

GOOD TO KNOW IMPORTANT DISCLOSURES FOR PEVHOA

WELCOME to Plumas Eureka Homeowners Association (PEVHOA). As with any new home and community, there is much to discover and learn about the area, your Association and your home. We encourage you to read through our CC&R's and By-Laws and all pertinent documents you can find on our website. At any time, always feel free to contact one of our director's or on-site personnel for information, clarification, and answers to most questions you may want to address. Here are just some items to be aware of initially:

LANDSCAPING: The common areas are maintained by our on-site staff or at times contracted out when needed. This includes all lawns, sprinkler repairs, pruning of trees, removal and abatement of common area weeds, maintenance of community garden areas and planter boxes. The Association, in order to maintain our Fire Wise status, is periodically removing large juniper plants and shrubs or any large trees too close to homes and chimney chases. Homeowners are encouraged to improve and plant the areas (18 inches from building wall) leading up to their front doors and garage, although we recommend you consult with grounds crew for advice on what plants and scrubs to plant that will work best in your area. A collaborative effort can help ensure consistency and firesafe plants within our community. Homeowners shall not plant or remove trees or lawns without approval from our architectural committee. In addition, homeowners shall maintain their respective common area. Fines will be levied in instances when there is machinery, cars, bikes, toys, etc. left outside or in common areas as we try and maintain a clean and aesthetically acceptable environment. Maintenance will help with proper irrigation lines as required for this area. Maintenance will also blow driveways, walkways, and streets as time allows and pine needles from roofs where applicable.

INDOOR MAINTENANCE: Staff is not responsible for any inside maintenance of your homes. It is encouraged to leave a set of keys with the Facilities Site Manager, so that in an emergency entrance into your home is possible when owners are away. This would be for any work owners are having done to their homes, checking for water leaks, helping with furniture deliveries, and access for any required appliance repairs. Staff may be available for winterization services of your homes, but this is outside their day-to-day duties for the Association and at homeowner's expense.

OUTDOOR BUILDING MAINTENANCE: While you can learn a lot in this area by reading the CC&R's, it is good to point out that staff and the Association are NOT responsible for everything externally. All roofs were recently replaced, almost all decks and railings have been replaced and/or are on a schedule to be done, exterior painting is on a rotating 7-9 year cycle, and any siding replacement is done as is necessary. All garage doors have been replaced and any work to concrete walkways is done on an as needed basis. Decks and railings are repaired and/or replaced when needed but we do not cover any arbors or trellises added on by members. Arbors and trellises shall be maintained by the homeowner and in instances where

arbors/trellises are not maintained (painted or repaired) homeowners can be red flagged and without timely repair, levied fines and ultimately removed for non-compliance. Decks are stained when replaced and annual maintenance from that point forward to be done by the property owner (supplies available from staff). Decks are NOT to be used for storage of firewood, work sheds, bicycles, or exercise equipment. External light fixtures are to adhere to “dark sky” specifications and are at the owner’s expense.

WINTER SNOW REMOVAL: We have a standing rule, that if the snowfall is 3”s, staff will come the following morning, when possible, to plow the streets and driveways. Driveways will be plowed initially for full time on-site owners and then the others. As time allows, they will shovel walkways, and this is done as a courtesy only. Excessive snow fall on decks and roofs can be problematical and owners should have outside help available to assist with this. If you are a seasonal homeowner, PLEASE give our Facilities Site Manager a call with sufficient notice (72 hours requested) so that your driveway is plowed prior to your arrival.

ICE DAMS: Ice Dams, while rare, can occur after heavy snow fall and in unusual winter conditions. As weather conditions vary from warm to cold, ice can form on roofs underneath snow build up, then melt during the day and freeze again at night. This pattern can cause internal leaks in the home, especially in north facing homes. We’ve had very few instances when this occurs, however, it can happen under circumstances noted above. The association has followed roof building codes ensuring ice shield material was applied to all roofs in accordance with County guidelines. During the winter and after heavy storms we encourage homeowners to have snow removed from their roofs to help prevent possible ice dams. If snow is removed when fresh it’s quite easy to remove, however, if an ice dam occurs removal is quite challenging and can cause damage to your roof.

PARKING: There is limited parking in our Association. Please adhere to our parking policy. If you rent your homes, at least one car should be able to park in your garage, that leaves one to two parking spaces outside your garage door. Members that rent their properties are allowed two cars for two-bedroom units and three cars for four-bedroom units. All rental guests must display a parking pass. Cars parked illegally after an initial notice will be subject to being towed.

Thank you. We have only two full time staff members available to take care of 110 homes – please be courteous and appreciative of their normal work schedules and availability.

Read and Accepted: _____

DATE: _____