

**TAHOE-SIERRA MEADOWS COMMUNITY ASSOCIATION INC.
P. O. BOX 1581
TRUCKEE, CA. 96160
530-587-8647**

ARCHITECTURAL GUIDELINES

Each person proposing to improve their property in Sierra Meadows, shall before commencing, submit two (2) sets of plans and specifications and receive written approval for said improvements from the Architectural Control Committee (ACC). One (1) set of plans will be kept on file by TSMCA.

“Improvements” are construed as being any one of the following:

1. Residential construction;
2. Detached building construction;
3. Fence construction;
4. Deck/patio construction;
5. Residence add on/extensions;
6. Driveways, parking areas, culverts;
7. Removal of trees over 4” diameter;
8. Change of house color;
9. Change of roof materials or color;
10. Retaining wall construction.
11. Trash enclosures.

Plans must show unit and lot numbers, owner’s name and address, name of architect, street address of construction site, and date.

Plans must include: a) plot map showing: lot lines; easements; set back lines; north point; location of utilities; trees left standing; trees removed; rock outcroppings; proposed buildings; existing buildings; propane and other fuel tanks; driveways and parking areas; fences; decks; garbage containers; and contours at one foot intervals adjacent to buildings and at five foot intervals otherwise; b) floor plans and elevations; c) roof slope; d) general type of construction; e) a section showing relationship to existing grades and how improvement fits on or in the ground; f) roof color and materials; g) siding color and materials; h) trim color; i) square footage exclusive of garage and decks; j) areas of cut and fill; k) location of security lights, all security lights must be shielded from throwing light as to disturb neighbors.

Failure to obtain approval for improvements and to pay applicable fees will result in an injunction to stop work and a \$500.00 fine.

Ultimate approval will depend substantially upon how neighboring homes will relate to each other as to location, height, color and other factors. Owners and architects are encouraged to check neighboring properties for potential problems.

Any exterior changes or improvements that do not require a full set of plans must be fully explained in a letter to the ACC and approval must still be granted.

FEES:

Initial residential construction (R-1); \$100.00.

Complete rebuild, residential; \$100.00.

Construction of multi family dwellings; \$100.00 per living unit.

Conversion of existing multi family dwellings; \$100.00 per living unit.

Construction of commercial property; \$100.00 per unit.

Make checks payable to: Tahoe-Sierra Meadows Community Association (TSMCA).

There is a fee for approval of all improvements requiring a building permit.

Failure to supply all data requested by the ACC could result in a delay of approval, denial of request and /or forfeiture of fees.

An ACC deposit of \$500 shall accompany all requests for initial residential construction, \$1,000 for all multi family construction and \$1,000 for commercial projects. ACC deposits are refundable upon completion of construction if all conditions of approval are met. Fines for violations will be subtracted from the ACC deposits.

TIME CONSTRAINTS:

The ACC has 30 days to approve or deny proposals. Builders are cautioned to submit plans in a timely manner. If plans are denied or further information is requested, an additional 30 days shall be granted for ACC review starting at such time as the plans are resubmitted.

Once approval is granted, work must be pursued diligently. If a break in construction lasts for two weeks or longer, all construction equipment, trailers, storage sheds and other items that may be objectionable to the ACC must be removed from the site.

Construction must be completed no later than 18 months after commencement.

FINAL APPROVAL:

Upon receiving preliminary approval of plans, the builder shall stake out the proposed improvement location, marking any trees that will be removed. This is done to assure the ACC that the actual building will fit on the actual site and will tie into the existing buildings esthetically. Any discrepancies will be noted and construction shall not begin until such discrepancies are addressed by the ACC.

Final approval by the ACC does not constitute ultimate approval to build. Builders must obtain all applicable permits from the Town of Truckee, the County of Nevada, the County of Placer and/or any other agency that has jurisdiction over the proposed improvement.

All changes during the course of construction shall be submitted in writing with support documentation to the ACC for approval prior to the change being incorporated into the improvement.

The ACC, Board of Directors and their employees and volunteers shall not be responsible for architectural or other defects of any nature whatsoever in the prospective builder's plans and specifications or in any building or structure erected.

GENERAL STANDARDS:

The design of each structure must bear a harmonious relationship to the land and its neighbors, in terms of lot coverage, mass and degree of individual expression. The distance between houses, the density and location of neighboring trees and number of other houses in a given open space will influence the acceptance or rejection of a submittal by the ACC.

FLOOR SPACE:

No house with less than 1,100 square feet of floor space, counting living areas with five feet minimum head clearance, and not counting carport, garages, basements, porches, decks, etc. will be accepted.

Houses without a garage will not be approved.

DECKS:

Decks above grade shall be held up on columns or walls. However, it should be remembered that quantities of dark open space under buildings and decks should be avoided and may require some type of screen walls.

ROOFS:

Structures built in open areas have roofs, which are reasonably uniform in pitch. In wooded areas, greater variation in pitch may be acceptable. No totally flat roofs will be approved in open areas, but portions of roofs that are otherwise acceptable in pitch may be flat so long as the flat portion does not exceed 30% of the total roof areas of any structure. In open areas, all roofs except the flat portion shall have a rise of not less than two and one half inches in twelve inches of distance and not more than sixteen inches of rise in twelve inches of distance. In wooded areas, roofs of greater or lesser pitch may be permitted.

Roof edges of each structure preferably shall have an overhang. However, no roof overhang shall project over any set back lines.

Metal roofs are permitted providing that they have a baked on factory color, preferably not blue, with a life of at least twenty years.

EXTERIOR WALLS:

The use of color shall be generally restricted to earth tone colors. A color sample chart has been adopted by the Board of Directors and should be consulted prior to any request for approval of exterior colors.

Milled timbers, boards, plywood and wooden siding shall receive stain or paint. Wood sealer/protectorate must contain pigments. Use of clear preservatives may be allowed with the express written approval of the ACC. Use of vinyl siding is allowed but the color must be approved by the ACC.

PARKING:

A minimum of 700 square feet of parking must be constructed and maintained by all residential homeowners. The square footage of the garage or carport can be included in the 700 square foot requirement as long as the garage or carport is used to park vehicles. If the garage or carport is not used to park vehicles, the square footage of the garage or carport may not be claimed in relation to the 700 square foot requirement and the homeowner may be found in violation of the Declaration of Protective Restrictions.

All additional off-street parking, whether gravel or asphalt, shall receive prior approval of the Association prior to installation. No parking on dirt or grass allowed.

In no instance shall more than 50% of a front yard be covered with asphalt, gravel, or a combination of asphalt and gravel. However, the Association has no duty to approve the maximum coverage and the Board of Directors decision shall be final.

An abundance of vehicles, recreational vehicles, snowmobiles, motorcycles, bicycles, trailers, all-terrain-vehicles and other similar items of personal property parked or stored in view of the street may be considered a nuisance and as such a violation of the Declaration of Protective Restrictions. The ACC has the power to determine how many vehicles constitute a nuisance while considering their location, operability, and appearance.

The intention of this article is to prevent properties from looking like a junkyard or a used car lot and to reduce the number of vehicles parked on the streets.

Vehicles shall not be parked in such a manner as to impede normal community traffic, Town snow removal, nor impede emergency vehicles.

Parking restrictions for multi-family dwelling and commercial property must conform to the standards applicable when the property was improved. The ACC has the power to set reasonable parking restrictions for all new multi-family dwellings and commercial properties.

Vehicles, recreational vehicles, snowmobiles, motorcycles, bicycles, trailers, all-terrain-vehicles and other similar items of personal property must be parked on constructed off street parking approved by TSMCA or behind a 6' solid fence.

Vehicles over 6 feet in height may not be parked or stored within the 10-foot side or the 20-foot front and rear setbacks.

The Board of Directors has also passed a "Commercial Vehicle Policy", which is attached at the end of these ACC Guidelines.

CUT AND FILL:

Cut or fill shall be limited to four feet vertical each. Cut or fill shall be replanted within twelve months with plant material, which shall blend with native vegetation.

TELEVISION ANTENNAE:

No outdoor television antennae will be permitted, except as provided by a central system for multi-family residences. Satellite dishes may be permitted if screened from view from the street and neighboring residences. Satellite dishes must be approved by the ACC and in approving those requests, neighbors may be contacted for their opinions. Digital satellite dishes less than 1 meter in diameter, contained on a separate interest solely controlled by the owner may not be regulated by the Association per the FCC.

GAS TANKS:

Propane tanks and oil tanks for household use shall be hidden from view.

TRASH CONTAINERS:

Permanent outdoor storage of trash cans and garbage barrels must be manufactured bear resistant enclosures in brown or green approved by the Board. Front setback must be 10 feet off the edge of pavement and wholly on the owner's property. Side setback must be 5 feet off the side property line. Anything closer will require an approved variance.

Cans may be put out on the street on the designated trash day but otherwise stored out of view.

LAUNDRY LINES:

Outdoor drying of clothes may be permitted as a conservation measure. Clotheslines should be hidden from view of the street and, if possible, hung to minimize the visual impact to the neighbors. This article can be changed or rescinded at any time by the ACC.

REMOVAL OF TREES:

No tree with diameter over four inches, measured three feet above grade, may be removed for any reasons without the express written approval of the ACC. Live limbs above 15 feet high need approval.

VARIANCES:

Individual restrictions, requirements and standards may be waived or modified by the ACC if the ACC so decides, upon the written request of the homeowner, payment of the \$50 variance fee and notification of neighboring properties.

FENCES AND WALLS:

Fences or walls may be installed on property lines (or to contain small privacy areas or pet pens) subject to the following conditions:

Requests for fences or walls must be approved by the ACC; and the Board reserves the right to approve or disapprove of any design.

Open structure fences to a maximum height of four feet are permitted on the street side of any residence.

Fences, solid or open construction, to a maximum height of six feet are permitted on all other areas except a six foot fence shall not extend beyond the front wall of the main residence, or garage if attached to the main residence.

On a corner lot, a six foot fence shall not extend beyond the side wall of the main residence, or garage if attached to the main residence, or extend beyond the 20 foot set back line, whichever provides the most enclosed space.

Fences constructed on easement areas are subject to enforced removal at the owners expense is such fence interferes with access of utility company equipment.

Preferred material for frontal construction is wood. Fences should appear professionally installed. Poultry wire is discouraged. No metal T-stakes will be allowed.

Posts must be uniform in appearance and on 8-foot centers wherever possible. Masonry walls shall have an approved architectural finish.

TEMPORARY DWELLINGS AND BUILDINGS:

Except as provide below, no guest house, garage, tent or temporary structure of any kind shall be erected, constructed, permitted or maintained on any portion of the Properties prior to the commencement of the erection of a principal dwelling house thereon and no guest house, garage, tent, basement or temporary building shall be used for permanent or temporary purposes.

A trailer/mobile home may be used as a temporary dwelling during the construction of a permanent dwelling provided that written permission is first requested from and granted by the ACC, all plans have been approved by the ACC, construction begins not more than one week after the trailer has been placed on site, the trailer is self contained, and the trailer is removed within fourteen days following the temporary or permanent cessation of construction.

A construction shed may be placed on a lot and remain there temporarily during the course of active construction of a private dwelling subject to written approval of the ACC.

SHEDS:

Permanent and/or temporary storage sheds are permitted provided that the main structure has been completed according to the plans approved by the ACC, plans for the shed have been approved by the ACC, the shed has a minimum area of sixty-four square feet, and if of wooden construction, the shed shall match the main residence in architecture and color.

Bare metal or unstained and/or unpainted wood is not allowed.

Sheds must conform to the set back requirements contained in the Declaration of Protective Restrictions. No more than two sheds will be approved on any one Lot.

HOURS OF CONSTRUCTION

No construction work of any kind shall be performed between the hours of 9pm and 7am (8am on Sundays) unless the nature of work is such that neighbors are not disturbed.

No bright lights may be used to facilitate construction in the dark if such lights disturb the neighbors.

Builders are cautioned not to leave any type of construction equipment on the building site when that equipment is not actively in use. Specifically, earthmoving equipment must be taken off site as soon as it is not being used but other items may be objectionable to neighbors and the ACC and will be subject to this article.

These ACC Guidelines augment and further interpret the Declaration of Protective Restrictions. Builders are cautioned to read and comply with the Declaration of Protective Restrictions as well as with this document. Certain portions of the Declaration of Protective Restriction are reiterated in this document for your convenience but this document is meant to supplement the Declaration of Protective Restrictions, not to replace it.

RESOLUTION #2005-1

Commercial Vehicle Policy: No commercial vehicles bearing commercial insignia, except for pick-up trucks (not to exceed 1 ton in carrying capacity) and customary passenger vehicles, shall be parked on any Sierra Meadows property unless such vehicles are parked within a fully enclosed garage.