



PMCPOA

Governing Documents

Pine Mountain Club was formed in the 1970s primarily as a vacation and retirement area. Over the years, the community has grown and evolved and is now home to full-time residents who commute into surrounding cities, are self-employed, or who have retired on the mountain. Many other property owners are “weekenders” who live and work in surrounding cities but come up to PMC periodically, or who use their homes as vacation or full-time rentals. Others own land here but do not have homes on their properties.

Needless to say, a system of governance is necessary to help keep Pine Mountain Club functioning smoothly and to maintain the peace and tranquility that its diverse members desire. Pine Mountain Club Property Owners Association, including its staff and Board of Directors, utilize a series of documents that define the rules and practices that must be followed in managing the community and its facilities. These documents include the Articles of Incorporation, the Covenants, Conditions and Restrictions (CC&Rs), Bylaws, Association Rules which include an Environmental Control Code and more.

These documents are adhered to by the Board of Directors, General Manager, staff and the numerous committees that assist in leading the community. The documents are updated when necessary, and great care is taken to ensure that all documents and rules comply with state and county laws and ordinances. When necessary, legal counsel is consulted to assist the Board in ensuring compliance or to offer guidance in the decision-making process.



General Information

In addition to the primary governing documents of Pine Mountain Club -- Articles of Incorporation, Covenants, Conditions and Restrictions (CC&Rs), Bylaws, Environmental Control Code and Association Rules -- there are several other documents that further govern how PMCPOA operates.

A Five-Year Strategic Plan implemented in 2016, a lengthy set of business policies and procedures (available for viewing in the Business Office) and snow removal procedures add to the day-to-day operations of Pine Mountain Club POA.

As stated in the Bylaws, if there is any conflict between the provisions of the various governing documents, the CC&Rs will prevail.

To view any of PMCPOA's governing documents in their entirety, visit the PMCPOA website and click on the “Association Governance & Business” tab, then click on the “Governing Documents” menu item. The documents are also available for viewing in the PMCPOA Business Office.

www.pinemountainclub.net



Understanding Your Governing Documents

Pine Mountain Club Property Owners Association

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Articles of Incorporation

The Pine Mountain Club Property Owners Association officially became a corporation on Oct. 22, 1975, when the Articles of Incorporation were endorsed and filed by the Office of the Secretary of State of California.

The eight-page Articles describe the purposes, powers and responsibilities of the corporation; set forth the duties and number of directors to oversee the association; and the policy should the corporation ever be dissolved.

Covenants, Conditions and Restrictions (CC&Rs)

PMCPOA's CC&Rs were first created in the early 1970s, and then amended and approved by the membership in 2011.

The 16-page CC&Rs provide pertinent definitions used within the document; go into detail about membership rights, duties of the association, environmental control policies and restrictions that fall under the Environmental Control Code; establish the purpose of, and need for, assessments; and address miscellaneous issues.

Bylaws

The 22-page Bylaws of PMCPOA is a fluid document that is updated regularly as needed to keep current with association needs and changing laws. The Governing Documents Committee assists the Board of Directors in implementing changes as needed.

The Bylaws address in detail the functioning of the association, including the rights of members; voting, election and meeting protocols; duties, qualifications and meeting procedures of the Board of Directors and its officers; assessments and budgets; committees; enforcement of governing documents and more.

New bylaws and amendments to existing bylaws are approved by the Board, placed on the June ballot and ratified (or rejected) by the members when voting in June.

Environmental Control Code

Article 21 of the Association Rules comprises the PMCPOA Environmental Control Code, which is formulated by the Bylaws and the CC&Rs to establish procedures that govern the duties, responsibilities and powers of the Environmental Control Committee.

The 22-page EC code is updated and ratified by



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the Board of Directors as needed, with the goal of keeping PMC the beautiful, peaceful place that it is now and into the future.

The Code sets forth specific, detailed information about what is and is not allowed within the PMC environment, as well as protocol on how to enforce the established regulations. The EC Code dictates the role of the Environmental Control Officer, details the necessary permits to make changes to property, and outlines the imposition of fines when regulations are violated.

The Environmental Control Code is not a separate document but is part of the Association's rules (article 21). However, it is published separately.

Association Rules

The Association Rules are established by the PMCPOA Board to outline proper usage of association property. They are changed or updated by the Board in keeping with evolving needs or changing laws.

The 20-page Rules of the Association document contains a long list of general rules, animal control procedures, rules for filming in PMC, traffic regulations, proper use of the clubhouse and outdoor facilities, election rules and more.