

FENCE PERMIT APPLICATION PMCPOA ENVIRONMENTAL CONTROL

TRACT _____ LOT _____ PROPERTY ADDRESS _____

PROPERTY OWNER _____

MAILING ADDRESS _____

HOME PHONE _____ WORK PHONE _____



EMAIL ADDRESS _____

GENERAL CONTRACTOR _____

STATEMENT

I have read, understand and agree to comply fully, now and at all times in the future, with all requirements of the PMCPOA CC&Rs and the Environmental Control (EC) Code. The accuracy of the data provided is the sole responsibility of the property owner. I agree to remove all construction signs from the subject property upon completion of the exterior of the structure herein requested.

Neither the Environmental Control Committee (ECC), Environmental Control Officer (ECO) nor PMCPOA, Inc. is responsible for the location of fences, buildings or other structures in relation to easements, rights-of-way or licenses of any kind or nature. Approval by the ECO of any application or plan does not constitute a review or approval of the location of any fence, building or structure in relation to easements, rights-of-way or licenses. All fences, buildings, and other structures are located at the owner's sole risk and should be surveyed by a qualified, licensed surveyor.

Note than for any landscaping or any structure (i.e., tree, bush, plant, retaining wall, fence, lights, etc) placed, erected, or installed on PMCPOA right-of-way or any setback bordering a road, the property owner shall indemnify and hold PMCPOA, Inc. and its directors, officers, agents, and employees harmless from any damage that might occur as the result of street maintenance, snow plow, road work, or any activity or work undertaken by PMCPOA pursuant to the Association's governing documents. The property owner shall take full responsibility for any damage to PMCPOA equipment or injury to PMCPOA directors, officers, agents, and employees resulting from the placement of the landscaping or structure.

I understand that approval by the PMCPOA ECO does not constitute approval by the County of Kern, Department of Planning and Development Services.

Signature of Property Owner(s) _____ Date _____

Signature of Property Owner(s) _____ Date _____

PURPOSE: To define the requirements and limitations associated with property fences in Pine Mountain Club (PMC).

SCOPE: The CC&Rs and the EC Code dictate that fences are to be harmonious with the surroundings, will not inhibit view, and be constructed of wood or woodlike products. Minimal fencing is encouraged to promote openness and naturalness of living areas and preserve the rustic character PMC has developed.

DEFINITION: Fences shall mean and refer to, but not limited to, decorative walls, gates, planters, barricades, retaining walls, privacy fences, dog runs and perimeter fences.

GENERAL RULES

1. All fences must be reviewed and approved by the EC Officer prior to construction.
2. Request for the installation of a fence that is five (5') feet high, or under, requires a **\$25.00 non-refundable EC fee** and \$75.00 performance deposit, payable at the time plans are submitted (See Performance Deposit Fee Refund Schedule below).

Type of Construction	Performance Deposit	Non-Refundable EC Fee	Permit Check Total	Time to Comp	Refund Amount	Time to Comp	Refund Amount	Time to Comp**	Refund Amount	Time Limit Exceeded - No Refunds Given - # New Permit & Fees Apply if No Extension Granted
SFR~	\$1,000.00	\$200.00	\$1,200.00	24 mos	\$1,000.00	30 mos	\$850.00	36 mos	\$500.00	36+ mos \$0.00
Room Addn	\$350.00	\$150.00	\$500.00	24 mos	\$350.00	30 mos	\$262.50	36 mos	\$175.00	36+ mos \$0.00
Garage	\$350.00	\$150.00	\$500.00	24 mos	\$350.00	30 mos	\$262.50	36 mos	\$175.00	36+ mos \$0.00
Carport	\$200.00	\$150.00	\$350.00	6 mos	\$200.00	9 mos	\$150.00	12 mos	\$100.00	12+ mos \$0.00
R-wall	\$150.00	\$150.00	\$300.00	6 mos	\$150.00	9mos	\$112.50	12 mos	\$75.00	12+ mos \$0.00
Deck	\$150.00	\$150.00	\$300.00	6 mos	\$150.00	9 mos	\$112.50	12 mos	\$75.00	12+ mos \$0.00
Solar	\$150.00	\$150.00	\$300.00	6 mos	\$150.00	9 mos	\$112.50	12 mos	\$75.00	12+ mos \$0.00
Minor Misc*	\$75.00	\$25.00	\$100.00	2 mos	\$75.00	3 mos	\$50.00	4 mos	\$25.00	4+ mos \$0.00

*Minor Misc = sheds, awnings, small greenhouses, gazebos, **fences**, or other projects not requiring a Kern County Bldg permit
Refunds of the performance deposit will be as specified on the EC Schedule of Fees, Performance Deposits and Refunds (chart above)

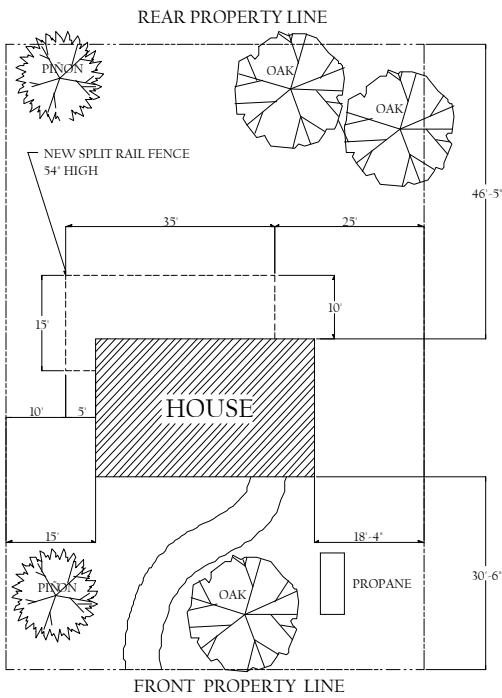
EC Fees are not refundable at all. Refund applications for performance deposits must be filed within 60 days of final inspection sign off.

a. New construction EC Fee	\$ 200.00
b. New construction performance deposit	\$1000.00
c. Retaining walls and decks EC Fee	\$150.00
d. Retaining walls and decks performance deposit	\$150.00
e. Garages or room additions EC Fee	\$150.00
f. Garages or room additions performance deposit	\$350.00
g. Carports EC Fee	\$150.00
h. Carports performance deposit	\$200.00
i. Other (Shed, satellite dish, awnings, gazebos, <u>fences</u> or other project that does not require a Kern County building permit) EC Fee	\$ 25.00
j. Other performance deposit	\$ 75.00

3. A plot plan must be furnished to the ECO showing the proposed fence location, all existing structures on the lot (with full dimensions), the fence style to be utilized, and the finish to be applied, if any.
4. Fences shall be maintained in good condition and repair at all times.
5. A site inspection shall be conducted by the ECO after plans are submitted and prior to ECO action. Stringing of the lot is required prior to this inspection so that placement is explicit.
6. The property owner is reminded that most lots in PMC have a seven and one-half foot (7^{1/2'}) easement at the front, ten feet (10') on the sides of the lots for public utility and snow plowing access. Any fences placed within these easements are at the owner's risk and will not be replaced if removed or damaged by the Association or public utility.
7. Where fences are to be constructed on the property line, the adjoining property owner(s) should be notified to obtain pro and con comments of the proposed fence (neighbors objections do not, in themselves, cause denial).
8. All fencing constructed on any lot shall be made of wood or wood like products. Chain link, cable and rope fences are not permitted.
9. All fencing must be of an open nature with a minimum spacing of two (2") inches between boards so as to allow the passage of small native animals.
10. Visible retaining walls and embankment retention devices shall be constructed of a natural appearing material, such as "split face block" or faced with natural stone, manufactured stone, or other natural appearing material that are in keeping with the natural stone of PMC.
11. Any embankment retention device exceeding six feet (6') in height and/or 75 degrees from horizontal requires E.C. Committee approval. Retaining walls must meet Kern County requirements. Decorative walls and borders must be approved by the ECC prior to installation and shall not exceed three feet (3') in height.

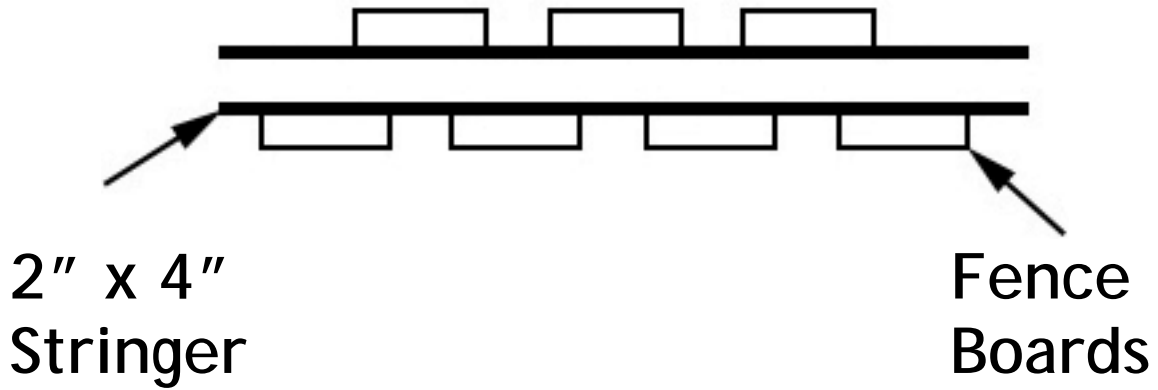
Sample Plot Plan - New Fence

1. Plot location of property lines (must be strung on lot).
2. Plot location of all existing structures.
3. Plot location of all existing trees and shrubs.
4. Show proposed location of fence (must be strung on lot), and show distance to property lines.
5. Specify the style (e.g., split rail, board on board) you propose, or include a drawing that accurately depicts the style of fencing you are requesting.
6. Specify height and length of proposed fencing.
7. Specify any variances you are requesting.

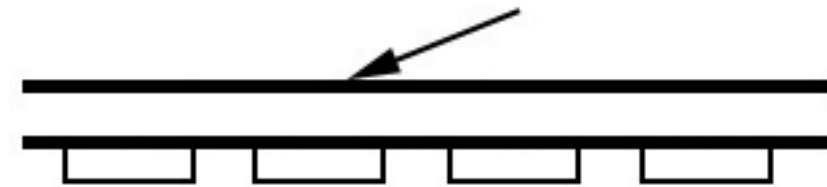


Wooden Fence Examples

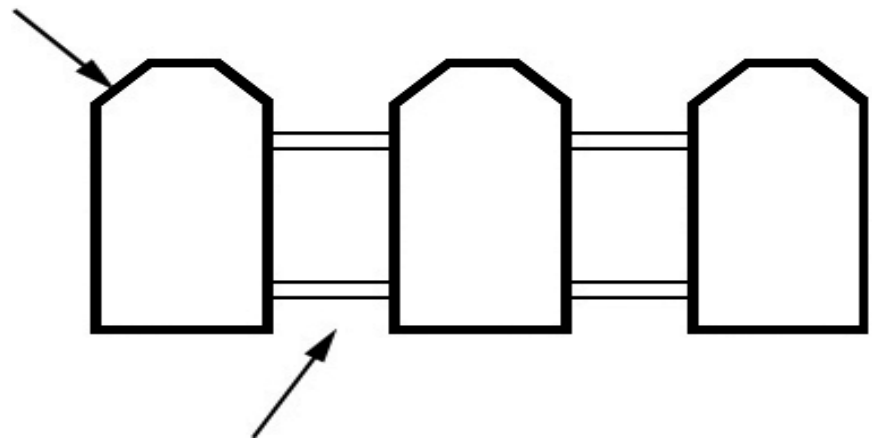
Aerial Views



OR



Elevation View



2 inch Minimum Spacing Between Fence Boards