



Lake of the Pines Association Policies & Procedures

This policy is not an Operating Rule as defined in the Davis-Stirling Common Interest Development Act.

Drainage Maintenance Guidelines

The objective of these guidelines are to establish clear guidelines for the respective property owners to reduce potential erosion and to maintain adequate flow of runoff.

Owners are responsible for maintaining and repairing their respective lots. This includes any and all drainage courses, ditches and swales located on their lot, to include drainage easements designated on the Subdivision Map. Owner shall keep drainage courses, ditches and swales on his or her lot free and clear of all obstructions.

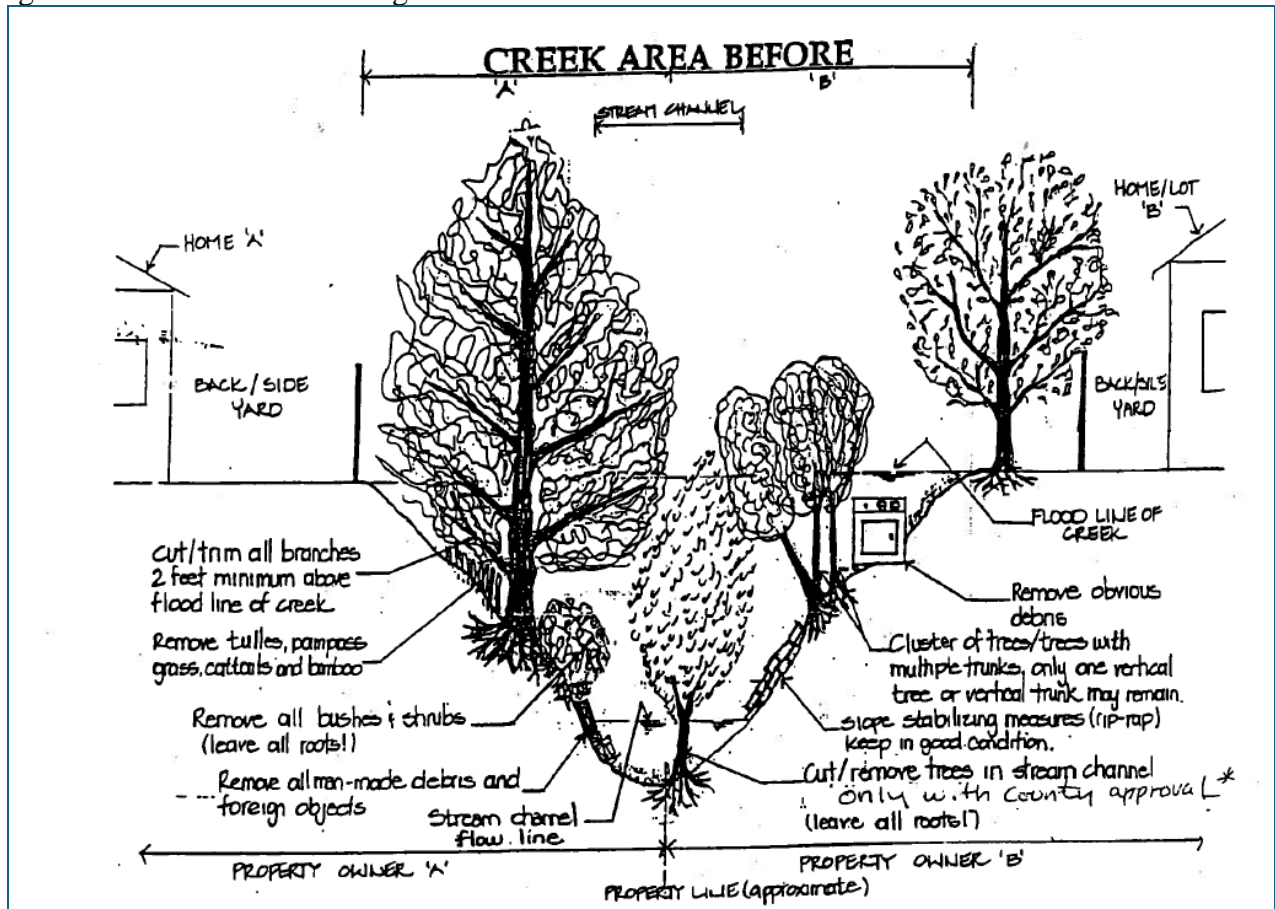
Lake of the Pines has established the following guidelines to be followed when maintaining drainage structures, ditches, and swales.

1. **Remove all debris and foreign objects.** These may include anything from bottles and cans, broken concrete, fallen fences, or any man-made object. It also includes wood and fallen trees or tree limbs. This is the property owner's responsibility even if the object washed down from upstream. It is recommended that all stored material in your backyard be placed a minimum of 10 feet away from the top of bank to avoid material from washing away into the creek during heavy storms.
2. **Remove vegetation except low ground cover from the creek beds up to the top of the bank (flood line).** This includes shrubs, tulle, pampas grass, cattails, and bamboo. Leave all root systems in place. Remove hanging vines that may create an obstruction to the natural flow of water in the creek. Trim berry vines back to the bank. (see diagram below)
3. **Remove from the creek banks up to the top of the bank (flood line) any tree limbs which hang within two feet of the top of the bank.** Any single tree of 2-inch diameter or greater which is living and not leaning toward the creek may remain. If there are trees growing in clusters, trees with multiple trunks, or trees within the stream channel that may cause an obstruction to the flow of water, do not remove until you contact LOP EC for direction.
4. **Do not clear-cut the creek slopes.** Leave ground cover such as low grasses and vines. If you remove a tree, cut it at the ground level, but leave roots in the ground.
5. If you have **existing slope stabilization measures** such as riprap (rock, concrete), a retaining wall, or jute covering, **keep these measures in good condition.** If these measures require any repair or if you want to install a measure to stabilize your slope, you must first get approval from the EC along with any required Nevada County permits.



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The diagrams below illustrate these guidelines.





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