

## **Tamarack Springs Mutual Water Co. Information, Rules and Regulations**

The Tamarack Springs Mutual Water Company is a non-profit, mutual benefit corporation that provides water to the 40 lots in the Tamarack Springs Subdivision and associated properties in Tamarack, California.

These Rules and Regulations are a summary of board actions and governing documents and do not repeat every provision of the CC&Rs, By-Laws and Articles. If you require actual recorded documents for any legal purpose, please contact the Calaveras County Recorder's Office for assistance.

### **Contact Information**

Mailing address:	145 Mokelumne River Drive Lodi, CA 95240
Email address:	tamaracksprings@icloud.com
Website:	www.tamaracksprings.org

### **Current Dues**

• All Properties, Base Rate	\$435 per year.
• Occupied Properties, additional	\$525 per year.

Dues are billed annually and are due by March 31 each year.

### **Assessments**

From time to time, improvements to the water system may require an additional assessment. A special assessment of \$5,600 per lot for a new, steel water tank was levied by the board and is due on April 30, 2024. This assessment can be satisfied with a check or signed agreement to pay in twenty annual installments of \$465.

### **Late Payment Penalties and Liens for Delinquency**

A penalty of 10 percent is added for Dues not paid by March 31. In addition, unpaid dues or assessments are subject to an additional penalty of 10 percent per year. After Dues are unpaid for a year, a lien may be placed on delinquent lots after the owner is notified in writing and invited to attend a hearing by the water company board of directors.

### **New Service Connection Fee**

When a cabin is built on a lot whose title transferred after July 28, 2007, there is an assessment of \$10,000 to connect to the water system. New service connections require Water Company approval before any work is performed.

## **Covenants, Conditions & Restrictions**

All lot owners are members and shareholders of the Tamarack Springs Mutual Water Company and are bound by the First Restated Declaration of Restrictions for Tamarack Springs (CC&Rs). A copy of the recorded CC&Rs may be downloaded from the website if not provided by your title company. In addition, owners and the company are subject to the Company By-Laws and Articles of Incorporation. All documents are available on our website under the *Rules Summary* section.

## **Homeowners Association and Architectural Review Committee**

Lots 1 to 35 are subject to certain conditions and restrictions of the Tamarack Springs Homeowners Association, which are intended to preserve the neighborhood's character and safety. The Mutual Water Company also provides water rights to adjacent Lots V3, V4, V5, V6 and V9. The "V Lots" are not subject to these conditions and restrictions. A map of the subdivision properties can be found on our website under the *Parcel Maps* tab.

The Homeowners Association board (A subcommittee appointed under the water company board) has appointed a three-member Architectural Review Committee, which can grant or deny permission for activities noted below. Permission may be requested from any member of the committee.

## **Tree Cutting**

Prior permission is required from the Architectural Review Committee for cutting and removing a living tree that is more than 12 inches in diameter four feet above the ground except when removing the tree is necessary to protect life or property. An application form can be downloaded from the website.

## **Architectural Review**

Prior permission is required from the Architectural Review Committee for construction of a cabin. Plans (a site map, plan view and elevation view of the structure) must be submitted to and approved by the Architectural Review Committee. The CC&Rs allow only construction of dwellings, and an outbuilding to protect propane tanks.