



## Pine Mountain Club

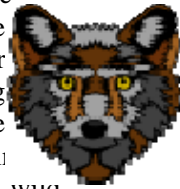
We have chosen to invest in Pine Mountain Club because its assets, the natural surroundings and carefully maintained aesthetics of the community, are well protected. We are confident that the protection of these assets is assured far into the future by the development's governing documents, the CC&Rs, Association Rules and the Environmental Control Code. This is a guide to the most important aspects of the Environmental Control Code designed to assist all property owners with their efforts to preserve the Association's most valuable asset, its unique environment.

The Environmental Control Committee, which consists of five volunteer property owners, a recording secretary, a Board of Directors Liaison and the Environmental Control Officer, has the primary responsibility to enforce the provisions of the EC Code. For information about the EC Code, including what you need to know about building and maintaining your dream home, visit the EC Office, located in the clubhouse. As a new owner, it is wise to visit this office to learn about PMC's building requirements.



The EC staff will assist you in making good decisions to help protect PMC's environment. The staff will also assist you in preparing for a four-seasons lifestyle that can include beautiful

winters with wonderful snowfall. Winterizing your home, car and RV can make the difference between enjoyment of the season or a costly disaster to your property. Living in a forest setting also means accepting the responsibility that comes with sharing this beautiful environment with wild



animals and the possibility of forest fires. For the safety of all, dead and dying trees and materials must be removed from our property promptly.



1. Before building any structure or addition, or doing any excavating on

your lot, you must apply for a building permit. Please submit your plans, paperwork and application fees, if required, directly to the EC Office for approval prior to any construction or grading work. (*This is in addition to any required permits from Kern County*). Your plans must include specific information such as the location of the proposed structure in regards to the setback restrictions, the grading plan, which trees or other vegetation are to be removed, finished structure elevations, color scheme from the approved color chart, finishes to be used, design, proportions, etc. (See the building packet for further detailed instructions).



cutting and pruning of trees over 4" in diameter at chest height, in general, is not allowed. We love our trees, they are what makes PMC so special. If you absolutely must remove a tree for any reason, a no-fee permit is required from the EC Office. If you cut a tree before you have been issued a permit, you may be fined by the Board of Directors.

3. Fences, walls and hedges may not be erected (or planted), located or maintained on any lot in a location or at a height that unreasonably obstructs the view from any other lot or lots. Fences must be *constructed of wood or a wood like product* and may not be built before a permit has been issued by the EC Office. Again, if you build before a permit is issued, you may be fined.

4. Before you paint or stain any structure, including decks, or re-roof your home, you will need to apply for a no-fee permit from the EC Office to insure that your color choices meet the requirements of the community. We have approved color charts for paint, stain and roof colors in the EC Office, located off the lobby of the clubhouse.



5. Signs have size limitations depending on the type of sign. Most signs are limited to one (1) sq. foot in size, black lettering on a white background. Real Estate signs must be one (1) foot square, except for tent style signs deployed during a showing of the property. These signs must be promptly removed at the end of the showing. Property addresses must be clearly marked on the home or a sign post, visible from the road for emergency responders. For further information on which signs may be posted, please contact the EC Office in advance.

6. Recreational vehicles and vehicles that are not operable should be stored completely within a garage or off the property and out of the community. If it is necessary to keep such vehicles on your property, it must be stored to the rear of the property, screened from view by an approved earth tone tarp or cover, affixed in such a manner as to remain in place during a high wind event.



7. Propane tanks, trash containers and clotheslines must be screened from the neighbors and public view.



8. Garbage and food waste must be self hauled to our Transfer Site, located at the east end of Aleutian Drive. If you must keep trash, garbage and food waste at your home, it must be kept in a solid waste container, designed to deter wildlife from rummaging through the trash. The EC Office has information on approved containers. We have a recycling program at the Transfer Site for household items. There are separate bins/areas for aluminum, cardboard, glass, plastics, CRV drink bottles, junk mail, catalogs, metal, electronics and appliances. Please help us keep costs down by recycling your waste items.

9. Dead trees, branches, pine cones, weeds, brush - We have a Green Waste Site just to the west of the Transfer Site on Aleutian Drive. All green waste materials need to be brought to this location, any day except Thursday. Weeds, pine cones, leaves, etc. can be bagged and left at the far west end of this facility. Other green waste can be left at the east end of the facility.

10. Pets must be kept on leashes and must be under the control of their owner or human companion at all times. They are not allowed in or near lakes or Golf Course, **except for service animals.** Pets are also not allowed on Association property, except for Lampkin Park baseball field. All owners must pick up after their animals and properly dispose of pet droppings. The PMC Patrol Office has information to help you and your pet enjoy the wonderful atmosphere of PMC. Dog kennels or dog runs must be approved in advance by the EC Office.



11. Loud parties and excessive noise are not permitted. This includes incessant dog barking. Construction and yard work noise is permitted between 7am and 7pm only. Please be courteous of your neighbor's peace and quiet.



Cottage Industries are permitted by application through the EC Office. Kern County has a list of restrictions for what types of home businesses are allowed as cottage industries. PMC must follow these regulations. Before commencing a business in your home, please contact the EC Office for information and the application.

We hope these pointers are helpful to you and that you understand the importance of maintaining the beauty and peacefulness of our wonderful community. We have the best of all worlds right here at our fingertips in Pine Mountain Club. We have a community where the wildlife and humans can live in harmony and contentment with each other and where the beauty of the forest setting is enhanced by property owners who keep their properties pristine, clean and at one with their natural surroundings.

#### Frequently Asked Questions

What should I do with the ashes from my fireplace?

**DO NOT** spread ashes across your property due to the fire hazard it may pose. Please make sure ashes are cold and carried in a metal container. The Transfer Site has a special container for ash disposal. Please dispose of ashes safely and properly.

#### How do I take care of my septic system?

Septic systems require a small amount of maintenance. Water management is important for septic systems. Pumping of the system on a regular basis, normally every three to five years should keep your system in good working order. Kern County has regulations regarding inspections of septic systems on their website.

#### What can be disposed of at the transfer site?

All household waste can be disposed of at the Transfer Site. Food waste must be placed into the compactors, located at each side of the facility. Dry household waste can be thrown into the large dumpster at the site. Recyclables should be sorted into the specific containers as marked. We now accept appliances, televisions, computers and metal waste. **We cannot take mattresses or large furniture items at this site.** Kern County has a dump in Lebec, near the 5 freeway, that can take larger items and mattresses. Please be careful not to place ashes into the compactors or dumpster.

#### How do I dispose of construction materials?

All construction waste must be hauled to the Lebec dump. Our facility here does not have the capacity to handle debris from construction projects.

#### Where do I dispose of toxic materials, paint, old batteries, used motor oil?

The Lebec dump site has information regarding disposition of such items. Please call 661-862-8900 for further information.

#### Where do I find local news and information?

There are several outlets for news and information here in PMC. The Association puts out a monthly newspaper, The Condor, to all members in good standing. The Mountain Enterprise is a local newspaper, published weekly and available thru subscription or from many local merchants. The Association has a website, [pinemountainclub.net](http://pinemountainclub.net), that has information regarding the Association and coming events. There is also a radio station, 1610 am, for

emergency info and weather conditions.

## PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION



## ENVIRONMENTAL CONTROL ESSENTIALS FOR PINE MOUNTAIN CLUB PROPERTY OWNERS

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