

WHISPERING PINES PROPERTY OWNERS ASSOCIATION

INFORMATION ON BUYING,

BUILDING, AND LIVING AT

WHISPERING PINES

UPDATED MAY 2021

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WHAT IS WHISPERING PINES?

LOCATION

The area known as Whispering Pines is located in Sanpete County, approximately 6 miles SE of the City of Mount Pleasant. Access is gained through the solar panel-powered gate on the North end of Meadow Road or a similar gate about a half-mile further south on Meadow Road. Do not mistake Whispering Pines for Pine Mountain or the Spring City Rancheros developments.

PARAMETER OF WHISPERING PINES

The area known as Whispering Pines is actually a portion of a larger project of mountainside/wilderness lots of varying sizes. At this writing Whispering Pines is west of Meadow Road and consists of approximately 123 one-acre lots. The official name for the development is Whispering Pines Subdivision, Phase 3, Sheet 2.

ACCESS TO NATIONAL FOREST AND BLM LANDS

National Forest and BLM lands **DO NOT** border the Whispering Pines development.

BUYING A LOT AT WHISPERING PINES

LOT AVAILABILITY

At any given time there are normally lots available for sale. Contact a real estate agent for details and availability.

COVENANTS AND RESTRICTIONS

Whispering Pines Property Owners Association (WPPOA) is a Utah non-profit corporation managing the development. The members and the Board of Directors of the WPPOA are governed by Bylaws, Restrictive Covenants and amendments to these documents, as well as applicable state laws. **It is strongly recommended that any potential buyer carefully read the Bylaws, and Reservations, Restrictions and Covenants (RRC's), as well as the Architectural Guidelines before purchasing property.** Real estate salesmen do not always understand the RRC's attached to the property -- it is the buyers' responsibility to understand and conform to the RRC's and all applicable fees and costs. All property owners, visitors and guests in the development and the public areas in the development are subject to the RRC's. The pond and fishing privileges are restricted use. [The RRCs can be viewed on the website.](#)

FEES (effective April 1, 2019)

Property Owners Association dues at this time are \$290 per year for full time residents, \$265 per year for part time residents, and \$140 per year for lot owners. Water share fees are \$170 annually for full time residents, \$155 for part time residents and \$80 for lot owners. Statements are sent out by letter but our preferred method is e-mail. ([add your email to the WP database](#)) Statements are sent on April 1 each year and are due June 30 of the same year. See the “Building” section for additional fees and other assessments. Fees are subject to review and change annually. Please call for up to date info.

CAMPING

Overnight camping is allowed as per section 7-F of the RRCs. Clearing areas for camping, leveling, creating a permanent “pad”, and other attendant matters are covered in the RRCs. **No trailer or RV may be left unattended for more than eight (8) days in a 30-day period between April 1 and October 31. All other times they must not be left unattended.** Please see the RRCs for details or contact the WPPOA.

ANIMALS

Large animals (livestock or horses) are not permitted in Whispering Pines. Property owners are allowed small animals per the RRCs. Dogs must be on a **leash or in a confined area** at all times.

BUILDING AT WHISPERING PINES

RESERVATIONS, RESTRICTIONS AND COVENANTS

The WPPOA Architectural Committee is guided by the RRCs in determining the suitability of proposed homes. Special attention includes, but is not limited to; snow loads, building materials, roof pitch, property lines, esthetics, access and fire safety. Full details of building requirements can be obtained by contacting the [WPPOA Architectural Committee](#). The WPPOA Architectural Committee has produced a checklist that will assist you in preparing to build on your property. **The checklist is an aid only and it is the responsibility of the owner/builder to ensure that all requirements are met. (See Checklist protocols below.)**

HOMEOWNER RESPONSIBILITIES

- A. *Water* – Each lot purchased comes with the use of one Class A water share in the Whispering Pines Water Company. A purchaser of property in the development must have the previous owner surrender his water certificate when the transfer of deed takes place. For further information; contact the Water Company -- see Contacts and Important Phone Numbers. Annual water fees (see fee schedule).
- B. *Septic System* – Whispering Pines uses septic tanks only. A “perk” test is required by the Board of Health to determine location of your septic system and, therefore, determines the placement of building on the property.
- C. *Road Maintenance* – WPPOA pays for a minimal amount of road maintenance. All owners are asked to help out with maintenance on a voluntary basis. Responsible driving habits helps to preserve the roads.

D. *Trash Removal* – Several homeowners have gotten together to rent a dumpster from North Sanpete Disposal service. For information on how you can join this group see Fees summary below. This dumpster is used for household trash only. A landfill is located between Mount Pleasant and Ephraim on the west side of the road approximately 2.3 miles south of Hwy 117 intersection with Route 89 and approximately 5 miles north of Ephraim. Wet garbage/food product trash is not accepted at this landfill. Another landfill that does accept wet garbage/food product trash is located near Mayfield.

E. *Electricity* – Property owners are responsible for contacting Rocky Mountain Power for installation of power to their property. Fees for this service can vary, contact Rocky Mountain Power for details.

F. *Gate Access* – **Keys must be turned over to the purchaser by the previous owner at the time of sale.** Additional keys can be purchased from the WPPOA. The maximum width of the gates is 14.5 feet at the South gate. The North solar powered gate is slightly smaller. Keep this in mind when bringing in moving trucks, or any recreational vehicles/trailers or building equipment.

G. *Mail* – Mail is not delivered to Whispering Pines addresses. The Mount Pleasant postmaster can provide available options. FedEX and UPS do deliver to the Whispering Pines Shed. (Located on the East side of Meadow Road as you leave the pavement) Use your county supplied address.

FEES SUMMARY

Fees include, but are not limited to the following, [contact the Secretary Treasurer](#) for up to the minute fees:

1. Annual WPPOA dues – see above
2. Water Company Fees – see above
3. Water Transfer fee – \$100
4. Water Hookup Fee -- \$150 for meter plus, starting January 1, 2021, \$150 installation charge.
5. Water Company Impact Fee – None as of 11/30/2020
6. POA Transfer/Impact Fee - \$1000 on sale of any lot.
7. Performance Bond – as applicable
8. Snow Plow Service – POA maintains roads at no additional charge
9. Trash Dumpster -- \$18/month (**subject to change**) (Optional Use) ([Sign-up here](#))

WINTER ROAD CONDITIONS

Snow comes early and stays late each year. It is not unusual to receive over a foot of snow during a storm, with 2-3 foot accumulation. Access to Whispering Pines is from a county maintained road that turns onto a dirt road for approximately ½ mile. All roads in the development are dirt or lightly graveled. The development roads are maintained by the homeowners and as such may not be accessible using two wheel drive vehicles under winter conditions.

CONTACTS AND IMPORTANT PHONE NUMBERS -

Check the contact section of the web page for the most current information. www.wppoa.net

CHECKLIST PROTOCOL FOR BUILDING AT WHISPERING PINES

1. Read and understand the Covenants and Restrictions
2. Property purchased and sale recorded with county.
3. Copy of recorded deed sent to the [Secretary of the WPPOA](#).
4. Water Certificate issued in current owners name for property purchased is in hand.
5. Building application and plans digitally submitted to [Architectural Committee](#)

County will not issue a building permit without plan approval by WPPOA Architectural Committee

Plans must include a plot plan, a site plan, construction details, foundation, elevations, floor plans, setbacks, driveway and water lines locations, location of septic tank and leach fields, and a registered engineer's stamp.

After approval/disapproval plans, contact will be made from Architectural Committee. You will need a **signed approval document** from the Architectural Committee.

6. Perk test must be conducted under authority of Central Utah Public Health. Be sure to call Blue Stakes prior to digging.
7. The owner/builder is responsible for providing gate access to all persons involved in the construction.
8. The owner/builder is responsible for any damage to roads within the development as a result of construction.
9. The Architectural Committee **MUST** be notified of any changes to plans **IN WRITING** prior to the changes being effected. [Design Modification Request Form](#).
10. [Download New Construction Checklist](#). (May 2021)

BUILDING RESTRICTIONS

Full details on building restrictions can be obtained by contacting the Architectural Committee. The [Architectural Guidelines](#) may be viewed on the website. [Contact Architectural Committee](#) for up to the minute information on requirements.

A. Exterior –

1. Roof Material – Class A, metal or shingle, no wood shingles
 2. Roof Color – Consistent with aesthetics of the area; brown or green preferred
 3. Pitch – 6/12 minimum
- ### B. Siding –

1. Material – Log or log-sided or as stated in the RRC's
 2. Color – No bright or offensive colors
- C. Style Type -
1. Refer to Restrictive Covenants paragraph 7-D