

ODD FELLOWS SIERRA REC. ASSOC.  
P.O. BOX 116  
LONG BARN, CA 95335

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LONG BARN, CA 95335

ADDRESS CORRECTION REQUESTED

SIERRA PARK NEWS FOR JULY 1996

SIERRA PARK LODGE #376 Odd Fellows meetings are held the 2nd & 4th Sat. of each month at 7 PM in the Rec. Hall.

GATE ENTRY DEVICES - The Board has established the following rules for dispensing gate opening devices. Sharon Smith is dispensing them in accordance with these rules. Any deviation from them must be approved by the Board.

1. One owner property: 2 cards free. Owner can purchase up to 2 electronic openers for \$30.00 each
2. Multiple owners - 1 card per owner - owner to mean each household listed on the deed to the property. Owners are to bring (or fax) a copy of the deed and request extra cards from the Board.
3. Up to two openers at \$30.00 each.  
Lost or replacement openers \$100.00 each  
First two cards are free.  
Lost or replacement Cards \$50.00 each.
4. If you own two lots you can have 2 extra cards, but you must send a request to the Board (or Sharon)
5. Service persons or agencies - (UPS, paper deliveries, propane etc.) - 1 card good only 8am to 5pm  
first card free - if lost, next card is \$100.00
6. Utilities - P.G.& E., Cable, Pac.Bell, etc. - 24 hour cards  
1 card free, if card lost next card \$100.00
7. Contractors - 8am to 5pm - Deposit of \$100.00 per card - to be returned after job is complete. They should work with Dale concerning the number of cards needed for their subs.
8. Boy Scouts - 2 openers (\$60.00) and 4 cards given to them
9. Joe Freitas and Bill Smith - 2 cards for each family free - If they want openers, they may buy 2 for \$30.00 each.
10. ALL EMERGENCY VEHICLES will have access through the gate on SUTRA key system.

INSTRUCTIONS FOR USING THE GATE:

1. There are surveillance cameras which will record pertinent information - particularly in case of vandalism/accidents.
2. When leaving the park stop at the white line waiting for the gate to open. If you don't there may be damage to your car as well as the gate.

3. You will be issued a three digit code number for your guests. This will be used to call your cabin from the gate so that you can open the gate for them. The code is generated by the software of the mechanism.
4. You can open the gate from your cabin. Instructions will be forthcoming later.
5. Cards can be picked up from 9 to 5 (except Sundays) at the caretaker's cabin.
6. The gate has had all inspections (as of July 15). We are waiting now for P.G. & E. hookup. Done July 16.
7. During snow or threat of snow the gate will stay open.
8. The gate will be activated on on August 17, 1996
9. If you want to open the gate from your phone you must give Sharon or Bill your phone number. They, in turn will issue you a three digit code number to be generated by the software. It will not be on the directory at the gate unless you want it to be.

WEATHER -We are finally into summer - up to 80 F., cooled by a gentle breeze through the trees. The Forestry Department is aware of the change in weather and has ordered closure of burning. Our burn area is closed to dumping. Individual permits may be obtained from the Forestry department, but most days are "NO-BURN" days.

TIMBER FUND REPORT - The timber fund report on the past five years that was requested at the general meeting is now available at a cost of \$3.00 for copying and mailing. It can also be examined by members at any regular monthly Board meeting.

See you next month.....Sierra Sue

CHECKS DISBURSED JULY 1996 (REC. ASSOC.)

7875	DALE SMITH	P/R	\$ 766.60
7876	INTERSTATE SALES	GATE	1,439.55
7877	PATRICK T. BOWMAN	P/R MAINTENANCE	180.51
7878	SHARON SMITH	P/R	430.29
7879	MATTHEW SHAEFER	P/R MAINTENANCE	238.03
7880	KELE LANIER	P/R	201.41
7881	PATRICK T. BOWMAN	P/R	272.23
7882	KELE LANIER	P/R	251.76
7883	SHARON SMITH	P/R	430.29
7884	MATTHEW SHAEFER	P/R	312.41
7885	SUGAR PINE HARDWARE	GATE	449.96
7886	HALES & SYMONS	GATE	416.31
7887	US BANK	941 DEPOSIT	822.91
7888	EMP. DEV. DEPT.	TAX DEPOSIT	328.25
7889	FLAVIN & ASSOCIATES	BOOKKEEPING	470.00
7890	S&K AUTOMATIC GATE	GATE	1,350.00
7891	MOTHERLODE EQUIPMENT	MAINTENANCE	39.15
7892	DOHERTY TIRE CO.	MAINTENANCE	119.98
7893	CAL SIERRA DISPOSAL	GARBAGE	659.20
7894	DORIS KILGORE	MEMBER COMMUNICATION	67.00
7895	GENERAL PLUMBING	MAINTENANCE	418.50
7896	ZAKS AUTO SHACK	REPAIR TRUCK	225.98
7897	J.S. WEST	PROPANE	31.19
7898	P. G. & E.	ELECTRICITY	688.38
7899	JASPER MORRISON	MILEAGE/SUPP	49.89
7900	RON HAWKE	MILEAGE/SUPP	103.43
7901	WILLIAM ZOBEL	MILEAGE	60.00
7902	EDWARD SMITH	MILEAGE	10.00
7903	PACIFIC BELL	TELEPHONE	37.40
7904	DALE SMITH	GATE REIMBURSEMENT	32.59
7905	JOHN HANCOCK	SAR SEP	150.00
7906	DALE SMITH	P/R	766.60
7907	OMNI HEALTH PLAN		241.00
	TOTAL		\$ 12,060.80

CHECKS DISBURSED JULY 14, 1996 (TIMBER FUND)

---	SERVICE CHARGE		10.00
208	TC STRIPING & ASPHALT	GATE & ROADS	2,013.00
209	GARY P. DAMBACHER	5-ACRE PARCEL	837.00
210	MODESTO WELDING	GATE	260.95
211	GRAYHILL LAND SURVEYING	GATE	660.00
	TOTAL		\$ 3,780.95

REPORT OF FUNDS JULY 14, 1996

RECREATION ASSOCIATION	\$ 79,985.65
ROADS/WATER RESERVE	40,301.00
TIMBER ACCOUNTS	164,601.00
TIMBER INTEREST EARNED	485.00

ODD FELLOWS SIERRA RECREATION ASSOCIATION  
BOARD OF DIRECTORS MEETING - JULY 14, 1996

The Board of Directors meeting was called to order at 8:50 AM by President Edward Smith. All members present except Snell & Bonner, excused.

MINUTES - The minutes of the 6/09/96 meeting were approved as printed.  
MEMBERS BEFORE THE BOARD - Joe & Isabel Martin - Parking problem - to be resolved at site after this meeting.

CARETAKERS REPORT - Gate information will be included with these minutes. There will be an educational period at the gate on August 10, 1996 from 10 AM to 12 noon for members who desire further information on operation of the gate. The gate will be operational before that date. However, THE GATE WILL BE CLOSED BEGINNING AUGUST 17, 1996

CORRESPONDENCE - 1. Water Quality Board - Report that our disposal of the underground water tank has been approved. 2. Sonora Insurance Agency - progress on ATV situation. 3. Tuolumne County Assessor/Recorder - Report on assessed value for undeveloped areas. 4. Letter written for S. Hasbany - response on parking problem. 5. Howard & Alice Nelson - Culvert problem 6. S. Pratt - complaint on water line work.

COMMITTEE REPORTS - WATER - Water use: 552,000 gals. In order to upgrade the system 300 ft of pipe was replaced in the area of Sarah Circle and west Jordan Way.

It is to be noted that when major repairs are required air is trapped in the lines oxygenating the water and thus giving it a milky appearance. This affects the appearance of the water for a time following repairs, but gradually disappears; IT DOES NOT CAUSE A HEALTH HAZARD.

ROADS - Morrison - There was discussion on several lots that need to have work done. Secretary to write to individual owners advising them.

BUILDINGS - Hawke - There will have to be drain grading around the Rec. Hall. Some dry rot has been replaced. It will be necessary to caulk around the Rec. hall to try to eliminate the bat problem - this to be done later in the year. There was discussion concerning the log cabin kit with the thought that it could be used to construct a lodge hall.

TIMBER - Zobel - Cleaning up is still being done.

RECREATION - Snell - A barbecue pit has been constructed at the picnic grounds. It was used recently for a very successful barbecue for some of the residents of the park. Thanks to Mike McCarty for the donation of a steel top for the pit. We expected to use this pit for the annual Labor Day Barbecue, thus saving considerable time and labor for those who work putting on that event.

HEALTH AND SAFETY - Coleman - 1. Thanks to the Warren Bennett family for the donation of eight speed bumps. 2. We had a small fire between us and the Youth Camp on the weekend of July 6. This was caused by kids playing with matches and smoking. It consumed about 1200-1500 square feet because Dale found it on his regular morning rounds and the Miwuk Fire Department (and others) responded promptly. It points out the necessity for parents to keep closer contact with their children. 3. In consequence of a recent judgement against the Jamestown School there will be more sand placed under the swings and other playground equipment. 4. There was some discussion on the underbrush in the undeveloped area as being a fire hazard.

EQUIPMENT - Brown - The Backhoe will be having some recall work done (at no cost to the Park). This will take 32 to 40 hours of work.

FINANCE - Bonner - The bills for the month totaled \$12,060.80 for the Recreation Association and \$3,780.95 from the Timber Fund. MSC to pay the bills.

OLD BUSINESS - None

NEW BUSINESS - The Board wished to thank the many volunteers for work done on various projects in the Park. These include Daryl Clark, Edward Smith, Bill Smith, Wayne Harvey, Al Orth, Mike McCarty (and probably some others that were omitted).

No further business appearing, the meeting was closed at 11:35 AM.

The next meeting will be August 18, 1996 at 9:00 AM. It is to be noted that the meeting is called for the third Sunday of August rather than the usual Second Sunday of the month. This was the agreement of the 7 members present at this meeting, since several of the Board members indicated they would not be able to attend on August 11, and is in accordance with the bylaws Article III, Sections 7 and 8.

Respectfully submitted, Bill Kilgore, Secretary

Following is the declaration on roads that is recorded with the Tuolumne County Recorder.

DECLARATION RELATING TO THE ROADS AND STREETS  
LOCATED IN AND APPURTENANT TO THE I.O.O.F.  
ODD FELLOWS SIERRA CAMP SUBDIVISION #1  
AND SUBDIVISION #2

THIS DECLARATION, is made on the date hereinafter set forth by ODD FELLOWS SIERRA RECREATION ASSOCIATION, INC., a California corporation.

Recitals

A. Declarant is the President of Odd Fellows Sierra Recreation Association, Inc., a non-profit mutual benefit corporation incorporated on October 10, 1986.

B. Declarant is the owner of the streets and roadways ("the roadways", located within that certain real property ("the subdivisions") located in the County of Tuolumne, State of California, commonly referred to as Odd Fellows Sierra Camp Subdivision No. 1, Odd Fellows Sierra Camp Subdivision No. 2, and Portions of Section 30 and 31, T.B.N. R17 E. M.D.B. & N which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

C. WHEREAS, all of the streets and roadways located within the above described subdivision are owned by Declarant and are private streets and roadways. All that portion of the Long Barn-Sugarpine Road crossing the Odd Fellows Sierra Camp Subdivision No. 1 was removed from the County Maintained Road System and abandoned for public use on February 11, 1992 under County of Tuolumne Resolution No. 33-92 and recorded on February 18, 1992 at Vol. 1103, Page 769 of the Official Records of Tuolumne County. A copy of said Resolution is attached hereto and marked Exhibit B and incorporated herein by reference.

D. All of the owners of lots in the subdivisions have no ownership rights in and to the streets and roadways located therein, but do have the use of said streets and roadways for general ingress and egress purposes.

E. The purpose of this declaration is to set forth and declare the rights, responsibilities, easements, covenants and restrictions relating to the streets and roadways within the subdivisions which shall be set forth herein and shall run with the lots located within the subdivisions and shall be binding upon all parties having or acquiring any rights, title or interest in those lots or any portion thereof, and shall inure to the benefit of each owner thereof.

Article I

Street and Roadway Easements

The following easements are granted to the lots located within the subdivisions for the benefit of the owners of those lots which include rights of ingress and egress to the extent reasonably necessary to exercise such easement:

1. Streets and Roadways: A non-exclusive right to each owner on and over all streets and roadways within the subdivisions for street, roadway and vehicular traffic purposes and for general ingress and egress to the extent reasonably necessary to exercise such easements.

Article II

Declarant's Rights and Duties

1. Declarant, as owner of all streets and roadways within the subdivisions shall be responsible for maintenance, snow removal and drainage of all streets and roadways located within the subdivisions.

Article III

No Incidental Rights

1. No owner of any lot or lots within the subdivisions shall acquire any other rights of benefits in or to the streets and roadways located within the subdivisions other than as herein set forth.

General Provisions

1. No public rights in the properties. Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any portion of the streets or roadways to the general public or for any public use or purpose whatsoever.

2. Term. The covenants, conditions, restrictions, limitations, reservations, grants of easement and rights shall run with, and shall benefit and burden the lots within the subdivisions as herein provided, and shall inure to and be binding upon the owners, the Declarant, its Board of Directors, and its officers and agents and their respective successors in interest until such time as Declarant amends or revokes any of the terms or conditions contained herein.

3. Construction. All of the covenants, conditions and restrictions of this Declaration shall be liberally construed together to promote and effectuate the rights and responsibilities with respect to all streets and roadways located within the subdivisions as set forth in this Declaration. Failure to enforce any provision thereof shall not constitute a waiver of the right to enforce that provision at anytime hereafter.

4. Singular Shall Include the Plural. The singular shall include the plural and the plural the singular unless the context requires the contrary, and the Masculine, feminine or neuter shall each include the masculine, feminine and neuter, as the context requires.

5. Attorney's Fees. If it is necessary to enforce any of the terms, conditions or covenants contained in this declaration, the prevailing party in any such litigation shall be entitled to reasonable attorney's fees, costs and expenses.

There follows the legal (surveyor's) description of the various roads and easements referred to ( three more pages of same), showing 60 feet for Jordan Way and 40 feet on Wheeler Road. Other roads have a 40 foot easement.

REGULATIONS FOR ODD FELLOWS  
SIERRA PARK RECREATION ASSOCIATION  
AND HOME OWNERS ASSOCIATION  
Revised 12/30/95

PURPOSE: TO CREATE A PARK ENVIRONMENT ALL MEMBERS CAN ENJOY

The Board of Directors urges all members to read and discuss these rules with your family, guests, and renters. None of the Board is in law enforcement and does not want to be put in such a position. Rather, we ask your cooperation in following these few simple rules. They are intended to promote harmony and peace in our small mountain community. Without all of your help this could be lost. Thank you.

The Board of Directors may write a letter of warning or fine any owner up to \$100.00 plus cost of restitution for any single violation of the following rules.

1. The picnic area is for the use of members of the Association, guest of members, and traveling Odd Fellows. The area is available for use during daylight hours, sunrise to sunset. Those wishing to hold large affairs must make requests to the Board of Directors. The Board shall determine the suitability, deposit, and rental rates. To assure the enjoyment of this area by all, the following activities are prohibited:
  - 1.1 The operation or parking of any motor vehicle.
  - 1.2 The operation of any device (radios, generators, etc..) that emit noise and spoil others enjoyment.
  - 1.3 The removal of equipment from the area (picnic tables, trash can, etc).

PARK RULES (continued)

2. The recreation hall is for the use and enjoyment of the members and guests. Members may make request to the Board of Directors for use of the hall. The Board shall determine the suitability, deposit, and rental rates.
3. All state and local regulations governing the operation of motor vehicles are in effect in the park. Additionally, the following regulations apply to the use of any vehicle operated in the park.
  - 3.1 Vehicle operators must obey the 20 MPH speed limit at all times.
  - 3.2 Parked vehicles must not be on the roadway at any time. If members do not have a parking space on their own property, they should park at the lake parking lot. The Park may have a vehicle towed at owners expense.
  - 3.3 Operation of motor vehicles with modified exhaust systems that cause excessive noise or emit sparks are not permitted. Excessive noise is 80 DBA or more. The caretaker has a sound meter and may check vehicles suspected of excessive noise.
  - 3.4 The operation of ATVs are governed by all of the above plus the following. (ATVs shall also mean motorcycles in these regulations).

The remainder of this paragraph is intentionally deleted since our insurance company has banned such vehicles.

4. The garbage bins are for wet garbage only. Old carpets, appliances, building materials, mattresses, pine needles, etc. are not to be deposited in the garbage bins. Members are to transport them to facilities provided by the County. The Board may require members to remove debris from their property.
  - 4.1 No dumping of any kind is permitted in the "out back" area of the park.
5. Members are required to comply with county and California Division of Forestry Service regulations by keeping their lots free of debris.
  - 5.1 A 30 foot area clear of needles and leaves around all buildings must be maintained for fire safety.
  - 5.2 Disused appliances and vehicles are not to be stored on lots. Tuolumne County will be notified if this rule is violated.
6. Members are requested to conduct themselves in a manner that will not disturb or offend others using the park.
  - 6.1 Nude swimming is not allowed in the lake.
  - 6.2 Playing loud radios or any sound source within the park is prohibited.
  - 6.3 Dogs are to be on a leash at all times.
  - 6.4 Dogs are not permitted around the lake at anytime.
  - 6.5 Firearms shall not be carried loaded in any area of the park. No firearm shall be discharged within the park. The Tuolumne County Sheriff's Office will be notified if this rule is violated.
  - 6.6 The park is a residential development. Commercial activity is not permitted.
  - 6.7 The cutting of standing trees, dead or alive, is prohibited. Members shall see the caretaker if they are interested in gathering wood on Park property.
7. Quiet time in the park is before 8:00 A.M. and after 11:00 P.M.
8. Members are responsible for knowing where park property and their property lines are. Any member who builds any structure on park property without the prior approval of the Board of Directors shall be fined and required to remove such structure or reimburse the park for its removal.
9. Members which access their property by traversing a "bar ditch" must provide a culvert of suitable size as required for drainage. No culverts shall be installed without the prior approval of the Board Of Directors. All said culverts are to be maintained by the property owners.
10. All driveway installations or paving done where a Park road is being joined must be approved by the Board of Directors.
11. Members do not have the right to invite guests to use Park facilities without also giving them occupancy of their cabins.

IT IS THE RESPONSIBILITY OF EVERY MEMBER TO BE FAMILIAR WITH THESE RULES AND ACQUAINT ALL GUEST OR RENTERS WITH THEM. PROPERTY OWNERS BEAR THE FULL RESPONSIBILITY FOR THE ACTIONS OF FAMILY MEMBERS, GUESTS AND RENTERS WHILE IN THE PARK.