

**NOTICE OF**

**MOTION TO RATIFY ASSOCIATION RULES AND THE ENVIRONMENTAL CODE**

**TO BE ON THE AGENDA AT THE**

**MAY 20, 2017**

**8:00 A.M. REGULAR OPEN BOARD MEETING IN THE CONDOR ROOM**

**Description of purpose and effect of the rules changes in this motion:**

As requested by the Board, the Governing Documents Committee has reviewed the Association's rules and the Environmental Control Code. The committee was asked to update the rules to current practices and laws as well as generally "cleaning" them up. The committee considered all relevant recommendations from managers and committees in its deliberations. Following is a summary of the effects of the changes to both the rules and the EC Code.

**Proposed changes to the Association Rules**

1. There were editorial changes for capitalization, grammar, the outline format and acronyms. Referenced callouts were brought current.
2. The table of contents was re-ordered to reflect general rules (articles 2 through 7), rules covering the Association amenities (articles 8 through 18), and special rules (articles 19 through 21).
3. Article 1 (General) of the current set of rules has been divided into 3 articles (Article 1, Purpose and Authority; Article 2, Enforcement; and Article 3, General Rules).
4. The EC Code, which is also a set of rules, has been made a part of the Association rules by reference as Article 21. The EC Code remains as a stand-alone document under separate cover.
5. Section 3.02 has been expanded to specify that a member who rents their property is responsible for the actions of the renter on Association property.
6. Section 3.12 has been expanded to include renters in the guest limitations at Association functions.
7. Sections 3.17, corkage fees; 3.18, playing in Association parking areas; 3.19, audible electronic devices; and 3.20 smoking have been added.
8. The current set of rules restricts the number of dogs and/or cats to three. The proposed set of rules states that a reasonable number of pets as determined by the association are permitted.
9. A new article (article 5) describing rules for filming in PMC has been added.
10. Article 6 (Traffic) has been revised to delete the current section on warnings and citations. The current set of traffic rules allows members to violate California highway

- laws by providing an exemption for some vehicles to operate on Mil Portero Highway and PMC roads. This exemption has been removed from the proposed rules.
11. A new article (article 7) covering wildlife has been added. In September 2014 the Board passed a resolution for a new rule on wildlife. The contents of the two versions have been merged. Outside trash storage containers must be certified bear-safe.
  12. A new article (article 8) covering the archery range has been added. This article has been coordinated with the archery club.
  13. Article 9 (Campground) now requires supervision of children under eight years old instead of twelve years old.
  14. Article 10 (Clubhouse) allows persons under 21 in the lounge during hours dinner is served if accompanied by an adult 21 years old or older.
  15. Use of private golf carts on the golf course requires approval of the golf manager.
  16. Article 16 (Swimming Pool). A liability release must be signed to use pool when there is no lifeguard. Dress code expanded and defined. Taking pictures in the pool area is not allowed. Any person requiring the use of diapers, including swim diapers is not allowed to swim in the large pool. No smoking rule includes e-cigarettes.
  17. Article 19 (Common Rules of all Committees) was revised to add back sections deleted from an earlier version. The statement that committees serve at the pleasure and direction of the board was added. The role of the board liaison to committees was defined.
  18. Article 20 (Election Rules) was brought current with the California Civil Code with respect to the duration of time ballots must be retained by the inspector of elections and the Association.

### **Proposed changes to the approved EC Code**

19. There were editorial changes for capitalization, grammar, the outline format and acronyms. Referenced callouts were brought current.
20. Section 4.12 Notice: This definition was changed to agree with the definition of "notice" that is in the CC&Rs.
21. Section 4.25 Word Construction As Used In This Document: This section was deleted.
22. Section 4.26 Mobile/Manufactured Home: This definition was added.
23. Section 4.27 Modular Home: This definition was added.
24. Section 5.03 Right of Appeal: This section was replaced with the words from bylaw section 11.06C.
25. Section 6.04 Citation Procedure: The description of the content of the citation was removed.
26. Section 6.05 Non-compliance With Citation: This was simplified to state that non-compliance of a citation may result in legal action.
27. Article VII: The title of this article was change from "Provisions" to "Processes, Requirements & Restrictions."
28. Section 7.02 Plans, Reports and Approval: The detailed descriptions of the documents that are required when improving a property were removed and will be contained in a separate document called "Building Package." The building package will be available in the office.

29. Section 7.10 Storage Facilities and Clotheslines: Bear-certified storage containers are now required.
30. Section 7.13 Hazards: Fireworks are not permitted in PMC.
31. Section 7.24 Yard Sales: Yard sale signs must be self-supported with their own stake and cannot be posted on existing structures, poles or trees.

**PLEASE SEE WEBSITE FOR FULL RULES**

**OR ASK AT THE OFFICE**