



Your Mountain Dream... Above the Crowd

Phone: 209-962-4080  
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## PINE MOUNTAIN LAKE SUBDIVISION      DISCLOSURES TO BUYERS OF REAL PROPERTY

### HOMEOWNERS ASSOCIATION DOCUMENTS AND DUES

The seller is required under California Civil Code Section 1368 to provide to a prospective purchaser a variety of documents from a common interest subdivision, such as PML, prior to the close of escrow. These dated documents number over 200 pages in length and PMLA currently charges \$85 to provide a printed version in a notebook, or, as an alternative, \$40 for a CD version. Documents include: Conditions, Covenants and Restrictions (CC&R's), Budget & financial statements, Articles of Incorporation, By-Laws, amenity fee schedule, resolutions, building guidelines, Activities Guide, etc. The seller may be required to pay for this information, or, if acceptable to buyer, we will send an electronic version via pdf. Pine Mountain Lake Association dues for 2010 are \$149 per month.

### FIRE PREVENTION ENFORCEMENT

The Pine Mountain Lake Homeowner's Association requires that certain brush, weeds, dead trees and other fire hazards to be removed annually at the property owner's expense. A FIRE PREVENTION GUIDEBOOK FOR PROPERTY OWNERS will be included in the Homeowner's manual and information on fire safety violations on particular properties can be obtained from PML at (209) 962-8600. If requested, PMLA will inspect the property being transferred to see if there are any fire prevention violations on it. Whether the seller must be "in compliance" is in your purchase contract.

### LOCATION OF SURVEYED CORNERS

The seller is usually responsible for locating and staking the property's legal property corners for Buyer to approve (check your purchase contract). This is NOT performed by a licensed land surveyor and cannot be guaranteed by their real estate agent, or any individual hired to stake the monuments. Buyer shall approve the corner locations in the time period specified in the purchase contract, or engage the services of a licensed land surveyor, should a guarantee be required. The monuments, corners, or "pins" referred to are approximately 2 feet long, 3/4 inch metal re-bar, with a surveyor's round, numbered tag on the top. The portion showing above ground may be from 0 to 6 inches. Sometimes they are buried.

### WATER AND SEWER

Groveland Community Service District residential **monthly** charges in 2009 are:

**WATER** With a 5/8" x 3/4" meter, fixed water service charge of \$29.82 and water bonds of \$20.58 (total of \$50.40) plus variable water consumption charges:

0 to 4,000 gallons:	\$0.00188 per gallon	(4,000 gallons would be \$7.52)
4001 to 7000 gallons	\$0.00376 per gallon	
7001 to 12,000 gallons	\$0.00564 per gallon	
12,000+ gallons	\$0.00751 per gallon	

**SEWER** Fixed usage charge of \$52.57 plus \$0.00691 per gallon of metered water used, plus wastewater debt service of \$25.75. Confirm on GCSD.org, or by calling 209-962-7161. Check with GCSD on current hookup fees for sewer and water to new construction on vacant lots. NO sewer charges if house is served by an individual septic system.

A Tuolumne County Ordinance states that properties located within 300 feet of an existing public sewer disposal system MAY BE REQUIRED, IF FEASIBLE, to extend the disposal line and connect to the service. Such determination is made by the Tuolumne County Environmental Health Department and Groveland Community Services District at the time of application for a sewage disposal and/or building permit.

_____	_____	_____	_____
<b>Buyer</b>	<b>Date</b>	<b>Seller</b>	<b>Date</b>

_____	_____	_____	_____
<b>Buyer</b>	<b>Date</b>	<b>Seller</b>	<b>Date</b>