted)

- **January 11 (2nd Saturday)**
- **February 1 (1st Saturday)**
- **March 21**
- **April 18**
- **May 16**
- **June 13 (2nd Saturday, due to Father's Day)**
- **July 18**
- **August 15 – Annual Meeting / Election**
- **September 12 - (2nd Saturday, due to 49er Festival)**
- **October 24 - Budget Meeting (Begins at 8 am) (4th Saturday)**
- **November 21 – (Saturday before Thanksgiving)**
- **No December Meeting Scheduled**

- Board meetings are Business meetings of the Association.
- Board meetings are held on Saturday, for off-the-hill members' convenience.
- During the COVID-19 pandemic, meetings will be held online via the ZOOM meeting format. To "attend" the online meeting please go to the Pine Mountain Lake website (www.pinemountainlake.com), log in as a Property Owner (you will need your PMLA Account number and your computer generated Personal Identification Number (PIN)). Click on the GOVERNANCE tab and then on ASSOCIATION MEETINGS. Follow the simple instructions on how to register for the ZOOM Meeting.
- The August Annual Meeting of the Members/Election is not a Board Meeting, it is the Annual meeting of the Members and the annual Board of Directors Election.
- The October meeting is the Budget Meeting for the upcoming year.
- Property Owners may observe and comment at the Board meetings during the Open Forum section of the meeting.
- The Board of Directors encourage all members to attend, observe and participate in Association Meetings.
- Minutes of Board Meetings are posted to the website for member review.

EXCERPT FROM CCRs

fails to perform any necessary repair or maintenance, the Association may exercise its rights under article III, section 6(b) to enter the Owner's Lot and perform the repair or maintenance so long as the Owner has been given notice and the opportunity for a hearing in accordance with article XIV, section 6, hereof.

Section 5. **Cooperative Maintenance Obligations.** To the extent necessary or desirable to accomplish the Association's maintenance obligations hereunder, individual Owners shall cooperate with the Association and its agents and maintenance personnel in the prosecution of its work.

ARTICLE VIII

Use of Properties and Restrictions

In addition to the restrictions established by law or the Association Rules promulgated by the Board of Directors (consistent with this Declaration), the following restrictions are hereby imposed upon the use of Lots, the Common Area and other parcels within the Properties.

Section 1. **Use of Lots.**

- (a) All Lots within the Properties, other than C-1 (Light Commercial) Lots, shall be used solely for the construction of Residences whose occupancy and use shall be restricted to Single Family Residential Use as defined in article I, section 27 hereof and as permitted by applicable zoning (i.e., single family [R-1], multi-family [R-3], etc.). In no event shall a Residence be occupied by more individuals than permitted by applicable law, zoning or other local governmental regulation. The restriction is not intended to preclude construction of & "guest house" for the housing of occasional social guests or servants' quarters for the housing of servants or the domestic employees on the premises.
- (b) All Residence and related structures erected in any Lot shall conform to the minimum construction standards set forth in Article VI hereof, unless a variance has been granted by the Environmental Control Committee in accordance with article V, section 13 hereof.
- (c) Each Lot shall be conveyed as a separately designated and legally described fee simple estate, subject to this Declaration. All Lots and the Residences and other improvements erected or placed thereon (including, without limitation, landscaping) shall at all times be maintained in such a manner as to prevent their becoming unsightly.
- (d) The vegetation and landscaping on any Lot shall be planted or maintained by the Owner or resident in such a manner as to reduce the risk of fire, prevent or retard shifting or erosion of soils, encourage the growth of indigenous ground cover and to cause the proper diversion of water into streets and natural drainage channels.

- (e) No camping, whether temporary or permanent, and no temporary structures of any kind shall be permitted on any Lot.
- (f) No more than one kitchen facility shall be installed or maintained in any Residence.
- (g) No fences, hedges, retaining walls, landscape or privacy structures shall be constructed, erected, or placed on any Lot without the prior approval of the Environmental Control Committee. In no event shall any fence exceed six (6) feet in height and fences constructed of metal, chain link (or similar fabric or plastic appearances) shall not be permitted; provided, however, that wrought iron fences may be erected with Environmental Control Committee approval.
- (h) No drilling, refining, quarrying or mining operations of any kind shall be permitted on any Lot, except that agricultural water wells may be authorized by the Environmental Control Committee in accordance with Article V, hereof.
- (i) Other than to those Lots owned by the Association, there shall be no access to any Lot on the perimeter of the Properties except from designated streets or roads within the Properties.
- (j) Owners of Lots adjacent to the golf course shall permit entrance upon their Lots in order to permit retrieval of a player's golf ball.
- (k) No existing trees with a diameter greater than five inches shall be destroyed, uprooted, cut down or removed from any Lot without first obtaining a tree-cutting permit from the Association.
- (l) Any Lot which is zoned "light commercial" (C-1) shall only be utilized for purposes and uses permitted within such zoning and shall be subject to regulation by the ECC to the same extent as other Lots within the Properties.

Section 2. **Common Area.** The Common Area shall be preserved as open space and used for recreational purposes and other purposes incidental and ancillary to the use of Lots. Such use shall be limited to the private use for aesthetic and recreational purposes by the Members, their tenants, families and guests, subject to the provisions of the Governing Documents, including section 3, below. No improvement, excavation or work which in any way alters any Common Area or Common Facility from its natural or existing state on the date such Common Area or Common Facility shall be made or done except by the Association and then only in strict compliance with the provisions of this Declaration.

Section 3. **Restrictions on Recreation Privileges.** In order to avoid an overburdening of the Common Area and Common Facilities, the Membership that is appurtenant to any Lot shall entitle the Lot Owner(s) to only the following user privileges with respect to recreational Common Facilities:

- (a) *Vacant and Improved Lots* The Membership appurtenant to joint ownership of a Lot shall confer user privileges as defined in article II to no more than one Family at any one time subject to subparagraph (b), below. All other joint Owners of a Lot shall only have those rights and privileges accorded to Guests pursuant to the Governing Documents.
- (b) *Rental Properties.* The Membership appurtenant to any improved Lot that is rented or leased by the Owner(s) shall confer user privileges as defined in article II hereinabove on the Tenants; provided, however, that use of recreational Common Facilities shall be subject to such further rules, regulations and limitations as may be adopted by the Board from time to time. The Owner of any rented or leased Lot shall only have those rights and privileges accorded to Guests pursuant to the Governing Documents.
- (c) *Guests and Invitees.* Use of recreational the Common Area and Common Facilities by the Guests or Invitees of any Owner shall be subject to such rules, regulations and limitations as maybe adopted by the Board from time to time.

Section 4. **Prohibition of Noxious Activities.** No illegal, noxious or offensive activities shall be carried out or conducted upon any Lot or the Common Area nor shall anything be done within the Properties which is or could become an unreasonable annoyance or nuisance to neighboring property Owners. Without limiting the foregoing, no Owner shall permit noise, including, but not limited to barking dogs, the operation of excessively noisy stereo amplifier systems, television systems, motor vehicles or power tools, to emanate from an Owner's Lot or from activities within the Common Area, which would unreasonably disturb any other Owner's or tenant's enjoyment of his or her Lot or the Common Area.

Section 5. **Temporary Structures.** No structure of a temporary character, trailer, mobile home, camper, tent, shack, garage or other outbuilding shall be used on any Lot at any time as a Residence, either temporarily or permanently.

Section 6. **Household Pets.** The following restrictions regarding the care and maintenance of pets within the Properties shall be observed by each Owner and resident:

- (a) A reasonable number of common household pets may be kept on each Lot so long as the same are not kept, bred or maintained for commercial purposes. No other animals, livestock, or poultry of any kind shall be kept, bred or raised on any Lot or in any Residence, except that in Unit 12 of the Properties, the Board, by the Association Rules, may limit the number of pets.
- (b) Dogs shall only be allowed on the Common Area when they are leashed and otherwise under the supervision and restraint of their Owners.
- (c) Each person bringing or keeping a pet on the Properties shall be solely responsible for the conduct of the Owner's pets. The Association, its Board, officers, employees and agents shall have no liability (whether by virtue of this

Declaration or otherwise) to any Owners, their family members, guests, invitees, tenants and contract purchasers for any damage or injury to persons or property caused by any pet.

- (d) The Board of Directors shall have the right to establish and enforce additional rules and regulations defining, in a uniform and nondiscriminatory manner, what constitutes a "reasonable number" of pets depending on their size, disposition and/or maintenance requirements and imposing standards for the reasonable control and keeping of household pets in, upon and around the Properties to ensure that the same do not interfere with the quiet and peaceful enjoyment of the Properties by the other Owners and residents.

Section 7. **Signs.** No advertising signs or billboards shall be displayed on any Lot or posted within or upon any portion of the Common Area except that Owners may post on their Lots (i) any signs required by legal proceedings and (ii) a single "For Rent," "For Lease" or "For Sale" sign of reasonable dimensions and appearance, in accordance with any applicable Association Rules. A-frame or other directional signs of real estate brokers advertising Lots for sale or lease shall only be allowed within the Common Area or roadways within the Properties in strict compliance with applicable Association Rules.

Section 8. **Business Activities.** No business or commercial activities of any kind whatsoever shall be conducted in any Residence garage or out building or in any portion of any Lot without the prior written approval of the Board; provided, however, the foregoing restriction shall not apply to the activities, signs or activities of the Association in the discharge of its responsibilities under the Governing Documents. Furthermore, no restrictions contained in this section 8 shall be construed in such a manner so as to prohibit any Owner from: (a) maintaining his or her personal library in his or her Residence; (b) keeping his or her personal business records or accounts therein; (c) handling his or her personal or professional telephone calls or correspondence therefrom; (d) leasing or renting his or her Residence in accordance with article II, section 3, hereof; or (e) conducting any other activities on the Owner's Lot otherwise compatible with residential use and the provisions of this Declaration which are permitted under applicable zoning laws or regulations without the necessity of first obtaining a special use permit or specific governmental authorization. The uses described in (a) through (e), above, are expressly declared to be customarily incidental to the principal residential use and not in violation of this section 8.

Section 9. **Garbage.** No rubbish, trash, or garbage shall be allowed to accumulate on Lots. Any trash that is accumulated by an Owner outside the interior walls of a Residence shall be stored entirely within appropriate covered disposal containers and facilities which shall be screened from view from any street, neighboring Lot or the Common Area. Any extraordinary accumulation of rubbish, trash, garbage or debris (such as debris generated upon vacating of premises or during the construction of modifications and improvements) shall be removed from the Properties to a public dump or trash collection area by the Owner or tenant at his or her expense. The Association shall be entitled to impose reasonable fines and penalties for the collection of garbage and refuse disposed in a manner inconsistent with this section.

Section 10. Storage. Storage of personal property on any Lot shall be entirely within enclosed storage areas. The Association shall have the right to establish and maintain on the premises appropriate storage yards and storage buildings for the maintenance of materials and equipment used by the Association in connection with its planting, building, repair, maintenance and preservation of the structures, gardens and other improvements within the Common Area.

Section 11. Antennas and Similar Devices. Owners may maintain antennas on their Residences which are designed for customary television and radio broadcast reception, subject to compliance with the ECC Rules. Furthermore, no activity shall be conducted on any Lot which causes an unreasonable broadcast interference with television or radio reception on any neighboring Lot.

Section 12. Burning. Burning is permitted on Lots subject to prior notification to the Association and compliance with all local governmental fire safety and permit regulations. No Owner or resident shall permit any condition to exist on his or her Lot, including, without limitation, trash piles, or weeds, which create a fire hazard or is in violation of local fire regulations.

Section 13. Machinery and Equipment. Except during periods of approved construction, no machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot except machinery or equipment as is usual or customary in connection with the use, maintenance or repair of a private Residence or appurtenant structures within the Properties.

Section 14. Diseases and Pests. No Owner shall permit any thing or condition to exist upon his or her Lot which shall induce, breed, or harbor infectious plant diseases, rodents or noxious insects.

Section 15. Parking and Vehicle Restrictions.

- (a) Vehicle use within the Properties is restricted to streets and parking areas by street-licensed vehicles only, as the same may be defined by Association Rules and Regulations. In the interests of safety, use by nonmotor-driven recreational vehicles, with the exception of bicycles, is prohibited on streets and parking areas within the Properties.
- (b) The storage of motor homes, recreational vehicles, trailers, camper shells, boats or other similar vehicles and equipment on an Owner's Lot may be permitted; provided, however, that such storage shall be subject to the Association Rules regarding such matters that may be adopted from time to time.
- (c) No dilapidated or inoperable vehicle or parts thereof, including vehicles without wheel(s) or an engine, shall be stored or repaired in the open within the Properties except for emergency repairs. The Association shall remove, at the Owner's expense, any vehicle parked or stored in violation of this restriction.

- (d) The Board shall have the authority to promulgate further reasonable rules and restrictions of uniform application regarding parking and vehicles within the Properties as may, be deemed prudent and appropriate.

Section 16. Children. Each Owner and resident shall be accountable to the remaining Owners and residents, their families, visitors, guests and invitees, for the conduct and behavior of their children and any children temporarily residing in or visiting the Owner's/resident and for any property damage caused by such children.

Section 17. Activities Affecting Insurance. Nothing shall be done or kept on any Lot or within the Common Area which will increase the rate of insurance relating thereto on any policy maintained by the Association (see Article XI, below) without the prior written consent of the Association and no Owner shall permit anything to be done or kept on his or her Lot or the Common Area which would cause any improvements to be uninsurable against loss by fire or casualty or result in the cancellation of insurance on any Residence or any part of the Common Area.

Section 18. Restriction on Further Subdivision and Severability. No Lot shall be further subdivided nor shall less than all of any such Lot be conveyed by an Owner thereof and no Owner of a Lot within the Properties shall be entitled to sever that Lot from the Common Area portion of the Properties.

Section 19. Use of Private Streets Within the Common Area.

- (a) Private streets within the Properties shall not be used for recreational purposes, including "joy riding" or racing. Motorcycles, mopeds, and cars shall be allowed on such private streets only for ingress and egress.
- (b) In order to prevent accelerated deterioration of private roadways, the Association Board shall be entitled to collect deposits from Owners and/or contractors in connection with construction projects within the Properties. Such deposits can be designated as nonrefundable or they can, in the Board's discretion, be applied to correct or repair specific damage caused by the construction in accordance with article V, section 7, above.
- (c) All operators of motor vehicles, including motorcycles, within the Properties subdivision must possess a valid California driver's license.
- (d) All provisions of the California Vehicle Code must be honored at all times when operating any motor vehicle within the Properties.
- (e) Although all roads within the Properties are subject to the California Vehicle Code, the Association shall have the right to adopt reasonable rules regarding the control and use of roads within the subdivision, vehicles operated thereon and the speed of such vehicles. The Association is further authorized to delegate the discharge of its rights hereunder to a municipality or other governmental entity or

Resolution # 04.04
September 18, 2004
Amended October 23, 2004
Amended November 14, 2009
Amended September 14, 2013

GATE CARD, CLICKER POLICIES & PROCEDURES

General Policies

All gate cards, photo I.D. cards, and clickers (automatic opener) remain the property of Pine Mountain Lake Association. Fees can be charged for their production, issuance, and reactivation. The Association reserves the right to control the use of these devices for access to Pine Mountain Lake. Cloning, pirating, copying, or any other unauthorized use of gate cards or clickers will be subject to deactivation and/or confiscation of the device. The Association reserves the right to fine or impose punitive action against anyone violating the rules. Gate cards and photo I.D. cards are non-transferable. A fee may be charged to replace damaged or lost cards and clickers.

All Association members in good standing, long-term tenants, and lessees of more than three (3) months who desire access to properties via access gates and use of common area facilities or amenities must obtain a gate card or I.D. card. The cards will have the unit and lot number and a photograph of the individual printed on it prior to distribution.

Gate cards and clickers will allow access to all regular PML entry gates and I.D. cards will allow access through the Main Gate only and are used to identify the holder within the Pine Mountain Lake common areas and amenities.

One gate card will be issued per property owner of record as described on the property deed.

One gate clicker (automatic opener) can be purchased per property owner of record as described on the property deed. Property owners that own more than one automobile can purchase additional clickers by providing proof of automobile registration for each qualifying vehicle. The property owner's name must be listed on each automobile registration. Access gate clickers can only be purchased by property owners and will not be available to anyone else without the General Manager's approval. Gate clickers may be provided to emergency services and local agencies with large trucks to prevent gate damage and expedite emergency response time.

Additional cards and clickers will **not** be issued to members that own multiple properties.

Additional Photo I.D. cards may be purchased for dependents living in the residence of a member for access through the Main Gate.

Corporations, contractors, service groups, and selected non-profit organizations may be issued a card as determined by need. This card shall have restricted access as appropriate and according to Association policy.

Upon transfer of property, access cards and clickers that are held by the seller will be deactivated.

All other access and use of PML amenities and facilities by members' guests shall be by passes issued in the name of the member through the Pine Mountain Lake Association Department of Safety.

Specific Card & Clicker Policies & Procedures

Property Owner Access Cards

Property owners will be required to fill out the appropriate form. Property owner gate cards will only be issued to property owners of record as described on the property deed, one per person.

Property Owner Access Clickers (automatic openers)

Property owners will be required to fill out the appropriate form. Property owner gate clickers will only be sold to property owners of record as described on the property deed, one per person. Property owners that own more than one automobile can purchase additional clickers by providing proof of automobile registration for all vehicles. The property owner's name must be listed on the automobile registration(s). No more than three (3) clickers will be issued to any one (1) property owner.

Property Owner Dependent Photo I.D. Card

Dependent cards are issued to children under 18 living with the property owner for I.D. purposes only. These are plastic, non-proximity cards that will not work for entry gate access. Access will be through the manned Main Gate only.

Special User Cards

Two Special User Access Cards may be purchased by the property owner. Property owners will be required to fill out a Gate Card Request Form for special user cards. These gate cards can be issued to property owner's relatives, one generation up, and one down without the General Manager's signature. All others must apply in writing and receive approval from the General Manager.

Renters and Tenants of Property Owners

Property Owners who rent their homes for three (3) months or more may allow their renters to purchase gate cards. Property owners of rental property are required to pay a refundable deposit and renters must submit a current Lease/Rental Agreement, signed by the property owner. Rental cards are issued only to the names of those on the Lease/Rental Agreement. Renter/Tenant must be living at the residence. Parents of dependents (children age 16 or older and living at the residence) that require vehicle gate access can purchase a gate card for their dependant. No more than two dependent gate cards per renter will be issued. The dependent must be listed on the rental agreement or lease. The renter must show the dependents drivers license and a need for the card.

After the first year, an annual fee will be billed to the property owner for each rental card. All rental cards will be assigned by Unit and Lot number. Cards will not be transferable and will remain the property of Pine Mountain Lake Association.

Renter Dependant Photo I.D. Card

Dependent photo I.D cards are issued to children under age 18 living with the renter/tenant. Dependents must be listed on the Lease/Rental Agreement to receive a card. The card is for I.D. purposes only. These are plastic non-proximity cards that will not work for entry

gate access. Access will be through the manned Main Gate only.

Properties Owned by Corporations or Trusts

Corporation officers and trustees will be required to fill out the appropriate form. Corporation and trust gate cards will only be issued to the three top corporate officers or the first three trustees listed of record as described in the corporations articles of incorporation or the trust documents, one per person. Clickers can be purchased by corporations and trusts in the same manner. All others must apply and receive approval from the General Manager.

Trust Beneficiaries

Trustees will be required to fill out a Gate Card Request Form for special user cards. These gate cards can be issued to trust beneficiaries with the General Manager's written approval. Two Special User Cards may be purchased by the trustee.

Contractors

Contractor gate cards will be issued after established registration criteria are met, and upon payment of a non-refundable fee. Contractor gate cards are issued at the sole discretion of PMLA. This card will be renewed each year for an annual fee. The contractor gate card will be used to enter PMLA gates to access construction work or to perform professional services that are offered to property owners on an ongoing basis, and shall not in any circumstance be used to gain access to or make use of any amenity. In any circumstance where the card has been used to gain access to or make use of an amenity, the card will be confiscated and/or deactivated. Contractor's work can only be performed Monday through Saturday 7 a.m. to 7 p.m. Clickers issued to Contractor's are subject to an annual renewal fee.

Realtors

Realtor cards will be issued after established registration criteria are met, and upon payment of a non-refundable fee. Realtor cards are for Realtors that do not own property in Pine Mountain Lake, but require access to sell property. This card can be renewed each year for an annual fee. The Realtor gate card will be used to enter PMLA gates to access property that the Realtor is showing/selling for property owners on an ongoing basis, and shall not in any circumstance be used to gain access to make use of any amenity. Realtors will be allowed to show amenities to prospective buyers but not make use of the amenities unless they are themselves property owners. In any circumstance where the card has been used to gain access to make unauthorized use of an amenity, the card will be confiscated and/or deactivated.

Gate Cards for Non-Profit Service Use

Written requests received for the issuance of gate cards and the waiving of fees for non-profit services, i.e., ministers, visiting nurses, etc., will be reviewed, and must be approved by the General Manager prior to issuance and entry.

Emergency, State of California, Tuolumne County and Local Agency Access Cards and Clickers

Requests received for the issuance of gate cards/clickers and the waiving of fees for non-profit State, County and local agencies will be reviewed by the General Manager prior to issuance. All agencies must apply and receive approval from the General Manager.

Examples are Cal Fire, CHP, Groveland Fire Department, Tuolumne County Sheriff's Department, Stanislaus National Forest Department, and U.S. Department of Forestry.

Gate Card Access-Account Delinquency

PMLA reserves the right to deactivate the gate card(s) and clicker(s) of any individual or organization who is not current (more than 60 days past due) on any amount owing to the Association. When this occurs, property owners must go to the main security gate to be issued a paper pass to access their property. Contractor's access to PMLA will only be available with a visitor pass requested by the property owner. Such access will be limited to the main security gate. Property owners in Units 6 and 12 will be designated one gate to use and their card will work only at that gate.

Renters/Tenants of Pine Mountain Lake Association properties whose owners are not current (more than 60 days past due) on any amount owing to the Association may have their gate cards turned off. When this occurs, the renter must go to the main security gate to be issued a paper pass to enter through the main gate. Renters in Units 6 and 12 will be designated one gate to use and their card will work only at that gate.

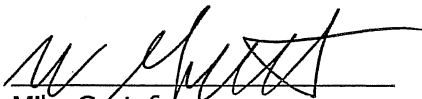
Reactivations of deactivated cards are subject to a non-refundable fee.

Gate Card, I.D. Card, and Clicker Fee Refund Policy

All card and clicker fees are non-refundable. PMLA will not prorate card or clicker fees. Clickers come with a one-year warranty. If it is determined to be defective, it will be replaced. Physical damage to clickers will void this warranty. Damaged cards and clickers can be replaced for a fee.

Fees are subject to change without notice. Please refer to the current fee schedule for specific prices.

Submitted,


Mike Gustafson
PMLA Board Secretary

9.11.13 dd

ACCESS FEES/RESTRICTED PARKING PROCEDURES

1. No vehicle should be parking in the parking lots within the gated community of Pine Mountain Lake (i.e., Lake Lodge, Dunn Court Beach, Marina, and others) without exhibiting a valid mirror paper permit issued by the Department of Safety, a Property Owner Windshield Sticker or Guest Hang-Tag, or a Long-Term Tenant PML Windshield sticker.

Exceptions to this rule are:

- a) Emergency, utility, PMLA owned or amenity employee vehicles.
 - b) Any service type vehicle while working directly for, conducting work for, or related to PMLA.
2. Registered Long-Term Tenants (more than thirty (30) days) Windshield Stickers are available at the PMLA Administration Office, if a valid Rental Agreement is on file.
 3. Property owners or property management firms who rent their Pine Mountain Lake home for Vacation Rental (thirty (30) days or less) will be responsible for the issuance of special parking/access permits. Vacation Renter (thirty (30) days or less) Parking/Access Passes are available for a fee as per current fee schedule and each are valid for a maximum of seven (7) consecutive days. Any additional Vacation Renter Parking/Access Passes are available for an additional fee, as per current fee schedule and each are not to exceed seven (7) consecutive days. Compliance is mandatory.
 4. Lost/stolen parking stickers/permits may be replaced or reissued for a fee as per current fee schedule. Vehicle transfer on a new or replacement vehicle will not require an additional fee.
 5. Parking permits/Windshield stickers (except Vacation Renter (thirty (30) days or less) Parking/Access Passes) are not access devices and do not allow access by any vehicle into the secured portion of PMLA. Gate cards or guest passes are still required.
 6. Any prearranged single-day event such as a wedding, group party, etc., shall be exempt from the permit requirement with 24-hour notification to the Department of Safety. Any Vacation Rentals that are part of the prearranged single-day event must purchase Vacation Renter Parking/Access Passes as per current fee schedule. (See #3 above)
 7. Parking Permits/Windshield stickers will be issued by member number. All address changes should be submitted to the PMLA Administration Office.
 8. Parking Permits/Windshield stickers are valid during the year of issue and are revocable for misuse.

DISTRIBUTION OF PARKING PERMITS

1. Property Owner receives:

- a. Two (2) free windshield stickers in the Annual Assessment/Budget Packet that is mailed each December.
- b. Two (2) free guest hang-tag permits in the Annual Assessment/Budget Packet that is mailed each December.

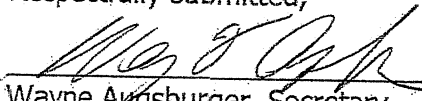
Additional windshield stickers are available for a fee as per current fee schedule each year.

2. Long-Term Tenant receives:

- a. Two (2) free Long-Term Tenant windshield stickers that are available at the Administration Office in December each year as long as a valid rental agreement is on file.

All Windshield stickers will be distributed at the Administration Office. Additional windshield stickers/permits are available for a fee as per current fee schedule each year.

Respectfully submitted,


Wayne Augsburg, Secretary

6.15.15 dd

Resolution # 95.14

Adopted: January 29, 1996
Amended: February 24, 1997
Amended: July 27, 1998
Amended: April 30, 2001
Amended: September 10, 2011

TENANT REGISTRATION & FEE POLICY

Purpose: Rules for Tenant Registration
Long Term (more than 6 months)
Short Term (6 months or less)
Refer: Section 1 – CC&Rs
Article II, Section 4 – CC&Rs

WHEREAS, it has been determined that renting homes results in increased usage of the common facilities and common areas, with resulting increased wear and tear on such areas and facilities; and

WHEREAS, the need to respond o increased maintenance and repair requirements, as well as increased incidents of objectionable behavior involving unsupervised tenants, has resulted in an increased staff administration expense; and

WHEREAS, it has been determined that the greatest source of increased expense and costs are tenants who rent property on a short term basis (six months or less);

WHEREAS, it has been determined that these additional expenses incurred by the Association which are associated with the rental or lease of private homes will be defrayed, in substantial part, by those individuals who rent or lease their property;

NOW THEREFORE BE IT RESOLVED THAT;

Any owner who rents a residence within Pine Mountain Lake on a long term or short term basis shall be obligated to (i) register the tenant with the Association's principal office, (ii) provide the Association with a copy of the lease or rental agreement; and (iii) pay a tenants deposit in the amount as per current fee schedule. The deposit shall be held by the Association during the term of the tenancy as security for the return of all gate cards, PML identification cards, parking passes, and as security against the risk of damage to, or destruction of common facilities of Association property by the tenant. The deposit shall be refunded to the owner without interest at the end of the lease term if all cards, passes, etc., are returned and the tenant has not been found to have damaged or destroyed Association property, and if the tenant or dependent of a tenant has not caused violation of PML rules or violations of the law determined either by a law officer or a security officer. If a deposit is not claimed within thirty days (30) following the tenant(s) vacating the residence, the deposit or any remaining portion will be retained by the Association. The Association will refund the deposit to the person who paid the deposit unless specifically instructed in writing otherwise at the time of registration.

All short and long term tenants must currently register with the Association in accordance with the CC&Rs as follows:

- a) At the time of registration for Short Term Renters, the owner shall file with the Association, the name and mailing address of the tenant.
- b) Long Term Renters shall forward a copy of the long term rental agreement to the Association Office. If this information is not forwarded to the Association, the tenant will be barred from using the common facilities.
- c) Upon notification that a renter has violated a PML rule(s), the property owner (landlord) shall respond in writing, or in person, and supply the association Office with a copy of a letter written to the tenant indicating that the violation must be corrected.

Respectfully submitted,



Ian Morcott, Secretary

Resolution 98.01
Adopted: January 26, 1998
Amended: March 16, 2013

DOG LICENSING AND CONTROL

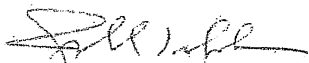
All Pine Mountain Lake resident dog owners are required to have a Tuolumne County dog license and a PML dog tag. It is the dog owners' responsibility to protect their dog.

If a stray dog is picked up by our Safety personnel:

- Safety will attempt to notify the owner (if known) by telephone. A kenneling fee, per dog, per day, will be assessed to the dog's owner for the first and any subsequent impound occurrences, in accordance with the current fee schedule.
- The Association reserves the right to turn over impounded dogs to Tuolumne County Animal Control (TCAC) if not retrieved by the owner within 24 hours. The dog owner shall be responsible for any and all fees assessed by TCAC for dog retrieval.
- On the third occurrence, the Association reserves the right to turn the dog over immediately to TCAC for impound. The dog owner shall be responsible for any and all fees assessed by TCAC for dog retrieval.
- Any costs incurred by PMLA in the transport of the dog(s) will be assessed to the dog's owner.
- Fines, in accordance with the current schedule of monetary penalties, and fees incurred by dog owners are due and payable upon retrieval of their dog. If not paid at retrieval the fines and fees will be added to the member's PML account. If the dog owner is a tenant, the Association reserves the right to require the member Owner to pay the unpaid fines and fees of their tenant in accordance with PMLA CC&Rs.

All dog owners must comply with the Tuolumne County Leash Law as well as the PMLA CC&R's rules and regulations regarding Household Pets.

Respectfully submitted,



Jerry Dickson, Board Secretary

/dd

RESOLUTION 95.09

Adopted: June 26, 1995

Amended: April 15, 2017

**PML ACCESS GATES
SINGLE-ENTRY POLICY**

WHEREAS, the Pine Mountain Lake Entry gates are designed to allow access to one vehicle at a time.

THEREFORE, BE IT RESOLVED that any person in a motorized vehicle following another vehicle through the access gates will be subject to a minimum fine of \$500 (a warning letter will be issued for the first of offense; a fine of \$500 will be levied for the second offense). Individuals following vehicles through gates will be treated as trespassers, and appropriate charges will be filed with the Sheriff's Department. All damage done to a gate or equipment caused by individuals following a vehicle through the gate or attempting improper entry or exit will be the responsibility of the individual, including parts and labor.

Respectfully submitted,

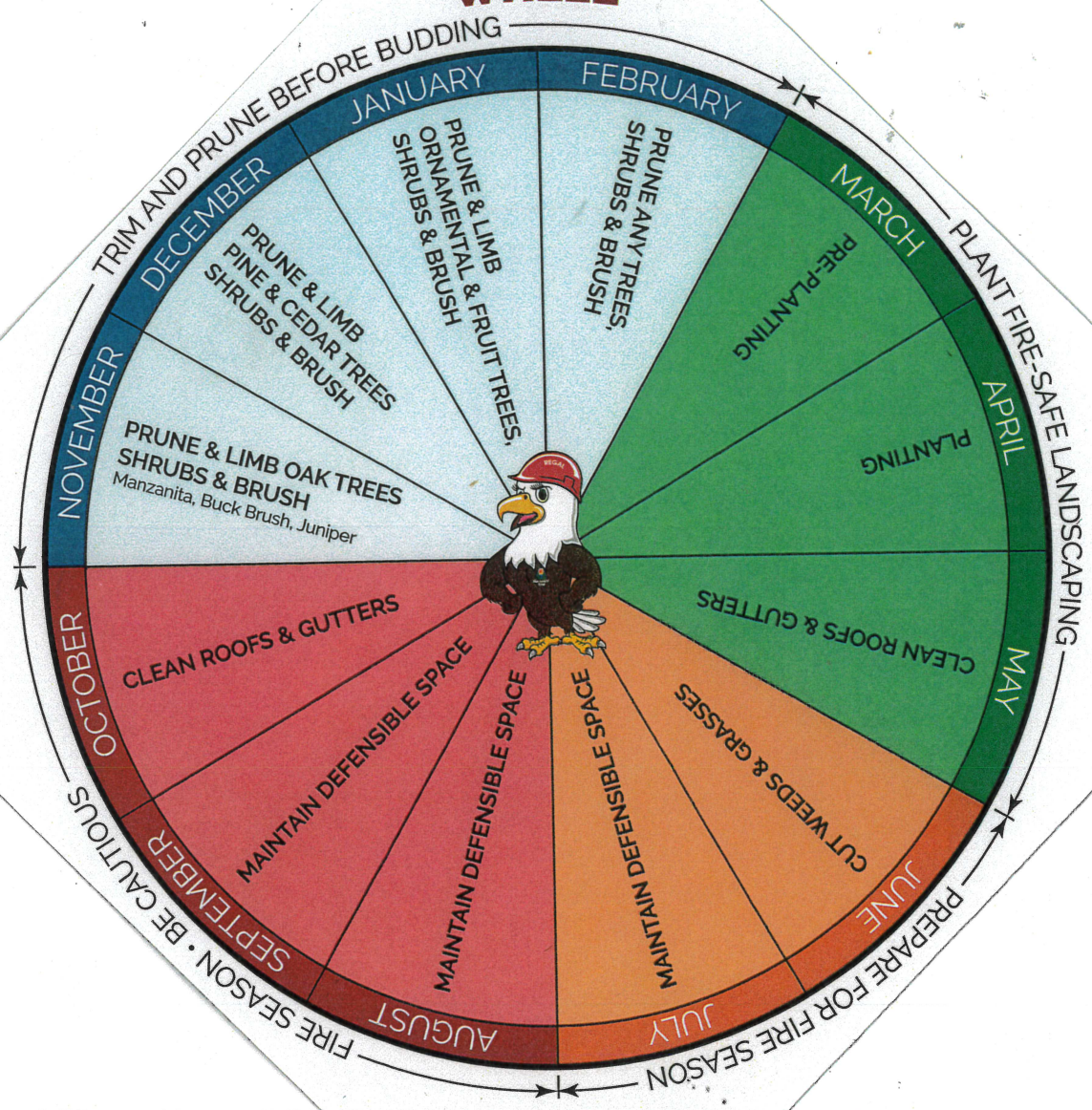


Pauline Turski, Board Secretary

PT/dd



FIRE SAFETY WHEEL



Fire Safety Team
(209)990-5260

WILDFIRE IS COMING. ARE YOU READY?



Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. 100 feet of defensible space is required by law.*



**ONE LESS
SPARK**
ONE LESS WILDFIRE

*For more information on creating defensible space and legal requirements visit

READYFORWILDFIRE.ORG

TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:

ZONE 1: 30 feet of Lean, Clean & Green

- 1 Remove all dead plants, grass and weeds.
- 2 Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- 3 Keep tree branches 10 feet away from your chimney and other trees.

ZONE 2: 30-100 feet of Reduced Fuel

- 4 Cut or mow annual grass down to a maximum height of 4 inches.
- 5 Create horizontal spacing between shrubs and trees.
- 6 Create vertical spacing between grass, shrubs and trees.

Use Equipment Properly to Keep from Sparking a Wildfire

- 7 Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.



VERTICAL SPACING

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."



HORIZONTAL SPACING

Create horizontal and vertical spacing between plants, the amount of spacing will depend on how steep the slope is and the size of the plants.

Pine Mountain Lake Association Volunteer Committees

Budget & Finance Committee

The Budget and Finance Committee will assist and advise the PMLA Board of Directors in matters regarding budgets, reserves and accounting.

Covenants Committee

The Covenants Committee was established to enforce the Declaration of Covenants, conditions and Restrictions (CC&Rs), and the Bylaws, rules and regulations of the Association. This committee has the authority to levy scheduled fines and monetary penalties, as established by the Board of Directors, for the enforcement of the Associations' governing documents.

Editorial Committee

The Editorial Committee was established to review all "letters to the Editor" prior to publication in the *PML News*, to assure compliance with the Editorial Policy (Resolution 04.03).

Environmental Control Committee (ECC)

The committee was established to ensure that improvements (as defined below) and collective membership activities shall be directed and pursued with a view toward enhancement of the natural beauty and character of the development and the quiet enjoyment thereof by all Owners, residents and guests. This committee has the power to levy scheduled fines and monetary penalties, as established by the Board of Directors, for the enforcement of the Associations' governing documents. The term "improvement", as used herein shall include, but shall not be limited to, the construction, installation, alteration, remodeling and exterior color selection of buildings, walls, fences, landscaping structures, landscaping, retaining walls, piers, boat shelters, floats, docks, privacy structures, outdoor spas, antennas, television satellite reception dishes, heating or air conditioning equipment or swimming pools (including above ground pools), and wells.

Equine Advisory Committee

The purpose of the committee is to advise the Board of Directors on matters regarding the Pine Mountain Lake Equestrian Center and PML equestrian community, and to carry out any equestrian-related projects as assigned by the Board of Directors. The Committee will promote equine-related educational activities and foster member use of the Equestrian Center.

Fire Insurance Ad-Hoc Committee

The assignment of the committee is to research and evaluate the scope and impact of fire insurance non-renewals and pricing increases on PML members, and to provide recommendations to the Board of Directors regarding actions the Association can take to assist members with these issues. The Association is not responsible for securing insurance coverage for any individual member or group of members, and the expectation is that the committee will gather data, facts and information and provide information on how best to assist members through communication of availability of outside resources.

Lake & Marina Committee

The Lake and Marina Committee was established to review rules, member concerns, policies and procedures pertaining to the use of the Lake and Marina and to provide recommendations to the Board of Directors.

Long Range Planning Committee (LRPC)

The LRPC was established to maintain a high quality of life in and around Pine Mountain Lake for the long term. To supply the finest facilities possible with the minimum financial burden to the property owners. The committee will consider future needs of the Association in support of homeowners. The group will make recommendations on priorities for maintenance, improvements and replacements of amenities to the Board of Directors and will present these recommendations to members.

For more information on PMLA Committees, please go to the website at www.pinemountainlake.com. Click on the Governance Tab and then on Committees Icon.

PMLA ORGANIZED GROUPS AND CLUBS

2020	
Aviation Association	
Bonnie Ritchey	650-996-6274
Computer Users Group	
Frank Perry	962-0728
Exercise	
Barbara Elliott or	962-6457
Cindy Simpson	962-7018
Friends of the Lake	
Mike Gustafson	962-6336
Garden Club	
Linda Flores	962-0824
Groveland Rotary	
Greg Cramblit - Director	962-0607
Rudy Manzo - President	962-5219
Ladies Club	
Evelyn Bealby	650-743-4105
PML Ladies 18 Hole Golf Club	
Marcee Cress	962-0771
Men's Golf Club	962-4470
Pat Hennigan	209-768-3720
Needle Crafts	
Barbara Klahn	209-916-5420
Pickleball Club	
Elisa Hoppner	962-2002
Pine Needlers Quilt Guild	
Lynn Sigafoose	962-1868
PML Safe Streets Campaign	

2020	
Leslie Dudley	962-4911
PML Lady Niners	
Stacie Brown	962-7397
PML Shooting Club	962-5163
George Voyvodich	770-5163
PML Waterski & Wakeboard	
Dean Floyd	408-915-8848
Racquet Club	510-414-9657
Mike Canizzaro	962-6787
Residents Club	
Dick Faux	962-4617
ROOFBB	
Susan Dwyer	962-6265
Sierra Professional Artists	
Heinie Hartwig	586-1637
Southern Valley Srs. Golf Group	
Rich Robenseifner	962-0932
Wednesday Bridge Club	
Linelle Marshall	962-7931
Windjammers Sailing Club	
Ken Regalia	415-819-4252



Department of Public Works

Kim MacFarlane, P.E.
Director

July 16, 2020

48 W. Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209.533.5601
www.tuolumnecounty.ca.gov

RE: Garbage Service for Rental Properties

Dear PML Property Owner,

Providing garbage collection service in mountain areas is challenging. Tuolumne County created a franchised solid waste system to provide consistent service that meets the customer's needs as well as the compliance requirements for health and safety. Tuolumne County Ordinance Code - Chapter 8.05.030 A & B specify that property owners who rent out property must arrange for garbage service for tenants from the franchised or permitted hauler. The franchised hauler in this area is Moore Bros. Scavenger. There are no additional permitted haulers at this time.

There are no property management companies that are approved to provide garbage service in place of the franchised hauler. Moore Bros has several options for seasonal service and rental properties. Please contact them directly to arrange adequate service for your property.

Tuolumne County Solid Waste Division manages the franchise agreements for each franchise area of the county. We want the garbage picked up safely and regularly. We want customers to arrange for adequate service levels for their needs. Garbage must be stored securely to be compliant with environmental regulations. Overflowing containers create problems with animal visitors as well as being a code violation.

When renting out homes for vacationers please share information about what type of garbage service will be available and help them prepare for the differences they will experience from curbside city services that they might be familiar with. For example, curbside recycling collection is not available in the PML area. Tenants should separate their recyclables from the trash and either take their recycling home when they leave or take it to the Recycling Drop-off area provided by Moore Bros at their office. Throwing recycling into the one or two trash cans that most homes provide takes up room that should be used for garbage.

Pine Mountain Lake is a unique and beautiful area and remote enough that visitors can experience getting away from busy cities. It is also far away from landfills, recycling processing plants, compost facilities, and many other solid waste facilities. This makes it challenging to provide a full spectrum of solid waste services. We are committed to finding the right balance of needed services and affordability and realize that it will take special coordination and cooperation with many participants to make it happen.

Gretchen Olsen
County of Tuolumne Solid Waste Manager

Cc: Joe Powell, PML General Manager
Steve and Alan Moore, Moore Bros. Scavenger President and Vice President

AIRPORTS
Airports Manager
Benedict Stuth
209.533.5685

BUSINESS
Senior Accountant
Janelle Giannini
209.533.5972

**ENGINEERING -
CAPITAL**
Supervising Engineer
Blossom Scott-Heim, P.E.
209.533.5904

**ENGINEERING-
DEVELOPMENT**
Supervising Engineer
Tanya Sanguinetti, P.E.
209.533.5903

FLEET SERVICES
Fleet Services Manager
Mike Young
209.536.1622

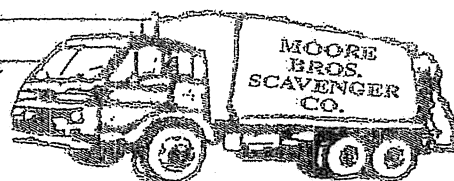
ROAD OPERATIONS
Road Superintendent
Mike Cognetti
209.533.5609

SOLID WASTE
Solid Waste Manager
Gretchen Olsen
209.533.5588

SURVEYING / GIS
County Surveyor
Warren Smith, L.S.
209.533.5626

MOORE BROS. SCAVENGER CO., INC.

P. O. Box 278 • Big Oak Flat, CA 95305 • (209) 962-7224 • FAX (209) 962-7257



VACATION RENTAL OPTIONS FOR TRASH SERVICE

In order to assist property owner/managers of short-term rentals with trash removal, Moore Bros. Scavenger Co. offers the following services.

Short-term rental customers may participate in year-round or three-month summer curbside service. To manage anticipated levels of guest trash, property owners/managers of short-term rentals should maintain the suggested service levels as determined by the *Maximum Occupancy for Rental Property* (please see the chart below). In the event that renters generate more than the expected amount of trash or the home is rented multiple times during a given week the following options are provided:

- **As Needed Extra Pickup.** Property owners/managers may request a notation on their rental service accounts to *pick up extra as needed*. This will ensure that all trash left alongside the cans will be picked up by Moore Bros. and a special pickup will not be required. There is an additional per-can/bag charge for each extra can/bag picked up.
- **Special Pickup.** Moore Bros. has a truck and driver available for special pickups Monday through Friday.
- Property owner/managers must place a request for service call or email to Moore Bros. before 3 pm on the business day prior to the requested pickup day. A request for a Monday pickup must be made by 3 pm on the previous Friday. **Prepaid Bags.** Prepaid Moore Bros. bags may be purchased by property owner/manager to be used by any handyman or housekeeper servicing the residence between rental customers. The prepaid bags can be disposed of at the Pine Mountain Lake Maintenance Yard on Par Court off of Mueller Dr.

Property owners/managers **utilizing full summer service** may go to *on-call service* for the off season.

- **Off Season on Call Service.** Property owner/manager may call or email an *on-call request* to Moore Bros. for a service pickup on the regular pickup day for the address. A request for service call or email must be received before 3 pm the business day prior to regular scheduled pickup day. Charges will be based on the standard a per-can rate for each can/bag picked up.
- **Special Pickup.** Please follow the same procedure as listed above for Special Pickup.

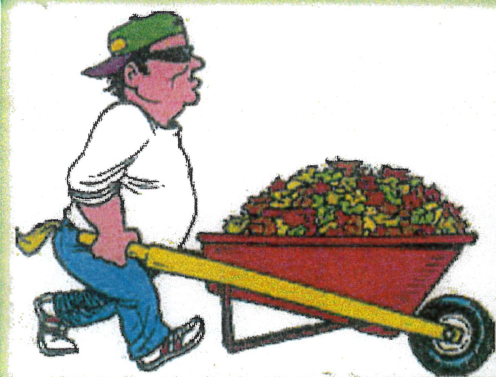
Maximum Occupancy for Rental Property

Maximum Occupancy	Suggested Service Level
6 - 8 people	2 can
8 - 10 people	3 can
10 - 12 people	4 can
Lake front Property 12 people	4 or more cans as typically needed

If you have questions please feel free to contact our office at (209) 962-7224 or email us at:

info@moorebrosscavenger.com and Shirley@moorebrosscavenger.com (Please cc both to insure prompt replies).

A drop-off Recycling center is available for use Mon - Sat. 8 am - 5 pm @ 11300 Wards Ferry Rd. Big Oak Flat, Ca



COMPOST AREA

DAYS AND HOURS OF OPERATION:

November through March

Tuesday through Saturday, 8 am - 4 pm
(Weather Permitting)

April through October

7 days a week, 8 am - 4 pm

Hours are subject to change, call Main Gate for verification (209) 962-8615

Slash/yard clipping waste only - no plastic bags or household garbage.
Do not dump materials outside of the compost area.

ENTRANCE REQUIREMENTS:

- Verifiable PML ID or PML Clicker
- Valid ID = gate card, day pass, preferred vendor list, PML auto sticker
- Vendors need Unit/Lot of job and owner name