

PINE MOUNTAIN LAKE 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 \$80 to cover the cost of copying them. This cost, billed to escrow, is included in the PMLA "transfer fee" of \$198 and is paid by either Buyer or Seller in accordance with the purchase contract terms. Documents include: Conditions, Covenants and Restrictions (CC&R's), financial statements, minutes of Board meetings, Articles of Incorporation, By-Laws, amenity fee schedule, ETC. Dues are currently \$1,332.00 annually and PMLA requests that the Buyer pay the balance of the calendar year from the date of closing. You can tell the escrow company that you choose to pay them monthly.

FIRE PREVENTION ENFORCEMENT

The Pine Mountain Lake Homeowner's Association enforces their fire safety plan by requiring 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. PMLA will research the property being transferred to see if there are any fire prevention violations on it.

LOCATION OF SURVEYED CORNERS

The seller is usually responsible for locating and staking the property's legal property corners. Buyer understands this is NOT being 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 said boundaries prior to close of escrow, or 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 inches to 6 inches.

WATER AND SEWER

Groveland Community Service District residential use fees are as follows:

- (A) With a 5/8" x 3/4" meter, fixed water service charge of \$26.43 and water bonds of \$21.46 monthly plus variable water (usage) charges:
 - 0 to 4,000 gallons: \$0.14 per hundred gallons
 - 4001 to 7000 gallons \$0.28 per hundred gallons
 - 7001 to 12,000 gallons \$0.42 per hundred gallons
 - 12,000+ gallons \$0.51 per hundred gallons
- (B) Sewer usage fee of \$39.28 per month plus \$6.66 per 1000 gallons of water used.

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 Services / Health department and Groveland Community Services District at the time of application for a sewage disposal and/or building permit.

Buyer	Buyer	Date
Seller	Seller	Date