

HISTORY AND INFORMATION OF AUBURN LAKE TRAILS

Auburn Lake Trails is a Transamerica development comprised of 9 units on 3,400 acres in Northern El Dorado County; developed in 1969 with Articles of Incorporation filed and recorded in March 1970, establishing the Property Owners Association as a non-profit corporation.

Originally mapped as a 1,800-lot subdivision with country club-type amenities, the subdivision was reduced to 1,104 buildable parcels by virtue of a class action settlement between the developer and the Association in 1984. The subdivision consists of the above lots (both developed and undeveloped) all in private ownership and various common areas (defined on the subdivision maps) owned, maintained, and the use administered by the Board of Directors and the on-site management and staff.

Auburn Lake Trails was originally to be a second-home, weekend living residential area with the minimum sized home at 800 square feet. In later years, the minimum was increased to the current standard of 1,200 square feet with present home construction averaging 1,800 square feet.

At this time, there are 1,104 deeded lots; 3 restricted lots; 1039 homes built and 65 unimproved lots.

Amenities include a 9-hole golf course on 30 acres, swimming pool, wading pool, 2 sets of double tennis/pickleball courts, 2 clubhouse-type buildings, 5 acre fishing lake with beach, campground, 30 miles of equestrian and hiking trails, 14 horse pastures and 8 stables with paddocks, tack rooms, two arenas, recreational vehicle storage lot, and an administrative office building with a parking lot utilizing 3 acres of an 8 acre parcel.

Undeveloped common areas conducive to future development are limited to no more than 5 or 6 parcels of ground, subject to the septic ability of each property as the determining factor as to what use the land would support.

Use fees are applicable only to the guests of property owners/tenants on the following basis:

Arena	\$10.00	Weekdays
	\$15.00	Weekends
Golf Course	\$10.00	Weekdays
	\$15.00	Weekends
Tennis Courts	\$ 3.00	per person

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For the purpose of definition, the following do not pay guests fees:
Permanent Residents residing with members in Auburn Lake Trails or any family members who purchase a \$ 5.00 Membership card.

Current assessments of \$213.00 per month are applicable to each of the 1,104 parcels whether developed or not. The Association maintains, through it's own work force and contracted work, 32 miles of paved road including the drainage appurtenant thereto.

Administration and Management:

- Five (5) member Board of Directors each serving two-year terms.
- On-site General Manager
- Full-time and part-time employees

The Association Community Services force staffs the main entry gate 24 hours per day. In addition to the main gate, 2 electronically controlled, RFID actuated gates are located 2 miles and 5.5 miles respectively, east of the main entry off State Route 193 to Georgetown.

By El Dorado County ordinance and Association covenants, a lot owner must have a minimum of one (1) acre in order to keep a horse on his property. Those who have smaller parcels may rent stables or pastures from the Association, or pasture their horses outside of the subdivision. By estimates, there are over 200 horses pastured in Auburn Lake Trails.

There are numerous clubs in Auburn Lake Trails such as Silver Spurs Riding Club, Assorted Golf clubs, Women In For Friendship and Service (WIFFS), Council of the Arts (COTA), Dolphins Swim Team, Dinner Club, craft clubs, book clubs, Dance Club, exercise clubs and many others. For further information, a listing is available in the office with information on each club.