Pinebrook	**POLICY and PROCEDURE**	**P & P #** 28 **Page #** 1 of 1 **Date** 10/28/2017 **Original P&P Date** 07/27/2005

PROPERTY TRANSFER DATA REQUESTS

Pinebrook Homeowners Association
2108 Flanders Drive P.O. Box 718, Arnold, CA 95223-0718
Phone/fax: (209) 795-2900 Email: pinebrook@pinebrookhoa.org Website: www.pinebrookhoa.org

PURPOSE

To define the information required by realtors and title companies for the purchase or prospective purchase of property in Pinebrook.

POLICY

Pinebrook provides property transfer data in accordance with state laws through this document.

FORMS

28-1 Property Transfer Information (Required)

REFERENCE

28-2 Attachment-Pinebrook Subdivision Map
28-3 Attachment-Pinebrook Subdivision History and Status
28-4 HOA Dues & Facilities Comparison

PROCEDURE

1. When information is requested by a Realtor, Title Company or prospective purchaser, an Information package will be provided on a timely basis. All of the normally requested information is on the Pinebrookhoa.org website.
2. Content of the provided information package on the website:
    A. Realtors and Title Company Transaction and Checklist Information
    B. Articles of Incorporation
    C. Bylaws
    D. CC&Rs (Rules and Regulations)
    E. Policy & Procedures: 3, 5, 6, 7,12,17, 19, 21, 26, and 29 with all forms / attachments (Rules and Regulations)
    F. Annual Operating Budget and R3 Budget with Assessment (Annual Meeting Report)
    G. Current Balance Sheet Statement
    H. Current Actual v Budget Financial Statement
    I. Pinebrook Board Meeting Minutes (last twelve months of minutes)
    J. Newsletters
    K. Pinebrook Board Member Contact List
3. Fees for providing documents B through J above in hard copy form and mailed or delivered is $75.00.
4.. The Office Manager is to maintain computer files of the above information to insure prompt response of the information package requested.
5. Whenever possible, emailing and/or website reference of the information required will be considered and encouraged.

Provided By: Pinebrook HOA Signature _____Date_____

SUMMARY OF CHANGE FROM PREVIOUS ISSUE

Changed “Title”; Reformatted; Updated Policy & Procedure list; Minor changes in text.

Pinebrook	**POLICY and PROCEDURE**	**Form #** 28-1 **Page #** 1 of 1 **Board Approval Date** 09/19/2022 **Original P&P Date** 07/26/2005

PROPERTY TRANSFER INFORMATION

The information contained in this form summarizes information typically requested by Realtors, Property Sellers and Buyers and Title Companies concerning "static" information about the Pinebrook Subdivision located in Arnold, California. Additional information as defined in Pinebrook Policy and Procedure # 28 is available.

	ITEM	STATUS
1.	Rules and Regulation	In CC&R's, Policy and Procedures, or Posted.
2.	Age Restrictions, if any	None
3.	Insurance: State Farm Policy # 90-XJ-8836-0 Steve Hayward (209-736-5910) 1270 Suzanne Dr, Angels Camp, CA 95222	HOA $2M liability coverage, Board of Directors $2M liability coverage, Fire Insurance
4.	Regular Assessments Late Penalty	House: $295 / year; Bare Lot: $175 / year due 9/1 $25 plus 10% on 10/1; 1% per month starting 11/1
5.	Special Assessment	Board can assess 5% of revenue a year. HOA approval beyond that. None exist/pending.
6.	Emergency Assessment	None to date nor anticipated.
7.	Other Unpaid Obligations of Seller	None Known
8.	Approved Changes to Annual Assessment	Board can increase by up to 20% per year.
9.	Settlement Notice Regarding Common Area Defects	None
10.	Preliminary List of Defects	None known
11.	Restrictions/Prohibition of Renting/Leasing	None
12.	Required Statement of Fees	None (No Fees)
13.	Pending or Anticipated Claims or Litigation by or against HOA	None Known
14.	Number of Designated Parking Spaces	Not designated; room for many
15.	Location of Parking Spaces	Beach front, Town Hall, and RV area
16	Number of Designated Storage Spaces	None
17.	Location of Storage Spaces	None
18.	Private Transfer or Taxes	$100 Ownership Change Transfer Fee
19.	Pet Restrictions	Refer to CC&Rs/Policy & Procedures Posted.
20.	Smoking Restrictions	California Law and Policy & Procedures 21
21.	Any Other Document Required by Law	None
22.	Name and Contact Information of Other HOA's Governing Property	None

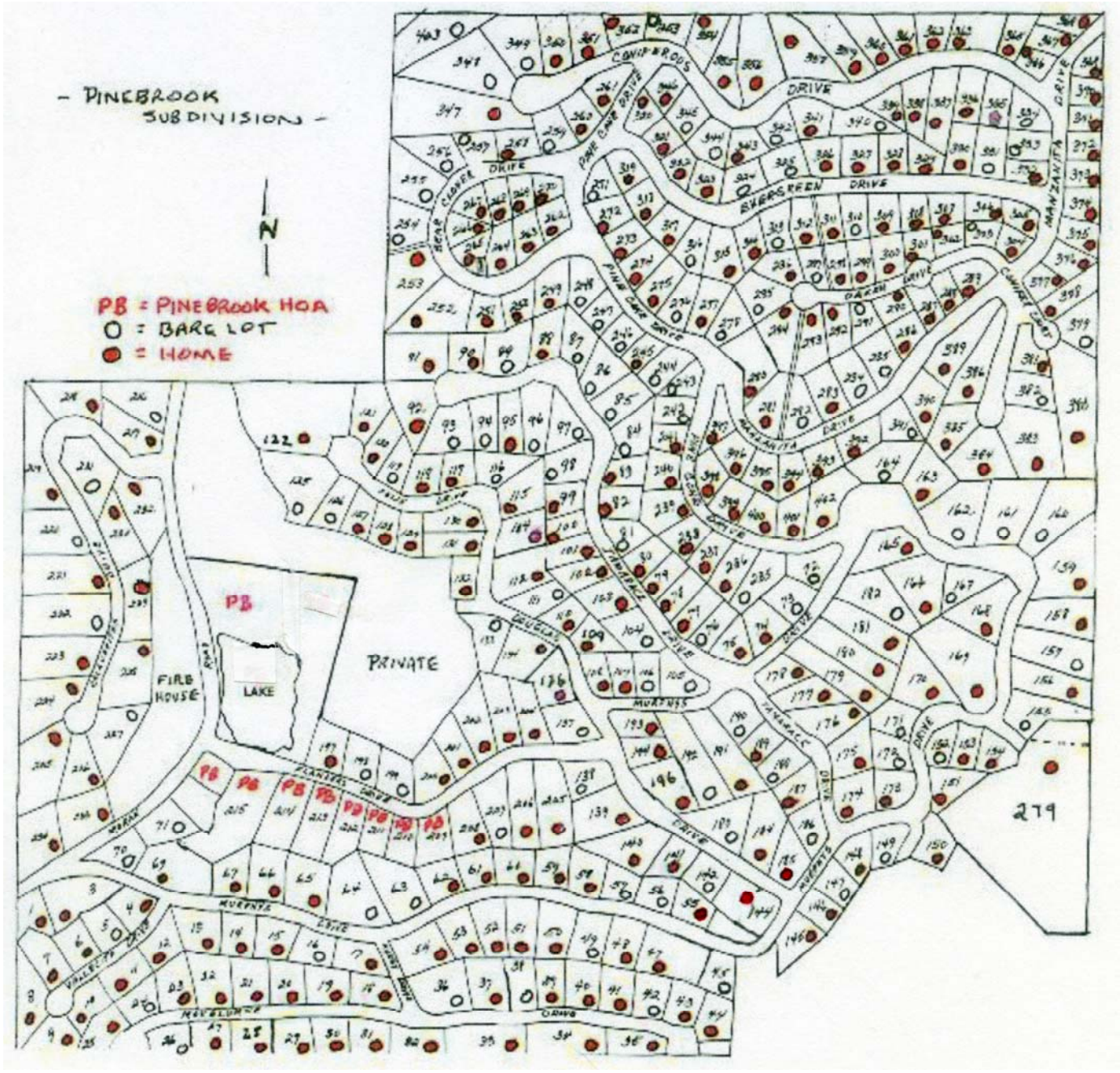
I acknowledge receipt of this information sheet and the items contained in Policy Letter #28 along with receipt of the entire information package.

PLEASE RETURN A SIGNED COPY TO PINEBROOK

Buyer Name	Seller Name	Lot #	Date
P.O/Address	City-State		Home Phone
E-Mail Address			

Pinebrook	**POLICY and PROCEDURE**	**Attachment #** 28-2 **Page #** 1 of 1 **Board Approval Date** 10/28/2017 **Date** 07/2007

PINEBROOK SUBDIVISION MAP



Lot Statistics

385 HOA Member Lots, owned by 333 HOA Members
7 Pinebrook HOA Lots
3 Pinebrook HOA Parcels

Pinebrook	**POLICY and PROCEDURE**	**Attachment #** 28-3 **Page #** 1 of 1 **Date** 10/28/2017 **Original Date** 08/25/2006

PINEBROOK SUBDIVISION HISTORY & STATUS

Unit	Born	Acres	# of Lots	Comments
1	1961	50	68 (1 to 71)	
2	1963	120	159 (72 to 234)	# **124** assigned to Hoskins 06/07 # **143** re-used for Torres 06/07
3	1964	94	165(235 to 403)	# **279** re-used for Franklin 01/06 # **388** assigned to EPFD 06/07
4	Never	approximately 60 acres sold off as 5 to 24 acre parcels		
Total		**264**	**392**	

Pinebrook Common Area

7 Lots **209 210 211 212 213 214 215**
2 Parcels **(1)** .5 acres at Flanders & Moran corner with sign and landscaping
(2) 4.78 acres for road, upper parking, well & maintenance sheds, Lake and Beach

Original Lots Eliminated Through Lot Line Adjustments

Lots Merged -- **2** & **3**, now **3**; **46** & **47**, now **47**; **68** & **69**, now **69**; **122** & **123**, now **122**; **143** & **144**, now **144**; **195** & **196**, now **196**; **242** & **243**, now **243**, **279** & **280**, now **280**; **363** & **364,** now **364**
Lots Split: (3) **113** split ½ to **112** & ½ to **114**; **135** split ½ to **134** & ½ to **136**; **357** split ½ to **356** & ½ to **358**;
Never Existed: (3)-124 & **387** & **388**
Lots Annexed: (4)- 124; 143; 279; 388; (assigned these unused lot numbers)

Lot Numbers Available for Re-assignment (11)

2, 46, 68, 113, 123, 135, 195, 243, 357, 363 and 387

Current Status

Pinebrook Lots Not Available For Building		**9**
Total Lots Available for Building		**385**
Lots with Homes	**280**	
Bare Lots	**105**	
Membership Lots (voting memberships)		**385**
HOA Members (many members own multiple lots)		**335**
Approximate Full Time Residents		**100**

Fire Inspection Lots: Cal Fire- 289, EPFD -105; **Total - 394**

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	Date 09/30/2024
	Original P&P Date 04/6/2006

HOA DUES & FACILITY COMPARISON

ARNOLD AREA HOA PROFILE COMPARISON

HOA	HOA NAME	CABIN	BARE LOT	TOTAL	FULL TIME	CABIN DUES/YR	BARE LOT DUES/YR	COMMENTS
FM	Forest Meadows	589	137	726	588	$1,924	$1,924	Incl Road Maint:Note 3
MS	Mill Site	194	2	196	68	$1,008	$1,008	Note 1
BLS	Blue Lake Springs	1,697	328	2,025	400	$ 772	$ 772	
BTV	Big Trees Village	1,550	410	1,960	100	$ 925/175	$ 925/175	Note 2
SS	Snowshoe Springs	298	71	369	40	$ 911	$ 684	incl water
LMP	Lakemont Pines	418	130	548	150	$ 475	$ 408	
PB	Pinebrook	280	105	385	100	$ 315	$ 185	
LP	Lilac Park	175	31	206	45	$ 200	$ 180	Incl $10 maint fee
FIA	Flyln Acres/Lakeside	213	50	263	81	$ 100	$ 100	
MM	Meadowmont	1,164	258	1,422	261	$ 24	$ 24	
GR	Grizzly Ridge	30	6	36	15	$ 20	$ 20	
LC	Love Creek							
MT	Meadowview Twnhse	17	0	17	5	$ 600	$ N/A	Incl Outside Maint
SHR	Sky High Ranch	100?	146?	249	?	$1,165	$1,165	Incl water
BL14	Blue Lake 14, 15, 16	245	72	317	192	N/A	N/A	
IH	Indian Hills 1,2, Misc	48	2	50	36	0	0	Have Road Maint

Note: 1. Millwoods: Mill Site Owners Assoc (Master Assoc.) Mill Site Townhomes (Sub HOA). For the Townhouse section of Mill Site (32 units) dues are $2,280 to cover ext building paint, shell, roofs, and structure, fire & CA liability insurance. Mill Site covers other aliases like Mill Woods and Mill Creek.

Note: 2. Membership for facilities is not required, second rate is for no use of facilities; $660 for rental property; $725 for unaccompanied guest pass fee. Non- BTV resident use(UFM) is $425 or $575

Note: 3. Five Condo association (48 units) which pay separate condo dues in addition to HOA dues. Also, 70 of full timers are long term renters.

MM, GR, MT, and SHR No Facilities, some have annual social functions

HOA	LK	PL	CH	SS	TC	VB	BB	BsB	HS	SB	PG	BC	DG	BBQ	PA	PT	RV	SP	GF	RF	RR
FM		2	1		4		2		2		2	2		3	2	24		Y	Y	N	Y
MS		1	1		1		1		1					1	1	3		N	Y	N	Y
BLS	2	1	1	1	4	2	1		2	1	1	1	Y	6	1	20		Y	N	Y	Y
BTV		2		1	2	2	1	1	2	2	1			6	1	35		N	Y	Y	Y
SS	1						1							2	1	4		N	Y	N	Y
LMP	1		1	1		2	1		1	2	1			4	1	6		Y	$5	N	Y
PB	1		1		1	1	2	1	3		2	1	6	5	2	44	5	Y	Y	Y	Y
LP		1		1		1			1		1			2				Y	Y	N	Y
FIA	1															3		Y	?	N	Y

BBQ - BBQ pits
BB – Basketball Court
BsB - Baseball Field
BC - Bocce Ball Court
CH - Clubhouse
DG – Disc Golf Course Holes
GF - Guests w Owner Free?
HS - Horseshoes
LK - Lake
PA - Picnic Area
PT - Picnic Tables
PG - Playground
PL - Pool(s)
RR – Restrooms – Lake / Pool
RF - Rent Facilities to outsiders?
RV - RV spots
SB - Shuffleboard
SS - Snack Shack
SP – Social Program
TC – Tennis & Pickleball Courts
VB - Volleyball