

PINE MOUNTAIN LAKE ASSOCIATION

ECC

RULES, GUIDELINES AND CONSTRUCTION STANDARDS

ADMINISTERED BY PMLA
ENVIRONMENTAL CONTROL COMMITTEE



Amended and Adopted June 19, 2021 by
Pine Mountain Lake Board of Directors



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A handwritten signature in black ink, appearing to read 'Nick Stauffacher', written over a horizontal line.

Nick Stauffacher, Secretary
PMLA Board of Directors

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I. OBJECTIVE

The Environmental Control Committee of Pine Mountain Lake Association has made this guideline available to you to acquaint you with the rules, guidelines, and construction standards that pertain to your building program. The guideline also contains information on document preparation, fees, and other information that should simplify your planning process.

Article V, Section 5, of the PMLA Declaration of Restrictions, defines the requirement for and establishes the contents of this document. In the event of any conflict between this ECC Guideline and the Pine Mountain Lake Association Declaration of Restrictions (CC&Rs), the provisions of the Declarations shall prevail.

Before commencing construction or installation of any Improvement on any Lot within the Properties, the Owner planning such Improvement must submit to the Association's Environmental Control Committee a written request for approval. The Owner's request shall include plans and specifications satisfying the requirements of this ECC Guideline. Until the Committee's approval of the proposal is first obtained, no work on the Improvement, or any portion/sub-project of the Improvement Project, shall be undertaken. The Committee shall base its decision to approve, disapprove or conditionally approve any proposed Improvement on the criteria described in Articles V and VI of the PMLA Declaration of Restrictions. The property owner is encouraged to meet with the ECC during this period to review requirements and any other issues that might impact a successful completion of their improvement project.

The Committee and the ECC inspector are

not responsible for the accuracy of project drawings, renderings, plot plans, or any documents provided by the property owners or their contractors. The property owners must agree to complete their project in accordance with the PMLA Declaration of Restrictions and the ECC Rules, Guidelines and Construction Standards before any work is allowed to start.

II. ENVIRONMENTAL CONTROL COMMITTEE

RESPONSIBILITIES

The Pine Mountain Lake Association Board of Directors has vested the Environmental Control Committee with the responsibility to rule upon all proposed improvements and modifications to the properties. The Environmental Control Committee is also vested with the responsibility for the environmental management of the properties that shall include the enforcement of remedies as authorized by the Association.

The Environmental Control Committee is entrusted with the task of verifying compliance with the PMLA Declaration of Restrictions. The Committee, as well as the ECC Inspector and ECC coordinator, is available for discussion involving the interpretation of this booklet.

POLICY

Article V of the Declaration of Restrictions for Pine Mountain Lake, as restated, provides the authority and prescribes the duties, procedures and objectives applicable to the Environmental Control Committee and further requires that the Committee adopt environmental and land use rules and assure compliance pursuant to the Declaration. Therefore, it is the policy of the Environmental Control Committee to ensure the improvements, modifications, general

land use, individual and collective activities be directed and pursued with a view toward enhancement of the natural beauty and character of the properties and the quiet enjoyment thereof by all Owners, residents and guests. All decisions by the committee shall be pursuant to the Declaration, without prejudice. Failure to abide by the ECC Rules, Guidelines and Construction Standards may subject property owners to appropriate fines and penalties. The levying of fines or any other disciplinary action, including without limitation, the initiation of legal proceedings, shall be accomplished in accordance with the procedures as set forth in the Pine Mountain Lake Association's Governing Documents Enforcement Procedures (as amended).

The approval by the Environmental Control Committee of any plans, drawings or specifications for any work of Improvement done or proposed, or for any other matter requiring the approval of the Committee under the Declaration, or any waiver thereof, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval by the same or some other Owner. Different locations for the Improvements, the size of the Improvement structure, proximity to other Residences or Common Facilities and other factors may be taken into consideration by the Committee in reviewing a particular submittal.

VARIANCES

The Environmental Control Committee shall be entitled to allow reasonable variances in any procedures specified in Article V, the minimum construction standards specified in Article VI or in any land use restriction specified in Article VIII of the PMLA

Declaration of Restrictions to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardship to Owner-applicants, provided all of the following conditions are met:

1. If the requested variance will necessitate deviation from, or modification of, a property use restriction that would otherwise be applicable under this Declaration, the Committee must conduct a public hearing on the proposed variance after giving prior written notice to the Board and to any property owner located within 300 feet of the property requesting the variance.
2. The Committee must make a good faith written determination that the variance is consistent with one or more of the following criteria: (i) the requested variance will not constitute a material deviation from any restriction contained in the Declaration of Restrictions or this Guide herein, and that the proposal allows the objectives of the affected requirement(s) to be substantially achieved despite noncompliance; or (ii) the variance relates to a requirement land use restriction or minimum construction standard otherwise applicable hereunder that is unnecessary or burdensome under the circumstances; or (iii) the variance, if granted, will not result in a material detriment, or create an unreasonable nuisance with respect to any other portion of the Properties.

Once a variance has been granted by the ECC, work on an Improvement project involving the approved variance must start within one year from the date of the granting of the variance and complete within one construction season. If the owner

does not comply with this requirement, any approval granted for the associated variance shall be deemed revoked, unless the Committee, upon written request by the Owner prior to the end of this period, extends the time for completion.

III. GENERAL REQUIREMENTS FOR BUILDING AT PINE MOUNTAIN LAKE

The following is a list of general requirements for constructing new buildings and any improvements to existing buildings or property.

A. PLAN SUBMITTAL

1. The following steps should be followed for a quickest review and approval:

- Submit drawings on-line at www.pinemountainlake.com for conceptual approval to PMLA. Include setbacks, appearance, elevations, and square footage must be indicated on drawings. Required paperwork will be completed and partial fees paid at this time. A field check will be made on the next scheduled inspection date.
- Submit plans to Tuolumne County and obtain a building permit.
- After receiving the County permit, resubmit plans to PMLA with a copy of the building permit and approved drawings, pay remainder of fees – the plans with the County approval will be checked against the plans at PMLA and, if matching, immediately approved.

A Tuolumne County building permit is required prior to final approval by ECC.

Tuolumne County Community Resources Agency information and building permit information may be obtained at (209) 533-5633.

GCSD water and sewer information may be obtained by calling (209) 962-7161.

2. Electronic or hardcopy of proposed construction plans must be submitted to the ECC for review. This includes additions and or modifications to previously built structures. All submittals must include the owners name, unit, lot number, parcel number and street address.
3. At the time of Plan Submittal, all property pins must be located, flagged, and property lines strung. The proposed structure outline must also be staked and strung. If necessary, underbrush can be cleared, however, no trees are to be cut prior to approval. In NO case shall it be the responsibility of Pine Mountain Lake Association or the Environmental Control Committee to locate or certify location of property pins. The stringing of the property to establish the acceptable location of the Improvement will be verified as part of the first inspection.
4. A property sign indicating the unit/lot number must be posted where it can be seen from the road before the first inspection. The sign cannot be posted on a tree but should be mounted on wood or steel posts. Signs shall be on permanent material (not cardboard) not larger than 216 square inches. See Tuolumne County Uniform property number system 12.12
5. Tuolumne County approves the specifications of septic tanks, leach fields and associated expansion areas. The County will also determine the need

for any additional engineering studies.

6. The Owner or the contractor will pay a Compliance Deposit and Plan Check Fee. The Compliance Deposit will be refunded to the party who paid the deposit.
7. Escrow must be closed and the deed recorded. If the Association does not have a copy of the recorded deed on file, one will be required at the time of plan submittal.
8. Association dues must be current for the property at the time of submittal.
9. All changes, modifications, or deviations from the originally submitted and approved plans shall be resubmitted to ECC for approval before actual changes, modifications or deviations are made.
10. When a project is submitted to the Environmental Control Committee for review, the Committee shall grant the approval only if the Committee, in its sole discretion, finds that all of the following provisions have been satisfied:

The Owner's plans and specifications: (i) conform to the PMLA Declaration and the ECC Rules in effect at the time such plans are submitted to the Committee; (ii) will result in the construction of an Improvement that is in harmony with the external design of other structures and/or landscaping within the Properties and (iii) will not interfere with the reasonable enjoyment of any other Lot Owner of his or her property, including, without limitation, the other Owner's rights to scenic and solar access free of unreasonable obstructions; and

The proposed Improvement(s), if approved, will otherwise be consistent with the architectural and aesthetic standards prevailing within the Properties and with the overall plan and scheme of development of the Properties and the purposes of the Declaration or Restrictions.

If a property improvement is determined to cause a material adverse impact on the view from any adjoining lot, the ECC may condition its approval on a different position or location for the structure so long as topography, setbacks, tree preservation, and other factors are reasonably acceptable.

B. CONSTRUCTION PLAN REQUIREMENTS:

When submitting plans to the Environmental Control Committee for their review of a new residence, remodeling or addition to an existing residence, the following items must be included in your plans at the time of submittal. The ECC coordinator cannot accept plans unless these required items are included.

1. A complete set of plans are to be submitted for review. Plans shall be legible, dimensioned to scale, and include a plot plan, floor plan, front and side elevations, roof plan, and exterior stairways and decks. Side elevations must show existing and final finish grades. Square footage of all structures shall be included. See Section C of this Guideline for a description of Plot Plan requirements.
2. All submittals shall include the owner's name, unit and lot number, parcel number and street address.
3. Plans shall show the square footage. Each Single Family Residence constructed

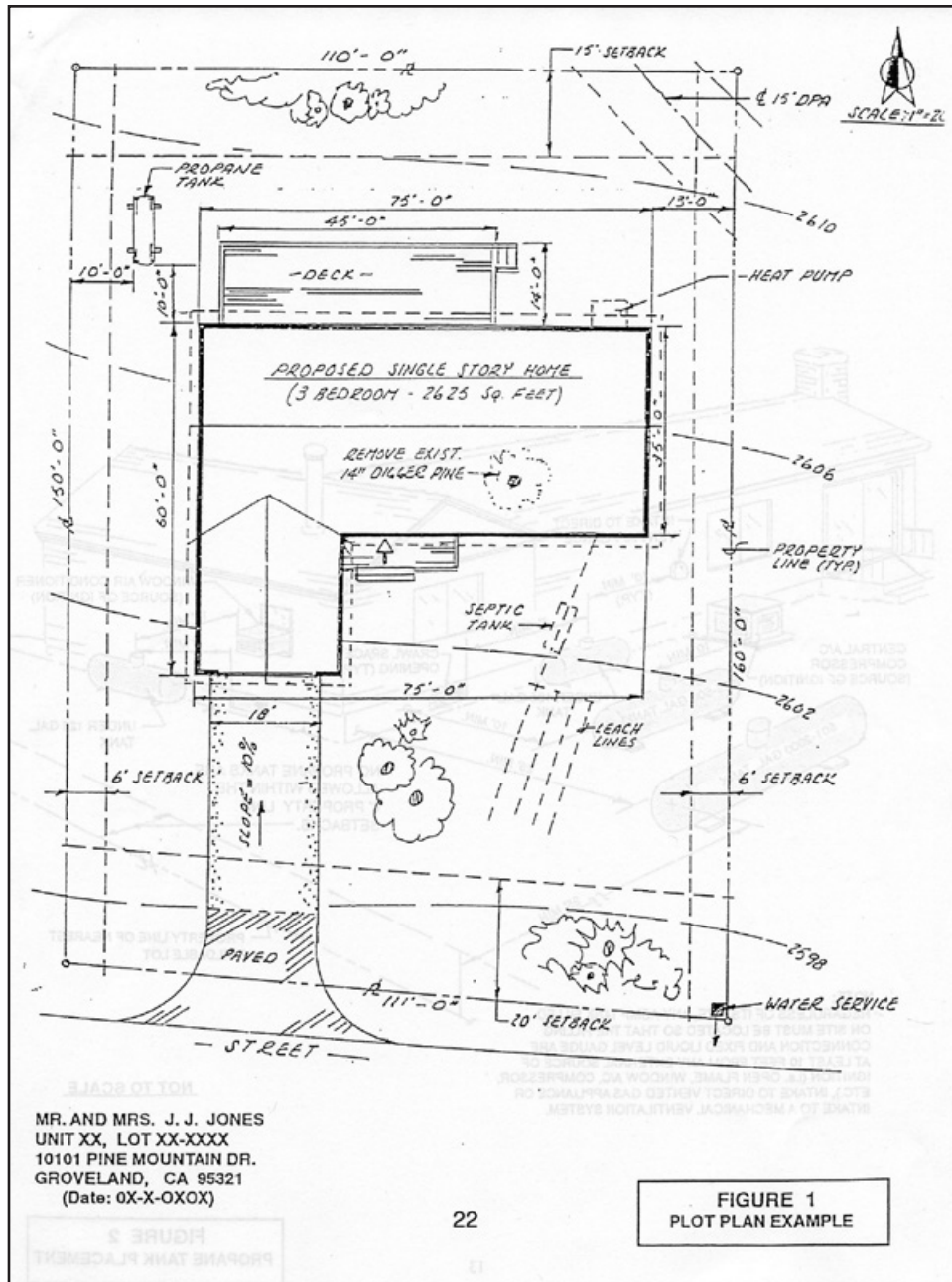
shall have a fully enclosed floor area (exclusive of roofed or unroofed porches, decks, terraces, garages, carports or other outbuildings) not less than: (i) 1,600 square feet on lake front Lots or (ii) 1,250 square feet on all other Lots.

4. Plans shall show a minimum roof pitch of 4 in 12, actual – not nominal. The eave/overhang at the lower ends of the roof having a pitch of 4 in 12 shall be a minimum of 24 inches horizontally from the wall, which may include the width of the gutter not to exceed 6". Where the roof pitch is increased to 8 in 12, the minimum eave/overhang shall be 18 inches. Where the roof pitch is increased to 12 in 12, the minimum eave/overhang shall be 12 inches. For roof overhangs at the gable ends of the house, the overhang shall be a minimum of 18 inches. See definitions of Eaves, Overhang and Gable in Section IV, Glossary, of this guideline. Any exceptions due to resulting design conflicts, such as conflicts between the roof of house and a separate garage or an unsafe clearance between the edge of the roof and the ground surface due to large roof pitch, will require the approval of the ECC. Note: Tuolumne County requires any gutter or edge of roof to be at least 7 feet above the adjacent ground surface. Contact the ECC on questions concerning impact on construction items such as dormers, eyebrows, etc.
5. Plans shall specify type and color of roofing material. No roofing material with less than "Class C" noncombustible treatment will be acceptable in Pine Mountain Lake.
6. Trim is required around all doors and windows.

7. House paint colors and trim colors should be selected at the time of plan submittal. ECC approval for exterior paint colors with the approved numbers must be obtained prior to final inspection. Paint colors should be within the range of the paint color charts located in the ECC Office of the Administration Building or on our website. SEE "Paint Guidelines". No house may be painted the same color as the house on adjacent properties.
8. All residences, whether site built or manufactured home units, to be located on a PMLA lot shall be located on a full perimeter, reinforced cement or cement block foundation. Building plans will show compliance with this requirement before authorization to bring the modular home into PMLA is granted.
9. No Owner or resident shall alter or obstruct a natural drainage course, or materially add to the natural water volume of said drainage course without making adequate provisions with respect to neighboring Lots and the Common Area. Any such alterations, obstructions, or additions to water volume shall be considered a work of improvement that is subject to prior review and approval by the ECC & Tuolumne County Community Resource Agency.

C. PLOT PLAN REQUIREMENTS

1. The plot plan must be to scale and show all property and setback lines. The plan shall include existing topographical conditions with elevations and any proposed revisions. (See example FIG. 1)



2. All easements of record including utility, access, road, equestrian, DPA (drainage protective area), or DE (drainage easements), or any encroachments must be indicated.
3. Indicate location of any existing utility lines and new proposed lines.
4. Show size and location of driveways, parking areas and turn arounds. Indicate degree of slope of driveways. (See "Driveway Requirements")
5. Location of propane tanks, water box, septic tanks, and drain fields, must be indicated. Placement of the propane tank must conform to the guidelines of the Groveland Fire Department. A 125-500 gallon propane tank must be a minimum of 10 feet from the house and located so that the filling connection

and fixed liquid level gauge are at least 10 feet from any external source of ignition (i.e. open flame, window A/C, compressor, etc.). A 501-2000 gallon tank must be a minimum of 25 feet away. In addition, the tank should be located 10 feet from the property line. If sufficient space is not available, ECC approval is required before a tank can be located within a setback. The installation of and the painting of the tank must be completed before the final inspection. If painting of the tank is required, it shall be painted the lightest shade of the existing house color.

6. Heat pumps - air conditioners should be placed at the back of the home unless a more favorable location can be determined, subject to approval by the ECC. Special exterior lighting should be indicated.
7. Show layout of dwelling and or other construction with the setback dimensions indicated. Setbacks on a standard lot are: six (6) feet on the sidelines, fifteen (15) feet in the rear and twenty (20) feet in the front. On corner lots the two (2) street frontages both have a twenty (20) foot set back and the remaining sides that run with another lot are six (6) feet. Tuolumne County may require larger setbacks in special circumstances, contact the County Community Resources Agency (209) 533-5633. Lake lot setbacks are located fifty (50) feet from the shoreline at a mean sea level of 2,550 feet (normal lake elevation). For lots located in Unit 5E, contact the ECC Coordinator for detailed information on front setbacks.
8. CC&R, Article X, Section 7 - Owner Responsibility

On each Lot, the right-of-way and easement areas reserved by the Association or dedicated to public utilities purposes shall be maintained continuously by the lot Owner, but no structures, planting, or other material shall be placed or permitted to remain or other activities undertaken that may damage or interfere with the installation or maintenance of utilities; which may change the direction of flow of drainage channels in the easements; which may obstruct or retard the flow of water through drainage channels in the easements; or which damage or interfere with established slope ratios or create erosion or sliding problems. Improvements within such areas shall be: maintained by the respective Lot Owner, except those for which a public authority or utility company is responsible.

9. All improvements must be shown on plot plans, including hardscape, landscape, retaining walls, and grading. SEE 'Individual Project Requirements' for more information.

D. ECC CONSTRUCTION RULES

The following general rules apply throughout the construction project.

1. Inform ECC who the contractor or foreman is on the job.
2. Gate passes may be requested through www.gateaccess.net or called in to PML Safety Department at (209) 962-8615 by the owner of record.
3. No work shall start before 7:00 AM or continue after 7:00 PM. No work will be performed on Sunday.

4. Parking is not allowed on streets, adjacent property or on landscaping. Please park on the shoulders of the street and on the construction site. Do not trespass on neighboring lots without written permission from the owner of record.
5. All building materials are to be kept out of the streets and Right-of-Ways.
6. Mud, dirt or any construction debris will be removed from the street each day.

Debris should be placed in a dumpster at the close of construction. Do not wash any debris into the storm drains, including dirt or mud. Do not wash cement truck pour chutes out on neighboring lots, streets or easements.

7. On a daily basis, all trash is to be placed in a container, designated by the owner or contractor. The owner of record will be responsible for trash left in unauthorized areas.
8. All construction sites will have a fire extinguisher.
9. No dogs are allowed at the construction sites.
10. No drugs or alcohol are allowed at any site where construction is in progress.
11. All signs must comply with Pine Mountain Lake Guidelines. Only one General Contractor Sign and one subcontractor sign are permitted. Maximum size of sign is 12" x 18".
12. Radios are allowed, although the volume will be limited to a level that will not interfere with the neighbors.
13. No work will start without ECC approval.

14. Drainage culverts are required when natural drainage is blocked.
15. Removal of trees with trunks larger than a 5" diameter (when measured 2 feet above the ground) require ECC approval.
16. Portable Toilets on site, are not to be located on the road or in the right-of-way. We suggest anchoring the units as securely as possible.

E. CONSTRUCTION PROCEDURES

DELIVERY / WORKERS ACCESS

Contractor's Cards are available for a fee at the Administration Office. Owner or Agent may request temporary access permits by calling the Safety office, (209) 962-8615.

PMLA gates will not be locked open for deliveries. If PMLA employees are required at a gate for deliveries, an hourly charge will be assessed per the current rate. The necessity of having a PMLA employee on site is at the discretion of the General Manager, Safety Department and/or ECC.

Manufactured home deliveries that require removal of gates will be charged an hourly fee for PMLA employee time and must be accompanied to the construction site by a Safety Department escort. The entrance width varies from gate to gate, check with the Administration office for dimensions.

PARKING DURING CONSTRUCTION

To keep streets clear, vehicles shall park off roads when possible; utilize the area on the shoulders and construction site. When appropriate, place warning cones or triangles on the road. PMLA

Safety Department monitors parking on the street and may issue a citation.

PROCEEDING WITH WORK

Work on any portion or subproject of the improvement project shall not start until the complete improvement project has defined, drawing package completed and approval granted by the ECC. See Article V, Section 1(c) of the Declaration of Restrictions.

In all cases, work on an Improvement project shall commence within one year from the date of ECC approval and shall be completed within one construction season, which is less than or equal to one calendar year. If this schedule is not achieved, any approval given shall be deemed revoked unless the Committee, upon written request of the Owner prior to the expiration of the initial one year period, extends the time for commencement or completion. No such extension shall be granted except upon a finding by the Committee that there has been no change in the circumstances upon which the original approval was granted and that the Owner has established the intention and ability to complete the Improvement project within the time specified in the extension request.

ECC INSPECTIONS

The following information indicates the number of construction inspections required by the Environmental Control Committee. The Association Office/ Environmental Control Committee must be notified 48 hours prior to required inspections. Failure to notify may result in additional inspection fee.

Conceptual Review

ECC may review plans conceptually. This step can be both cost and time saving. Useful for new construction, greenhouses, sheds, storage units, etc.

First / Field Review Check Sheet:

This inspection includes the checking of the placement of the structure on the lot per the approved plot plan, proximity of trees, height restrictions, topography, and street condition for driveway encroachment. (See Item 10, Page 10 of this Guideline for requirements relative to Property stringing and property pin location).

Second / Foundation Inspection:

You must notify the ECC Coordinator after the foundation has been formed at least two days PRIOR to pouring. Your one (1) year construction season time starts at this point. In addition, all lots with construction taking place MUST have a sanitary facility on site at the time of the second inspection.

Third / Framing Inspection:

Verify that the roof pitch and the overhang will meet the ECC Guideline requirements. This inspection will occur before roofing material is installed.

Fourth / Final Inspection:

The following list is the requirements that must be met for approval of a "Final Inspection" and refund of the Compliance Deposit:

- Is the road gutter drainage impaired, or required culvert installed?
- Is the driveway encroachment at any vehicle entry point paved per "Driveway Requirements" defined in Section F of this guideline?
- Is the curb, road surface and gutter

adequately replaced or repaired?

- Are the setbacks in accordance with the plot plan?
- Are the eaves/overhangs and Front Elevation per requirements?
- Are the house exterior, trim, garage doors, etc., painted in accordance with the ECC requirements?
- Are exterior materials as called for? (Roofing, stairs, decks, driveway, etc.)
- Is the contractors sign removed from the premises?
- Is the Unit/Lot & House number posted?
- Has the yard been cleaned up properly?

NOTE: If a final inspection is scheduled and any of the above is NOT completed, a fee will be charged for each additional inspection.

F. INDIVIDUAL PROJECT REQUIREMENTS

All projects must meet PMLA CC&R, Article VI, Minimum Construction Standards. Please note setback requirements must be included on plot plan prior to ECC review. Please see PMLA CC&R, Article VI, Section 5, Setback requirement.

ACCESSORY DWELLING UNIT (ADU)/ JUNIOR ACCESSORY DWELLING UNIT (JADU)

PMLA will follow State law (Government Code Section 65852.2) and Tuolumne County Ordinance (Section 17.52.200) along with PMLA rules in considering ADU/JADU project submittals.

ADDRESS AND PROPERTY IDENTIFICATION

All residences in Pine Mountain Lake are required to have an Address, Unit and

Lot identification number displayed. The sign must be visible from the street from both directions. No sign of any type shall be affixed to trees.

In accordance with Tuolumne County Ordinance 12.12.080, Display of Numbers:

A.1. Single Family Residential: Size of letters, numbers, and symbols for addresses shall be a minimum of four (4) inches in height, one-half (1/2) inch stroke, reflectorized contrasting with the background color of the sign.

B.1. Any number not attached to a building shall be located at least four (4) feet from the improved shoulder of the adjacent roadway and shall be no higher than four (4) feet from the ground and no lower than three (3) feet from the ground level, and is to be mounted to be visible and legible from the road on which the address is located.

B.2. Where multiple addresses are required at a single driveway, they shall be mounted on a single post with all numbers placed no lower than three (3) feet from the ground level.

PMLA resolution 89.20-Property Identification signs shall not exceed 720 square inches, custom signs must be approved by the Environmental Control Committee (ECC).

ANTENNA / SATELLITE DISH

Antennas / satellite dishes may be erected to provide property owners with the desired reception. Placement of the devices on trees is not permitted. Owners are urged to consider placement of the units in the least obtrusive location

available but one that is consistent with good reception. Always install the devices in a location and manner that will not jeopardize the safety of property or persons.

BARNs

Submittal requirements include illustrations or photos, specifications, plot plan, detailed set of building plans, and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake.

A barn shall contain no kitchen facilities, and will be subject to restrictions imposed upon the use of lots.

CIVIL MATTERS

Unresolved disputes regarding easements, water runoff, trespassing, etc. should be reviewed with a private attorney, the appropriate Tuolumne County Office, Title Company, broker or surveyor as necessary. Matters that fall under California State or Tuolumne County jurisdiction shall be resolved through civil court.

Article V, Environmental Management, Section 16, Limitation on Liability, in the Declaration of Restrictions states the Association, its agents, employees, independent contractors and members of ECC, shall not be held liable for any damage, loss or prejudice suffered or claimed on account of any mistakes in judgment, negligence, etc.

DECKs / DECK COVERS

No new decks, deck covers, or deck replacements shall be constructed without prior approval of the ECC Committee. Request for decks/deck covers should include plot

plan, easement and property lines, dimensions and material. Requests for deck replacement shall include construction location, materials. Fees will be determined by the scope of the project. Tuolumne County may require permits for deck work. It is the responsibility of the property Owner to contact the County for any required permits prior to submittal to ECC.

DOCKs

Submittal Requirements include a scaled plot plan showing property lines, mean sea level at elevation 2,550 feet, dock specifications including materials, landing platform and attachment points. Whenever the Association shall approve plans and specifications for a floating dock or similar structure on or extending into the lake, such approval shall constitute a mere revocable license for the construction, placement and maintenance of the proposed structure.

A private dock shall not exceed ninety-six (96) square feet, excluding ramp. Dock shall not extend into lake more than twenty (20) feet from the high-water line. (High water line is defined as 2,550 feet Mean Sea Level) Material shall be of a non-corrosive material or treated wood. Flotation must be designed with safety factors in mind and should allow for changes in lake level. No permanent pilings are permitted in the lake. One dock per lot is allowed. Each dock must have a Unit and Lot Number placed where it can be seen from lake. (See Addresses & Property ID requirements and PMLA resolution 92.06)

See Lake Shoreline Improvement section of this document for additional requirements.

DOG RUNS

Submit plot plan to the ECC including, height, length, location, property lines, and material to be used. Dog runs are to be constructed on ground level with no ramps used for running to a higher level. Two dogs maximum per dog run. Placement shall be as unobtrusive as possible. Dog runs will be allowed under a revocable use permit.

The square footage of dog runs will be reviewed on an individual basis; recommended size is 180 square feet. Design and materials shall be approved on an individual basis. A maximum of one dog run is permitted on any property.

DRAINAGE STRUCTURES, DITCHES AND SWALES

See Article VII, Section 2 of the PMLA Declaration of Restrictions for Owner responsibilities on water drainage.

DRIVEWAY REQUIREMENTS

All encroachments between an individual property and a PML street/road will be paved. (See Section IV, Glossary for a definition of Encroachment).

All driveways will be rocked and/or paved a minimum of 20 feet from the edge of roadway. If the driveway is less than 20 feet, the entire driveway will be rocked or paved. Driveways can be constructed using rock, cement or asphalt. However, the first 5 inches between the road/street and the driveway must be paved with asphalt only, to minimize damage to snow removal equipment. No driveways shall be installed onto a lot without prior approval. Driveway or parking area extensions, widening or improvements

shall not be made without prior written approval from ECC.

If there is an existing dike, it may be cut down by half and used instead of dip. C.M.P. (corrugated metal pipe) sized to meet engineering specifications for water runoff. Per Tuolumne County Road Standards 11.12.060: Driveways shall provide a minimum of 12-foot traffic lane and have 15 feet of unobstructed vertical clearance with a maximum grade of 16%. Turnouts shall be provided at midpoint for driveways between 150 feet and 800 feet in length and at 400-foot intervals for driveways over 800 feet in length. Where residential dwellings are less than 150 feet from the roadway, the driveway grade may exceed 16% to a maximum of 22%, but the driveway shall be paved with asphalt or concrete. In addition, a parking bay at least 10 feet wide and 40 feet long and surfaced in the same manner as the adjacent road shall be provided at road grade. A turnaround bulb or circular drive with a minimum 40 foot radius shall be provided within 50 feet of all residential building sites on driveways over 300 feet in length.

EASEMENTS

All easements granted or abandoned are public record, legally recorded with the Tuolumne County Recorder's Office. Easements should be defined upon the purchase of property as an owner's separate interest (ingress/egress). Easement right disputes should be resolved between the property owners involved. Property owners should consult their own attorney, Title Company, broker or surveyor, as they deem appropriate.

EAVES / OVERHANGS

The eave/overhang at the lower ends of the roof having a pitch of 4 in 12 shall be a minimum of 24 inches horizontally from the wall, which may include the width of the gutter. Where the roof pitch is increased to 8 in 12, the minimum eave/overhang shall be 18 inches. Where the roof pitch is increased to 12 in 12, the minimum eave/overhang shall be 12 inches. For roof overhangs at the gable ends of the house, the overhang shall be a minimum of 18 inches. See definitions of Eaves, Overhang and Gable in Section IV, Glossary, of this guideline.

ENCROACHMENT

Any established connection point between an individual property and a PML Street/Road constructed to allow vehicular access between the street/road and that property.

EROSION CONTROL

Erosion control during construction may be required following the first or second "on-site" construction inspection. Tuolumne County has established erosion control guidelines. Vegetation removal should be confined to the area needed for the actual construction. Slopes shall not be constructed so as to endanger, disturb or cause a drainage problem to adjoining property. No excavated materials shall be placed close enough to the lake or watercourse where they may be washed away by high water, or storm run-off. All trenches and pits will be backfilled and compacted as soon as possible to minimize any erosion. Straw bales spread out or seeding may be used to minimize erosion.

EROSION CONTROL ON ESTABLISHED LOTS:

Lots shall be planted or maintained by the Owner or resident in such a manner to prevent or retard shifting or erosion of soils. The lot shall be maintained in accordance with Tuolumne County guidelines, to provide proper diversion of water into streets and natural drainage channels, and not cause erosion problems to adjoining property. As a general guide, policy established by Tuolumne County Ordinance 12.20.350, 360 shall be used.

EXTERIOR LIGHTING

All exterior lights must be shielded or hooded, and must be located and constructed so as not to create a nuisance or hazard. The lighting footprint must project downward and should not project beyond the property boundaries. Any fixture that fails to meet the above specifications must be replaced prior to a final ECC inspection. No vapor lights will be allowed. At any time, the ECC may evaluate unduly bright lights that create a nuisance to adjacent property owners or on which a complaint has been received.

FENCES

No fences, retaining walls, landscaping or privacy structures shall be constructed, erected or placed on any lot without prior approval of the ECC. Requests to the ECC for approval shall include a plot plan showing location of desired structure, setbacks, dimensions, list/specifications for material, and the purpose of the structure. Fences shall not exceed six (6) feet in height. Be aware of easements and setbacks when planning fences. See also Retaining Wall requirements.

FILL DIRT

Submit a plot plan showing proposed placement of dirt, state approximate amount, the reason dirt will be placed and what erosion control will be implemented. This will require a field check and fee. Please be aware of Drainage Protected Areas (DPA) and Drainage Easements (DE). It is the property owner's responsibility to check with the Tuolumne County Community Resources Agency (209) 533-5633 to determine if a permit is required.

GARAGES / CARPORTS

Submittal requirements include plot plans, building plans (as needed), and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake. A garage shall contain no kitchen facilities, and will be subject to restrictions imposed upon the use of lots.

GARBAGE CAN HOLDERS

Garbage Can Holders are intended to secure the 32 gallon garbage can(s) **on the day of scheduled pick-up ONLY**. A holder shall be an open design with no more than 3 sides and a chain or board to secure the cans in place. Garbage Can Holders cannot exceed 30 inches in height from the lowest grade. Each Garbage Can Holder plan will be reviewed on a case-by-case basis, with consideration of slope, access, view obstruction, and service provider input. If proposed holder is in the 20-foot front setback or maintenance easement, the holders shall be a minimum of 5 feet from the road edge and are subject to removal for easement or nuisance. Holders are approved on a revocable encroachment permit. Residences on County roads will also need a Tuolumne County encroachment permit.

GARBAGE CAN RECEPTACLES

(also see Storage Buildings and Sheds)

Plans submitted to the ECC should include; Plot Plan with setbacks, easements, property lines, dimensions, material, and location of receptacle. Base platform must be of solid materials such as concrete, gravel, wood or asphalt. Construction of receptacle should be of materials sturdy enough to prevent wildlife from accessing the garbage inside the unit. All storage containers must be secured. Access opening shall have a latch for secured closure. See CC&R, Article VIII, Section 9 and Tuolumne County Ordinances 17.52.130 & 17.50.180 (c) (2) for placement requirements.

GATES

Must be approved by ECC. Gates shall be located at least 30 feet from the roadway edge. See Tuolumne County Ordinance 11.12.062

GRADING

Grading shall not commence without approval. This includes, but not limited to, using earthmoving equipment for the removal of vegetation, scraping the top area of soil, driveway or parking improvements. See 'Lot Clearing'.

Plot plans and a description of the proposed work shall be submitted for review. Permits may be required by the Tuolumne County Community Resources Agency (209) 533-5633. It is the property owners' responsibility to check with Tuolumne County.

GREENHOUSES

Submittal requirements include illustrations or photos (as available), specifications, plot plan, detailed set of

building plan to scale (as needed), and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake.

Greenhouses shall meet all Tuolumne County building requirements and specifications. Greenhouses may stand-alone or be added to the existing house or other out building. The maximum size shall be one hundred twenty (120) square feet. The maximum height of the greenhouse shall not exceed eight (8) feet. The material used in the construction may be wood and/or metal frame with glass, fiberglass and/or plastic windows.

KITCHEN / KITCHEN FACILITY

No more than one kitchen facility shall be installed or maintained in any PMLA Residence. In addition, no garage or other out building will contain a kitchen facility. A kitchen/kitchen facility is defined as any room or area established for the preparation of meals, which contains a stove, range or oven requiring input from either gas lines or 220 VAC.

LAKE SHORELINE IMPROVEMENTS

With Pine Mountain Lake being one of our Association's most visible, valuable and regulated amenities, the ECC has adopted these rules and guidelines when considering all lakefront lot improvements. All lake lot projects will be reviewed based on, but not limited to, the following rules and guidelines, especially any project on the lakeshore side of the property that can be viewed from the lake.

The ECC will be taking into consideration the impact on:

- Views

- Erosion
- Drainage
- Condition and Health of Lake Water
- Overall Aesthetic

Article. IX, Section 1 of the CC&Rs defines the ownership of the lake and lake shoreline: "...The title that will be acquired by Owner...to any lot contiguous to any such lake shall extend only to the shoreline of the lake to which such lot is contiguous as said shoreline would be established on the date hereof if the water elevation in such lake were one vertical foot above the normal maximum water level..."

- Property owners are responsible for compliance with the California Department of Fish and Wildlife regulations. Please visit their website at <https://wildlife.ca.gov>.
- All lakeshore improvements must be reviewed and approved by Groveland Community Services District (GCSD) (Note: GCSD is not a department of PMLA). Approval and/or encroachment permit from GCSD is required due to sewer easements along the lake. Please contact GCSD at (209) 962-7161.
- These documents are required for approval.

Toxic material such as paint, stain, concrete residue shall not enter the lake.

IMPORTANT: The Governing Documents state that there shall be no building, structure, or improvement in the setbacks of any lot. This includes the 50' Lake lot setback from the shoreline. Any and all proposed improvement(s) within the 50' shoreline setback, such as a walkway or path to a dock, will require a variance. (see CC&Rs, Article 5, Section 13 as

well as “Variances” in the ECC Rules, Guidelines and Construction Standards Document).

Plans submitted to the ECC must show:

- Proposed Improvement(s)
- High Water Line (2,550 feet mean sea level)
- Slope
 - ♦ Include minimum of 2 pictures
 - 1 from the lake towards the residence
 - 1 from the residence towards the lake
- D.P.A.s (Drainage Protected Areas)
- GCSD Easement or denoted as “none”
- D.E.s (Drainage Easement) and all other easements
- 50-foot setback from mean sea level (2,550 ft.) and side setbacks
- Location of residence(s), existing structure(s), and existing improvement(s)
- Method(s) and location of erosion control

Plan submittals must also include:

- A letter of approval from GCSD for the proposed improvement(s).
- A letter of approval from Fish and Wildlife for the proposed improvement(s)
- Shoreline Gangway Landing Pad
 - ♦ Lakeshore end of gangway should have a minimum 36 inches by 36 inches level and smooth landing. If the gangway is wider than 36 inches, the smooth and level landing should be equal in width to the gangway and be a minimum of 36 inches in the direction of travel.
 - ♦ Gangway Landing Pad not to exceed a maximum of 4 feet by 8 feet.
 - ♦ If shoreline gangway landing pad has a drop off greater than 30 inches, guardrails will be required.

LANDSCAPING / HARDSCAPING

ECC approval must be obtained for any ‘hardscaping’ – landscaping, which would include grading, construction of supportive walls, gazebos, garden decks, etc. Be aware of Public Utility Easements that run along property lines refer to PMLA CC&R, Article VI, Section 5, setback requirements.

See “Retaining Walls” for more information on retaining wall requirements.

When planting trees, remember property lines are vertical as well as horizontal. If a tree grows over a common property line, the neighbor has the right to trim the section over his property. All exterior improvements must be approved by the ECC.

LOT CLEARING

Upon notification and approval from ECC, minor clearing of a lot may be done to help string the property line and building site. This is in reference to brushing and cleaning, no grading or tree removal larger than 5 inches in diameter would be included. No mechanical earthmoving equipment shall be used without approval. See ‘Grading’.

Removal of limbs should be limited to about one-third of the tree’s height. The Fire Prevention Guide established by California Department of Forestry and the Groveland Community Services Fire District shall be the prevailing guideline. Please review the Fire Safety & Prevention Resources that are available on our website www.pinemountainlake.com under Fire Safety.

METAL BUILDINGS / AIRCRAFT HANGARS

Submittal Requirements include illustrations or photos (as available), specifications, plot plans, detailed set of building plans to scale (as needed) which have been certified, stamped and signed by a civil engineer registered in the State of California. In addition, other documentation required by the Declaration of Restrictions and/or Guidelines for Home Building at Pine Mountain Lake.

Guidelines for Metal Buildings are as follows:

A minimum of two (2) major exterior walls shall contain a minimum of one (1) window each. The minimum area of the window glass shall total fifteen (15) square feet per wall. Separate trim, not self-trim, shall be used to frame each window, doorway and building corner. Metal exterior walls and metal roofs shall be either color-coated or painted in a color scheme that is the same as or complimentary with the main structure of the lot, if all surfaces are gloss free. Unpainted galvanized sheeting is not permitted. Roofs shall be gabled or hipped and shall have a minimum roof pitch of a two (2") inch rise per twelve (12") run; flat roofs are not permitted. Roofs shall overhang exterior walls by a minimum of eighteen (18") inches on all sides as measured horizontally from the exterior wall of the building to the drip line of the eaves. Only fluted or high ribbed steel sheeting shall be allowed: corrugated sheet metal shall not be permitted for exterior walls, roofs or doors.

MODULAR OR MANUFACTURED HOMES

Any modular or previously constructed home to be located on a PMLA lot shall be

on a full perimeter, reinforced concrete or concrete block foundation. Building plans must show compliance with this requirement before authorization to bring the modular home into PMLA is granted.

Modular / Mobile homes must meet the same requirements as stick built homes, including 4 profiles of the home, minimum 4 x 12 pitch roof, (not a nominal 4 x 12), and eave overhangs shall be submitted for approval to the ECC.

A 72-hour notice is required prior to delivery; a drive-through with the Safety Department is mandatory as is oversight by Safety or Maintenance during the placement of the home.

No used building or structures intended for use as a Dwelling Unit shall be placed on any lot.

NEWSPAPER TUBES (BOXES)

Newspaper tubes are not allowed within the PML complex. They will be allowed along county roads. (Subject to County regulations).

PAINT GUIDELINES

The following information is to assist you in the selection of paint colors for your home that will be pleasing to you and comply with the artistic beauty of the area in which you live.

Visit www.pinemountainlake.com to explore our color chart. If you have any questions, please contact our coordinator at (209) 962-8605.

1. No home may be painted the same color as a home on the perimeter of the lot in question.

2. Earth tone colors are preferred, subject to review.
3. All paint colors must be submitted to the ECC for approval. Colors shall be selected from PMLA color chart available on the PMLA website listed above.

a. Exterior Colors – If color is not on the approved colors chart, the Committee will consider it with a view toward enhancement of the natural beauty and character of the Properties and determine if it is an appropriate color. You may submit an on-line request on the PMLA website listed above, which should include the following items:

- i. Paint Chip and color number. (i.e. Kelly Moore #178 Plymouth Gray - Body Color)
- ii. Plot plan that includes location of shade trees adjacent to the dwelling.
- iii. A photograph or elevation drawing that shows the style of the house.
- iv. Check surrounding home color schemes. Do not paint your home the same color as one in the immediate visual surrounding.

PROPANE TANKS

Placement of the propane tank must conform to the guidelines of the Groveland Fire Department and the Tuolumne County Fire Marshal. The companies that sell or lease and sets the propane tank should know the current regulations and comply with them.

Ideally, the propane tank should be set at least 10 feet away from the property line or building and not within the setbacks. See "Plot Plan Requirements".

RETAINING WALLS

A Retaining Wall is any wall built to provide lateral support for a vertical or near vertical face of soil to prevent or minimize the forces of soil erosion, slippage or water drainage. Retaining Walls greater than 47 inches, from the base of the foundation, also require an engineering analysis to ensure that the design takes into account the potential forces, without consideration of which, would result in failure of the retaining wall. Such walls require County and ECC approval prior to construction.

Walls that are less than 48 inches, and constructed either for aesthetic purposes, such as borders around walk ways, trees, etc., or to contain planting/garden areas where failure of the walls would not impact surrounding structures or result in drainage problems, require ECC approval.

Segmented retaining walls constructed using available building blocks should be built in accordance with the manufacturer's recommendations for maximum height, strength and drainage issues. Public Utility Easements run along property lines, see setback requirements. Also see Landscaping/Hardscaping requirements.

ROAD CUTS - INTO PML MAINTAINED ROADS

Cuts into Pine Mountain Lake's roads shall be repaired per the standards of Tuolumne County and the State of California Department of Public Works,

Division of Highways. Shoulders and/or pavement should not be damaged during use or construction.

Road repairs showing signs of deterioration within one year from the construction completion date will require repair at the expense of the person installing the same or the successor in interest.

ROOF PITCH

The slope or pitch of a roof shall be a minimum of 4 inches increase in height for every 12 inches in horizontal or, simply, 4 in 12. Not a nominal 4 in 12. The minimum eave/overhang at the wall of the house created by this pitch will be a function of the actual pitch used. See also the information on Eaves / Overhangs earlier in this section.

SEA WALLS

A Sea Wall is a wall or embankment erected to prevent the sea or lake from encroaching on or eroding an area of land. Sea walls will be permitted for the purpose of controlling erosion problems that may exist between the lake and a lake frontage lot. The construction must comply with Federal and State restrictions and regulations. Written approval must be obtained from the Groveland Community Services District, California Department of Fish and Wildlife and Army Corps of Engineers.

Submittals shall include scaled plans of wall with elevations, sections, materials, and dimensions. Plot plan shall include contours, elevations, showing high water line and all easements, and property lines. Base of sea wall shall be located between the side property lines. If property pins are missing, a state

registered land surveyor shall locate the property corners. Special conditions may receive further research and determinations by the ECC. A sea wall that is 48 inches (4 Feet) in height or over is considered an engineered wall, which requires a building permit from the Tuolumne County Building Department. Also see Lake Shoreline Improvement section of this document.

SEPTIC TANK AND LEACH FIELD LOCATION

The location of septic tanks, leach fields and expansion areas will require approval by the County. The County may also require additional engineering studies, which will be completed by the property owner. It is the responsibility of the property owner to obtain approval for, and final inspection of, the installation of any septic system. A County permit for the septic system is required prior to receiving a PMLA authorization to proceed with the planned improvement.

SETBACK REQUIREMENTS

No improvements / permanent structures shall be built within the setbacks. Setbacks for any residence or other permanent structure (whether or not attached to the residence) shall be at least: (a) Twenty feet from the front Lot line or according to current standards determined by the County of Tuolumne, whichever is stricter; (b) Fifteen feet from the rear Lot line, or according to current standards determined by the County of Tuolumne, whichever is stricter; (c) Six feet from the side Lot lines or according to current standards determined by the County of Tuolumne, whichever is stricter; and (d) Fifty feet from the shoreline of any lakefront Lot using as such line

the normal lake elevation of 2,550 feet mean sea level, provided that on any lakefront Lot there may be constructed and maintained, at or adjacent to such shoreline, a pier or a dock in respect to the size, design, construction or replacement for which the Association has issued a permit or license.

SIGNS, CONSTRUCTION

All construction signs will be in accordance with Pine Mountain Lake Resolution #95.12, dated September 25, 1995. A standard one-piece sign, not to exceed 216 square inches and constructed of permanent materials. (Cardboard signs are not permitted). The sign shall be mounted on wood or steel posts driven into the ground. The sign shall be no greater than 48" from the ground level to top of sign. When construction has been finalized construction signs shall be removed.

SIGNS, CUSTOM PROPERTY OWNER IDENTIFICATION - OPTIONAL

Custom Property Owner signs require ECC approval and must meet the requirements of Pine Mountain Lake resolution #89.20 and Tuolumne County Ordinance 17.62. No sign shall encroach on any setback or right-of-way.

Signs must be designed in a manner that enhances the natural beauty and character of the properties. Reflective numbers and letters may be incorporated into the sign but reflective background is not permitted.

SIGNS, PROPERTY IDENTIFICATION - REQUIRED

Every property is required to be clearly identified in compliance with Resolution 89.20 and Tuolumne County ordinance

12.12.080. any number not attached to a building shall be located at least four feet from improved shoulder of the adjacent roadway and shall be no higher than four feet from ground level and no lower than three feet from ground level, and be mounted on a pressure treated or decay resistant post. The sign shall be visible and legible from the road on which the address is located. Signs are available through the Sheriff's Community Services Unit.

SIGNS, REAL ESTATE/OPEN HOUSE

All Real Estate/Open House signs will be in accordance with Pine Mountain Lake Resolution #95.12, dated September 25, 1995.

STORAGE BUILDINGS AND SHEDS

Submittal requirements include a scaled plot plan showing property lines and setbacks, storage buildings specifications, picture or elevations. Storage building shall be color coordinated with the permanent residence. Flat roofs are not acceptable. Only one storage building per lot will be allowed unless owner can show a reasonable need for more. All storage buildings, sheds, garbage can receptacles, carports, etc., must be securely anchored to the ground. See 'Storage Units During Construction', 'Storage Buildings' and 'Garbage Can Receptacles' for additional requirements.

STORAGE UNITS DURING CONSTRUCTION

One storage facility is permitted at a construction site. It must be set up on private property, in good shape, not overbearing to neighbors. The unit shall not be used as living quarters. Motor homes, fifth wheel trailers or similar units are not permitted.

PODS (Portable On Demand Storage), Portable storage/moving containers designed for temporary storage or transportation of a resident's personal household goods must be located in the resident's own driveway or parking area. Such containers may not be located on Common Areas or traffic lanes. Placement requires ECC written approval.

Use of such containers for a period in excess of 10 days is prohibited.

SOLAR & VIEWS

Application for approval of a solar energy system shall be processed and approved in the same manner as any other approval by the ECC. Reasonable restrictions shall apply to the placement of solar panels.

ECC shall be entitled to determine if a construction project poses an unreasonable obstruction to view. Some lots are sized or located so the best or only buildable area on the lot may interfere with another's view. Plans will be reviewed with the understanding of natural limitations and reasonable construction in compliance with Tuolumne County regulations.

TEMPORARY STRUCTURES

No structure of a temporary character, i.e., trailer, mobile home, camper, tent, shack, garage or other out building shall be used on any Lot at any time as a residence, either temporarily or permanently.

Soft-sides structures (carports, storage units, etc.) are not permitted.

TREE REMOVAL AND LIMBING

No existing trees with a diameter greater than five (5) inches shall be destroyed,

uprooted, cut down or removed from any lot without first obtaining a tree-cutting permit from the Association. Tree removal request forms are located on-line at www.pinemountainlake.com. Removal of limbs should be limited to about one-third of the tree's height.

WELLS

The construction of wells will be permitted subject to Tuolumne County approval for agricultural use only, and not for domestic, industrial, monitoring, observation or other agricultural purposes. "Agricultural Uses" shall be defined consistent with County Title 13 which defines "Agricultural Wells" as "wells used to supply water only for irrigation or other agricultural purposes". The Applicant will submit full plans and specifications for the proposed well. Only after receiving approval of the ECC, will a county permit be sought. A copy of the permit will be submitted to the committee before start of construction or drilling. A plans check fee and a maximum of two inspections will be required.

No wells will be dug within 1,000 feet of the lake. If permitted wells are determined, at any future time, to be materially detrimental or injurious to other property or improvements in the neighborhood or subdivision, including but not limited to the lake, and Bass Pond, the well or wells will, upon notice by the Association cease to extract water from the ground and shall be capped in accordance with procedures as required by Tuolumne County or the State of California, whichever is more restrictive.

IV. GLOSSARY

Adjacent: “Adjacent” means adjoining or having a common boundary.

Airport: (Pine Mountain Lake) Owned and operated by Tuolumne County. Unicom 123.05, elevation 2,900 feet.

Building: “Building” means any structure having a roof supported by columns or walls, used or intended to be used for the shelter of or enclosure of persons, animals or property.

Building height: “Building height” means the vertical distance from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

DPA / DE:

DRAINAGE PROTECTION AREA: “DPA” means Drainage Protection Area. A county designated area adjacent to a drainage course, ephemeral, intermittent or perennial stream or domestic water supply canal, lake, reservoir or spring, in which no effluent from a subsurface sewage disposal field may be discharged.

The discharge of sanitary effluent into a DPA or changing the natural ingress or egress of flow is not permitted. (Tuolumne Co. Title 13)

DRAINAGE EASEMENT: “DE” means Drainage Easement. A specific county easement reserved for drainage. The building on Drainage Easements or changing the natural ingress or egress of flow is not permitted. (Tuolumne Co. Title 16)

Dwelling: “Dwelling” means any building or portion thereof designed or used as the residence or sleeping place of one or more persons.

Easement: “Easement” means an interest in real property giving a person or public entity other than the owner of a parcel, the right, to use that parcel, or a portion thereof, or to prevent the owner’s use, for some specific purpose. Such specific purposes may include streets, alleys, bicycle paths, pedestrian/equestrian trails, sanitary sewers, drainage, utilities or other public or private uses.

Eaves: The edges or lower ends of the roof of a building, which overhang the walls, and cast off the water that falls on the roof into gutters or onto the ground. The terms eave or eave/overhang will be used in this document for these projections at the lower edges of the roof. The term “roof overhang” or simply “overhang” will be used for the projection at the gabled ends of the building. See also the terms Gable and Overhang in this glossary.

Encroachment: Any established connection point between an individual property and a PML Street/Road constructed to allow vehicular access between the street/road and that property.

Exterior Lighting: Any fixed artificial lighting to illuminate outdoor areas. Light fixtures that are attached to the outside of a building or are freestanding.

Gable: The vertical, triangular portion at the end of a building, from the level of the eave/overhang to the ridge of the roof; the end wall of a house, as distinguished from the front or rear side.

Garage: “Garage” means an accessory building designed, used or intended to be used for the storage of automobiles belonging to the owner or tenant of the property on which the garage is located.

Guesthouse: “Guest house” means a detached building occupied by guests without compensation of any kind as a condition of occupancy and used as sleeping quarters only, without cooking or housekeeping facilities.

Improvements: 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, privacy structures, outdoor spas, antennas, television satellite reception dishes, heating or air conditioning equipment or swimming pools, including above ground pools and wells.

Kitchen or Kitchen Facility: any room or area established for the preparation of meals, which contains a stove, range or oven requiring input from either gas lines or 220 VAC.

Landscaping / Hardscaping: “Landscaping” means the improvement of any real property through the use of shrubs, hedges, trees, grass or other plants with or without decorative or functional fences, railings, statues, curbs, and similar structures to enhance the appearance of the property, reduce soil erosion, or provide screening for light or sound.

“Hardscaping” consists of the inanimate elements of landscaping, especially any masonry work or wood work. For

instance, stone walls, concrete or brick patios, tile paths, wooden decks and wooden arbors would all be considered part of the hardscape. Typical small-scale hardscaping examples include brick patios and side sidewalks. Retaining walls are often used to create boundaries between hardscapes and earth landscaping features or softscapes. Most artificial water features are technically hardscapes because they require a barrier to retain the water, instead of letting it drain into the surrounding soil.

Nuisance: “Nuisance” means any condition or situation resulting from unreasonable or unlawful practice or from neglect, which is injurious, unsightly, or offensive to the senses so as to interfere with the comfortable enjoyment of life or property by reasonable persons residing or working in the neighborhood of such condition.

Overhang: The projection of an upper part (as a roof, an upper story, or other part) of a building beyond the lower part, as the overhang of a roof, of the eaves, etc.

Owner: “Owner” means the title-holder of record for a particular property or premises, including the holders of surface rights and mineral rights where those rights are held separately.

Parcel of land: “Parcel of land” means a geographical area of land, used or capable of being used under the regulations of this title created in accordance with the subdivision laws or ordinances in effect at the time of its creation.

Recreation: “Recreation” means activities intended for amusement or diversion.

Setback: "Setback" means the distance of a structure or other feature (such as a well or septic) from the property line or other features.

Sign: "Sign" means any card, cloth, glass, metal, painted, paper, plastic, wooden or other configuration of any character placed in or on the ground or any tree, wall, bush, rock, fence, pavement, structure, or thing, for the purpose of advertising, announcing, declaring, demonstrating, displaying or attracting the attention of the public, and excluding official notices issued by a court or public officer.

Storage building: "Storage Building" means a stand-alone structure, pre-manufactured or constructed on site, which does not exceed 120 square feet in floor space, 10 feet in overall height, or contain any utilities, namely, water, electricity or waste drains. If over 120 square feet and/or with utilities, a County permit is necessary.

Street: "Street" means a publicly or privately maintained thoroughfare, excluding private driveways, which afford primary access to abutting property.

Structure: "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structural alterations: "structural alterations" means any change in the supporting members of a building.

Use: "Use" means any purpose for which land or premises is designated, arranged or intended, or for which it is or may be occupied or maintained.

Use, nonconforming: "Nonconforming use" means a use of land or a structure lawfully existing on the effective date of this title or any amendment thereto, which does not conform to the regulations of the district in which it is located.

Use, principal: "Principal use" means the main purpose for which land or premises or a building thereon is designated, arranged, or intended, or for which it is or may be occupied or maintained.

Use, public: "Public use" means any use available to persons generally, whether for compensation or not, without discrimination.

Yard: "Yard" means an open space on the same parcel with a building, which open space is unoccupied by buildings and unobstructed from the ground upward except for permitted projections.

6/8/21 DD



Pine Mountain Lake Association
19228 Pine Mountain Drive
Groveland, CA 95321

Administration Office Hours:
Monday – Friday, 8:00 am to 4:30 pm
(closed during lunch 12:00 to 1:00)

The Administration Office will open at 8:45 am instead of
8:00 am on the second Tuesday of each month.

209-962-8600