

TENANT INSTRUCTIONS

ARRIVALS: Arrival packages are to be picked up from the lockbox after 3:00 p.m. The Lockbox is located outside our office to the left of the Coldwell Banker front door. Our office is located in the Mountain Leisure Center Building, 18687 Main Street, (Hwy 120), Groveland CA, 95321. Your arrival package will include a short note explaining how to get to Pine Mountain Lake from our office, directions to your vacation rental, a checklist of things to do before your departure, your individual entry passes, a vehicle parking permit for each vehicle and of course your key!

TEMPORARY RESIDENT REGISTRATION: WE MUST RECEIVE YOUR TEMPORARY RESIDENT REGISTRATION AT LEAST **7 DAYS PRIOR TO YOUR ARRIVAL**. Please see attached form; you can complete this form on line at www.YosemiteRegionResorts.com or send us the form by mail, email or fax.

ENTRY PASSES/PARKING PERMITS: Your guests' entry passes and permits will be included in your arrival package inside our Lockbox. If your guests are arriving later, their entry passes and permits should be left in the lockbox, (a separate package per vehicle is available upon request). **It is your responsibility to provide your guests with a copy of these Instructions.** The entry passes and parking permits are used for access into Pine Mountain Lake and are also required for access/use of all Pine Mountain Lake amenities. Parking Permits are required by Pine Mountain Lake Association for all vehicles entering the community.

SHEETS & TOWELS, BATHROOM SUPPLIES: You must bring your own sheets & towels unless arrangements were made in advance for linen service. We also suggest you bring your own paper towels, bar soap, shampoo, and washing machine detergent. Dishes, cooking utensils, appliances, blankets and pillows are all provided.

GOLF TEE TIMES: Tee times can be made through the Pro Shop 10 days in advance for guests. Call (209) 962-8620 to schedule tee times and guarantee payment with a credit card.

GENERAL RULES:

1. Tenant shall not disturb, annoy, endanger or inconvenience other tenants or neighbors, nor use the premises for any immoral or unlawful purpose, nor violate laws of ordinances, nor commit waste or nuisance upon or about the premises. Quiet time begins at 10 p.m.
2. Tenant shall keep the premises rented for his/her exclusive use in good order and condition and pay for any repairs caused by his/her negligence or misuse, or that of his/her invitees. The Landlord shall maintain any other parts of the property.
3. Tenant agrees not to make toll calls on Landlord's telephone.
4. With Tenant's permission, which shall not unreasonably be withheld, Landlord or his agent shall be permitted to enter to inspect, make repairs and show premises to prospective tenants or purchasers. In an emergency, Landlord or his agent may enter the premises without securing prior permission from Tenant, but shall give Tenant notice of such entry immediately thereafter.
5. Tenant shall not let or sublet all or any part of the premises or assign this agreement or any interest in it without the prior written consent of the Landlord.
6. If Tenant abandons or vacates the premises, Landlord may at his option terminate this agreement, enter the premises and remove all property.
7. Time is of the essence. The waiver by Landlord of any breach shall not be construed to be a continuing waiver of any subsequent breach.

PINE MOUNTAIN LAKE RULES:

1. Observe posted speed limits and all traffic signs. California vehicle code is enforceable inside PML gates.
2. No trespassing over private property to access the Lake or the Golf Course.
3. No loud music, either at your place of residence, or at any of the recreation facilities.
4. Firearms and hunting are prohibited within PML; this is a designated wildlife refuge.
5. No parking on the streets. Vehicle will be towed or a parking citation will be issued.
6. Only street-licensed vehicles may be operated within PML; all other motorized vehicles are prohibited.
7. Only property owners are allowed to put boats on the Lake. Rentals are available for guests at the Marina.
8. While swimming at any of the beaches, swim inside the designated areas only.
9. While swimming on private lakefront property, swimming is to be confined to within 20 feet of the shoreline or private dock.
10. There are no lifeguards on duty. Swim at your own risk.
11. When fishing at PML you must have a valid California Fishing License.
12. No fishing from the marina docks or swimming beaches.
13. No skateboarding, rollerblading or scooters allowed in PML anywhere (except private property).
14. Quiet time is 10p.m. Please be courteous to your neighbors.

1st Violation – A verbal warning will be issued.

2nd Violation – The Tuolumne County Sheriffs Office will be notified and will respond.

15. No one is allowed on the golf course except paying golfers. The course is not a park. No walking, playing, etc. is allowed on the golf course at anytime, even after the Pro Shop is closed.

1st Violation – A verbal warning will be issued.

2nd Violation – YRR or property owner will be contacted and a fine will be imposed, or an eviction of the rental house can occur.