

CALAVERAS COUNTY REGIONAL ADVISORY

Subject Property Address: _____

1. **REGIONAL TREE MORTALITY.** Due to various causes including, but not limited to, drought and pest infestation, there may be dead or dying trees on or about the Subject Property as well as nearby or adjoining properties. Buyer is advised to investigate the nature and extent of any such tree mortality to determine its impact on the Subject Property. (Technical assistance with insect and forest management for the South Sierra Region may be sought from: Beverly Bulaon, USDA, Forest Service, Forest Health Protection: 209 5323671, ext. 323; bbulaon@fs.fed.us)
2. **DEFENSIBLE SPACE REQUIREMENTS.** California State Law requiring the establishment and maintenance of “defensible space” can be found in Public Resources Code (PRC) Section 4291. The California Department of Forestry and Fire Prevention (Cal Fire) is responsible for the enforcement of PRC 4291 and has published practical guidelines for the implementation of “Defensible Space” in various settings and circumstances. These are summarized in a brochure that can be found on line at:
<https://www.fire.ca.gov/programs/communications/defensible-space-prc-4291/>
Buyer is advised: Defensible space conditions and their maintenance may impact the availability and/or cost of property casualty insurance for Subject Property.
3. **AGRICULTURAL LANDS DISCLOSURE.** Real property within of adjacent areas zoned for agriculture operations or areas in zones which permit agricultural operations may be subject to inconvenience or discomfort arising from such operations. Calaveras County has determined that the use of real property for agricultural operations is a high priority and a proper and necessary use, and will not consider any corrective actions to the inconveniences or discomforts arising from agricultural practices and standards.

BUYER(S) HEREBY ACKNOWLEDGE THE IMPORTANCE OF SEEKING PROFESSIONAL ADVICE FROM LEGAL, TAX, INSURANCE, WATER AND GOVERNMENTAL AUTHORITIES OR ADVISERS AS THEY DEEM NECESSARY AND APPROPRIATE TO ENSURE THEIR FULL KNOWLEDGE AND ACCEPTANCE OF ALL MATTERS RELATED TO THIS ADVISORY AND THEIR ACTUAL OR POTENTIAL IMPACT ON THEIR PURCHASE OF THE SUBJECT PROPERTY.

BUYER: _____ Date: _____

BUYER: _____ Date: _____

SELLER: _____ Date: _____

SELLER: _____ Date: _____

Local Disclosure "A"

(Revised Oct. 18, 2013)

This Local Disclosure is made with the respect to and shall be a part of the disclosures associated with the Purchase Agreement and Receipt for Deposit ("Purchase Agreement") dated, _____, by and between _____, as seller ("Seller"), and _____, as buyer ("Buyer"), for the real property located at _____, California ("Property").

- 1. Buyers are aware that the property is located in a subdivision with a Homeowners Association with C.C. & R.'s and Association by-laws.

Rental Properties: Individuals interested in purchasing a residential property for the purpose of renting it, either long term or short term, are hereby made aware that attempts have been made, and continue to be made, to limit or prohibit the owner from doing so, by the members of various homeowner's associations. Buyer should satisfy himself with the situation regarding ability to rent the subject property within the timeframe provided by the purchase agreement. Please call the appropriate association for current dues and subdivision information.

- _____/_____ Poker Flat Subdivision - (209) 785-2810
_____/_____ Copper Cove Subdivision - (209) 785-2688
_____/_____ *Copper Cove Subdivision, Unit 8A - (209) 785-2740 Plus CCV Sub. dues
_____/_____ Black Jack Bluff Estates - (209) 785-6700 or 644-4900
_____/_____ Connor Estates - (209) 785-6700 or 644-4900
_____/_____ Peninsula Estates - (209) 785-6700 or 644-4900
_____/_____ Calypso Bay - (209) 785-4441
_____/_____ Copper Meadows - Annual dues: \$120.00 (\$10/Mo. / \$30/Qtr.)
_____/_____ Saddle Creek - See Saddle Creek cost sheet or call Leslie (925) 736-2099
_____/_____ Diamond XX - CC&R's with road assessment, but no dues.
_____/_____ Other - _____

*Property owners in Unit 8-A are also required to pay the additional Copper Cove HOA Assn. annual dues in addition to Unit 8-A dues.

- 2. Buyer is aware of the old asbestos mine being a waste disposal site for contained asbestos and recycled tires. Location is off of O'Byrnes Ferry Rd. (Buyer: _____)
3. Buyer is aware that some properties in the area may have pedestrian and/or equestrian easements. Historically the Associations have taken no responsibility for maintaining or policing these. Insurance and maintenance are the responsibility of the property owner. Sellers, Brokers and Agents in this transaction make no representation as to a buyer's ability to use these easements. (Buyer: _____)
4. Buyer is aware of the Sierra Conservation Center (California Departments of Corrections) located nearby on O'Byrnes Ferry Rd. (Buyer: _____)

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5. Buyer is aware that the Royal King Gold Mine is in the general vicinity of this property and that it is currently closed and in the reclamation process. There are many old mines throughout this area. Buyers should check property thoroughly. (Buyer: ____/____)
6. "Bare Land" Buyer is advised to contact all utility providers regarding service. Sellers, Brokers and Agents make no representations as to the cost or availability associated with these services. Calaveras County Water District (209) 754-3543 PG&E (800) 743-5000 Calaveras Telephone (209) 785-2211 (Buyer: ____/____)
7. Buyer is aware that all properties in the various subdivisions may be subject to weed abatement requirements. Buyer is advised to contact the homeowners association and/or the county, as to proper clearance requirements. (Buyer: ____/____)
8. Buyer is advised that Calaveras County has adopted Fire Compliance Ordinance #2226, which may affect building requirements and setbacks. Buyers are advised to satisfy themselves of this ordinance and the Sellers, Brokers and Agents make no representation as to the effect of this ordinance. Local government fire protection, the protection of life and property, is the responsibility of the Copperopolis Fire-Protection District. As a requirement of Public Resources Code Section 436, Buyer is advised that subject property is located within a State Responsibility Area (SRA), where statutory wild land fire protection is the responsibility of the California Department of Forestry & Fire Protection (CDF). The property is subject to wildfire threat and must annually comply with Public Resources Code Section 4291, regarding reductions of fire hazards around building. It is not the State's responsibility to provide fire protection services to any building or structure located within the wild lands. (Buyer: ____/____)
9. Waterfront property ~ Buyer is advised to check with local TRI-DAM authority (209-785-3838) as to any issues with existing improvements or the ability to improve during their investigation period. Buyer is aware that all construction and improvements must have prior approval from Home Owners Association and governing County, along with TRI-DAM PROJECT (209-785-3838) at or below 515 elevation and U.S. Army Corps of Engineers (916-557-5263) at or below 510 elevation. (Buyer: ____/____)
10. The TRI DAM PROJECT is a joint project of the Oakdale and the San Joaquin Irrigation Districts. This managed watershed program initiates a schedule for spring filling and for winter extraction of Tulloch Lake water. Lake levels can change for numerous reasons; e.g. rainfall water temperature stabilization, fish stabilization, and flood control. Sellers, Brokers and Agents do not control the lake's level and therefore, they cannot guarantee any water front lot to have the ability to float a dock at any time. (Buyer: ____/____)

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11. Buyer is aware that this property is located in a rural area, and as such may have wildlife such as coyotes, hawks, owls, spiders, and snakes (including rattlesnakes), foxes and other wildlife species common to the foothill area. (Buyer: _____/_____)
12. Bonds and Assessments: Buyer is aware that most properties have Bonds and Assessments; which are generally paid in the real estate taxes charged by the County and are prorated over the life of the Bond /Assessments. Buyer is urged to familiarize him/herself with the terms and conditions of these Bonds/Assessments, by contacting the County, Home Owners Association and/or subdivision. (Buyer: _____/_____)
13. Sellers, Brokers and Agents make no representation and assume no liability for the exact location of property pins. Marking of property pins is not a survey. Buyer is advised that a survey of the property is the option of the buyer at buyer's expense. (Buyer: _____/_____)
14. Inspections and Investigations: Sellers, Brokers and Agents urge buyers to employ competent licensed professionals to inspect all conditions of the property. This is in addition to any inspections done by seller previously or during escrow. In the event buyer elects to purchase the property without any or all professional inspections it is against the advice of the Sellers, Brokers, and agents and it shall be considered that the buyer is purchasing the property in its present condition, with no Seller, Agent or Broker warranties, expressed or implied, as to the condition of any of the components of the property. (Buyer: _____/_____)
15. Sellers, Brokers and Agents make no representation and may not be aware of proposed or future development in the area. Buyer is advised to contact Calaveras Community Development Agency (209-754-6394) to obtain such information. (Buyer: _____/_____)
16. Per Item #7B of the purchase contract, the seller is required to disclose to you any insurance claims affecting the property for the last 5 years. This information may be the determining factor in whether your company will issue a homeowners policy. Most escrows are closed with a "binder" which is "interim insurance", and not a guarantee that a policy will be issued. Per clause #14 B1 of the purchase contract, the buyers are obligated to complete their investigation and remove the contingency of insurability within the time frame allotted in the contract. Because it is possible for a company to refuse insurance after escrow has closed we recommend your prompt and diligent attention to this, as with all other matters associated with your purchase. (Buyer: _____/_____)
17. Many of our local subdivisions utilize engineered septic systems or sewer pumps. Anything other than human waste or toilet tissue flushed into these systems may cause damage that can prove costly. (Buyer: _____/_____)
18. When applying for a building permit the Board of Supervisors has directed the Community Development Agency to require an applicant to submit proof of legal access. It is imperative that you review your Preliminary Title Report to verify that access is insured. (Buyer: _____/_____)

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- 19. Buyer is made aware of Public Resource Code Section 4290 which may affect the future use, value, marketability and ability to build or construct any improvements on this property. Buyer hereby acknowledges receipt of a copy of Public Resource Code Section 4290 and Buyer is strongly advised to review said resource code and direct any questions to the Calaveras County Community Development Agency, the Calaveras County Building Department and the Calaveras County Planning Department. (Buyer: _____/_____)
- 20. Buyer is advised that Calaveras County requires a "Conditional Use Permit" for "Short Term Rentals" (i.e. 30 days or less) for the Lake Tulloch area that includes subdivisions approved pursuant to the Subdivision Map Act that are contiguous to the shoreline of the Lake Tulloch Reservoir boundaries established by the Federal Energy Regulatory Commission (FERC) license and include private docks or homeowners association owned docks for the use of its residents. (Planning Dept. 209-754-6394) Sellers, Brokers and Agents make no representation regarding the ability to rent any home at anytime. (Buyer: _____/_____)

I / We have read and understand this Disclosure and acknowledge receipt of a copy of this Disclosure, and have conducted or will conduct all inspections or inquiries we deem necessary based on this Local Disclosure "A".

Buyer and Buyer's Agent and Seller and Seller's Agent acknowledge receipt of a copy of this Supplement to Residential Purchase Agreement.

Print Buyer Name: _____ Signature: _____ Date: _____

Print Buyer Name: _____ Signature: _____ Date: _____

Print Buyer's Agent: _____ Signature: _____ Date: _____

Print Seller Name: _____ Signature: _____ Date: _____

Print Seller Name: _____ Signature: _____ Date: _____

Print Seller's Agent: _____ Signature: _____ Date: _____