

SIERRA BLUFF ARCHITECTURAL CONTROL COMMITTEE DEVELOPMENT STANDARDS, DESIGN GUIDELINES & PROJECT REVIEW PROCEDURES

Table of Contents

I. INTRODUCTION	1-4
A. ACC SOURCE OF AUTHORITY	5
B. DESIGN POLICIES	5
C. REVIEW PROCESS	5
D. CONDITIONS OF CONSTRUCTION	7
II. SPECIFIC BUILDING REQUIREMENTS	
A. MINIMUM & MAXIMUM SQUARE FOOTAGE	7
B. IMPERVIOUS COVERAGE	7
C. SETBACKS	8
D. PLANNING FOR SNOW	9
E. GARAGE, DRIVEWAYS AND PARKING AREA	9
F. EASEMENTS	9
G. UTILITIES	10
H. HEIGHT RESTRICTIONS	10
I. PROXIMITY TO SIMILAR DESIGNS	10
J. PROTECTION OF NEIGHBORING PROPERTIES	10
K. TREES	10
L. FENCING	11
M. OUTSIDE STORAGE	11
N. SIGNAGE	11
O. DRAINAGE	11
III. EXTERIOR SPECIFICATIONS	
A. PRINCIPAL COLORS	12
B. ACCENT COLORS	12
C. FOUNDATIONS AND RETAINING WALLS	12
D. EXTERIOR EXPOSED METAL AND PLASTIC	12
E. EXTERIOR SIDING OR SHEATHING AND TRIM	12
F. WINDOWS	12
G. ROOFING MATERIAL AND DESIGN REQUIREMENTS	13
H. EXTERIOR LIGHTING FIXTURES	14
I. GARAGE DOORS	15
J. FRONT PORCHES, FRONT DOORS AND OUTDOOR LIVING SPACES	15
K. MINIMIZING SYMMETRY	15
L. FIREPLACES	15
IV. LANDSCAPE	
A. TURF AREAS	15-16

V. OTHER RULES AND REGULATIONS	16-19
VI. NATIVE AND REGIONAL FRIENDLY VEGATATION GUIDE	20

I. Introduction

My name is Thomas Grossman and I am sitting at my desk reading, reviewing and editing these design guild lines for the Sierra Bluffs Subdivision (the project). The date of today's revision is August 30, 2008. I am excited and full of hope as I review these guide lines. I am the managing member of the Bluffs LLC which is a fancy way of saying that I am the developer. I purchased this land several years ago and the process to make this a subdivision in the Town of Truckee is a long, difficult yet rewarding process.

Sierra Bluffs came about after many neighborhood meetings, negotiations with neighbors as to the proper density and size of each lot, dozens of meeting with Town officials and that was only the beginning. Finally, after hard work by me, Town of Truckee Planning Staff, the Planning Commission and ultimately the Town Council, Sierra Bluffs became a reality.

There are two important documents that really shaped the Sierra Bluffs. First are the Conditions Of Approval (CoA's) from the Town of Truckee. This document is the culmination of the planning process and dictates how I can develop the land. It approved my tentative map and dictated the density of 31 single family lots. Included in CoA's for the project are many conditions. These conditions range to how wide I should make the streets to how I should deal with drainage and watershed issues. One condition was that I make trails around the subdivision and allow non-motorized (pedestrian and perhaps bicycle) public access on the trails.

This means that even though the Sierra Bluffs is a private subdivision, the public may use the trails and some of the open space that was required of the project. Further, the CoA's allowed for private roads. The private road conditions were modified after the CoA's by recordation of the final map. In my negotiations with the Public Works department of the Town of Truckee, we agreed to provide an offer of dedication of the roads to the Town of Truckee. I agreed to this for several reasons. Right now, the roads are private maintenance roads. That is to say that the Sierra Bluff Homeowners Association pays for the maintenance (including private snow removal) of the roads. We also collect reserves to resurface or fill cracks or pot holes. Each lot owner pays a certain amount each month in Association Dues. These due primarily go for the maintenance of the roads, insurance for the Association and its board member and maintenance of the common areas.

An interesting thing happens once the lot owners start building homes. These homes generate property tax revenue. Once this revenue reaches a certain level, then the Town of Truckee may accept the offer of dedication and take over the maintenance of the roads (including snow removal). When this happens, the association does not have to pay those fees and the monthly assessments that the lot owners pay go way down because the roads are now maintained by the Town instead of the Association. We pay these property taxes regardless so we might as well get the benefits of Town road maintenance.

There are other conditions in the CoA's that are important. One is that Trees on common areas shall not be removed without permission of the Town. Another condition is that some of the common areas are not public but private. There is an area next to lot 25 for example that I left as a possible future amenity area, possibly for a tennis court or other

recreational facility. Eventually, when many of the lots are sold, we as owners can decide what to do with that private amenity area. As a developer I did not set aside fund to provide amenities. It will take a majority of the owners to decide if they want to chip in funds to add certain amenities. There is a little park area next to lots 10 and 24 and a little private area next to lots 16 and 17. There are private view corridors and snow storage areas that are not open to the public. These areas will all be under the control of the Association. The public access areas, primarily the trail around the subdivision is also under the control and stewardship of the Association. It is my hope and desire that you, as an owner, will be an active participant in the Association so these beautiful open space areas receive the care and attention that they deserve. Proper stewardship of our common area lands will also help our own lots and homes appreciate and retain their high value.

The point I am trying to make in this “introduction” is that some of the conditions of the subdivision are requirements by the Town. I can not change these conditions. Other conditions are included in the Declaration of Covenants, Conditions and Restrictions of Sierra Bluffs (CC&R’s) recorded as part of my final map. The CC&R’s can be modified by a vote of the owners. The CC&R’s detail the procedure to change these underlying documents. The CC&R’s also give direction to create “Design Guild Lines” to help make the Subdivision a nice, aesthetically pleasant place to live.

Design guide lines are often controversial. Some folks may want strict guild lines and some may want easy going or relaxed rules. Some folks don’t like to be told what colors or material that they can use on their own home, others want a project to be held to only the highest standards.

It is my intention to create the First Design Guild Lines in a manner that will keep the homes and properties of the Sierra Bluffs Subdivision at a high level of aesthetic character while at the same time providing flexibility for owners to build homes that are fair and commiserate with other homes planned in the subdivision. My personal view is that there should be latitude for the owner to be able to build his or her dream home but at same time have a reasonable set of rules that keep the architectural styles interesting. The smaller a home the more character it should have and interesting it should be.

I want to invite all owners and prospective owners to participate in this process. Nothing would make me happier than to have you read these Design Guild Lines and give me back comments, recommended changes, ideas and proposals. This is your subdivision and I want to make it a great place for your dream home. You may have ideas that are important to you that I have not thought of. I want to hear them (by phone (530 587-2711, by fax 530 587-2714 or by email tom@sierrabluffs.com). Right now, I own the majority of the lots so I am making the decisions. Soon, after several of the lots sell to private owners, the decision will be made by a group call the Architectural Control Committee (ACC). I certainly invite anyone with interest to be on that committee. But for the time being, I am the committee and to get things off on the right foot I have written the Design Guild Lines that follow.

Remember, this is a living document and can be and will be changed. Don't let these design guidelines scare you. They are just guidelines and my goal is to have a simple, fast reasonable review process. of homes at Sierra Bluffs. I want to make it possible for you to build your dream home affordably without archaic regulations found in some of the snobby subdivision that just create extra work for no apparent reason. At the same time I want to keep Sierra Bluffs lot sites attractive and clean during the construction process and I want to avoid common problems found in surrounding subdivisions. These design guidelines will have a profound influence on the character of our neighborhood. Please let me know what is important to you and we can certainly attempt to make it part of this document. With that, I wish you good reading and congratulate you on your new lot at the Sierra Bluffs.

A. ACC SOURCE OF AUTHORITY:

The authority of the Architectural Control Committee ("ACC") is derived from the recorded Covenants, Conditions and Restrictions ("CC&R's"), which govern and protect Sierra Bluff. It is the Committee's responsibility to enforce the CC&R's, ACC Design Guidelines and those Rules further promulgated by the Association (collectively, the "Regulations.")

Pursuant to the grant of authority contained in the CC&R's, the ACC, by majority vote, may adopt, amend and repeal the Design Guidelines and Rules, which interpret or implement the relevant provisions of the CC&R's. The first Architectural Control Committee shall be appointed by 3 members. The Chairman shall be the President of the Association and the President shall appoint two more members who are also owners of property at Sierra Bluff. This first ACC shall term shall expire on January 1, 2010 at which time the Board of Directors of the Sierra Bluffs Homeowners Association will chose 3 new members or reappoint the existing members of the ACC.

The Bluff's Owner's Association ("Association") is authorized to collect special individual assessments for violations of the Regulations, and to sue for injunctive relief and/or damages for any non-compliance. The Association has delegated to the Committee the duty to assess fines for violations of the Design Guidelines, in a reasonable, uniform and non-discriminatory manner. Copies of the Regulations in whole or in part may be obtained from Thomas Grossman at 10330 Donner Pass Road, Suite C, Truckee, California 96161 or by written request.

B. DESIGN POLICIES:

1) GENERAL: The Rules and the ACC Design Guidelines are not arbitrary. They are based on primary policies of appropriate design as they relate to Sierra Bluff. It is not possible to make a rule for every situation. The ACC uses the Design Guidelines in the evaluation of each plan submitted for approval. The following policies were developed to benefit the applicant, the ACC and our community by reducing the possible subjective nature of the review of architectural design elements and providing a means for evaluating these plans to ensure continuity. **These Design Guidelines are set forth in**

addition to, and not as a replacement for, the laws, regulations and Development Code of the Town of Truckee.

2) OTHER POLICIES:

a) ENVIRONMENTAL PROTECTION: Approval for clearing or alteration of lots shall be granted only for approved structures, site improvements, fire protection or landscaping and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into soils or waters, stagnation or standing water, or excessive removal of indigenous vegetation. Watershed shall not drain onto another owner's lot. **All structures shall have drip line infiltration below eaves to help manage watershed.**

b) SITING FOR COMMUNITY AND PRIVACY: All structures shall be sited to create an appropriate setting within each lot, consistent with the setback rules as defined in these Design Guidelines. Homes shall attempt to be centered within the side setbacks. **Lots with open space on one side may be off centered to create more room between homes.**

c) FORM AND CONTENT: All structures shall be of a size and architectural theme that is consistent with the Regulations and the standards of the community. All structures and site improvements shall be designed to fit the topography of the lot. The styles, shapes, sizes, massing and colors are to be of good proportions, well balanced and appropriate to Sierra Bluff. Sierra Bluffs encourages natural materials such as rock and woods and logs. Sierra Bluffs encourages the use of environmentally sensitive materials and renewable resources. Geometric dome homes will not be approved. Homes should have character and articulation in the elevations. Variation in roof lines, dormers, hips and valleys are encouraged. Flat and straight elevations are discouraged.

d) SECONDARY RESIDENTIAL UNITS: All single-family residential lots are permitted to construct secondary living units (in-law units) pursuant to the CC&R's. The Conditions of Approval by the Town of Truckee insure that Sierra Bluffs allow second living units. Second living units shall not be greater than 950 square feet and must comply with the rules and regulations set forth by the Town of Truckee for such second living units. A second living unit must also have a covered parking space associated with that unit. See the CC&R's for more details on Secondary Residential Units.

e) APPEARANCE /QUALITY: All improvements to any lot or structure shall meet minimum standards of design, material quality and construction quality consistent with those specified in the Regulations and established in the development and these Design Guild Lines.

C. REVIEW PROCESS:

Some owners may question the necessity of the ACC reviewing plans already approved by the Town of Truckee Building Department and that its approval is sufficient. The ACC review process is necessary in order to ensure architectural continuity, quality and

harmony within the Sierra Bluff community as well as timely completion of improvements in compliance with approved plans.

An owner should consider submitting plans for preliminary review prior to Town of Truckee Review and prior to completion by the Architect. I would highly recommend a meeting between the owner, architect and ACC early in the process. The ACC wants the process to be easy and fair. The ACC must be reasonable, consistent and not arbitrary in its decision making process and the purpose of the committee is not to prevent you from building the home you want or to be nit picky. The purpose is to keep the home quality at a level that will protect the value of other homes and lots in the subdivision.

The ACC strongly urges all owners to read the Sierra Bluff Design Guidelines and CC&R's. Those planning to build should have their architect, designer and contractor familiarize themselves with these texts, since these documents suggest permissible design, construction, maintenance and landscaping practices for all projects within Sierra Bluff. The ultimate approval of any design rests in the ACC. ACC decisions may be appealed, to the Board of Directors of the Sierra Bluffs Homeowners Association.

The ACC may not meet on a regular basis. The ACC must meet within 3 days of any formal or informal submittal by any Sierra Bluff Owner. The ACC may render a decision at the conclusion of the presentation or may take up to 2 business days to respond in writing. Such written response will include any or all of the following: a) approval of the application, b) approval of the application with changes detailed by the ACC, c) denial of the application with specific reasons for such denial, d) request for changes or revision and further review of the applicant's project by the ACC.

D. CONDITIONS OF CONSTRUCTION:

The right of an owner to construct, remodel, alter or otherwise change any improvement or make any excavation to any lot shall be exercised only with ACC permission in accordance with the following rules and procedures.

II. SPECIFIC BUILDING REQUIREMENTS

A. RECOMMENDED SQUARE FOOTAGE:

Only single family dwellings and secondary living units (in-law units) as permitted by the CC&R's shall be permitted on any lot. Each residential dwelling constructed shall have a fully enclosed floor area (exclusive of roofed or unroofed porches, terrace, garages, secondary units or other outbuildings). Each residential dwelling (not including secondary units) shall have a minimum of two full bathrooms, two full bedrooms and a two-car garage. There is no minimum square footage for any home although smaller homes will need to have outstanding architectural character to insure that they represent and complement other homes in the Sierra Bluffs Subdivision. There is no maximum square footage either (other than what might be a Town of Truckee requirement), but here again, huge homes (I arbitrarily define huge as over 6,000 square feet) might not be appropriate and must fit in with the character of the subdivision.

The ACC will not include construction of guesthouses or second living units (i.e., areas with separate kitchen facilities) in the bathroom count for the primary residential dwelling.

B. IMPERVIOUS COVERAGE:

The maximum allowable impervious coverage on a single-family parcel shall be that allowed by the Town of Truckee as specified for each specific lot.

C. SETBACKS:

All setbacks shall not exceed the Town of Truckee limitations and shall be compatible with the physical site and adjoining properties. The minimum setbacks for the subdivision are as follows: Front setback of at least 20 feet from edge of property line. Rear yard setback is 20 feet from edge of rear property line. Side setbacks are 10 feet from edge of side property line. Roof eave may not go over setbacks.

THE OWNER IS EXCLUSIVELY RESPONSIBLE FOR IDENTIFICATION OF PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS. NEITHER THE ASSOCIATION NOR THE ACC HAS ANY RESPONSIBILITY TO CERTIFY THAT ANY IMPROVEMENT, STRUCTURE OR ACTIVITY DOES NOT ENCROACH UPON ANY EASEMENT, SETBACK OR ADJACENT PROPERTY LINE. A STAMPED BOUNDARY SURVEY MUST BE SUBMITTED BEFORE CONSTRUCTION.

The ACC requires, as part of the submittal package, a lot survey. by a licensed surveyor to assure that the structure is with the proper property setbacks. Ken Arnett is the is the Surveyor of Record. The lot owner may use any licensed surveyor. All lot lines and setback shall be strung and approved by the ACC before issuance of the ACC letter of approval for construction on any lot.

D. PLANNING FOR SNOW: All proposed dwelling sites must account for a snow storage area acceptable to the Town of Truckee. Please see below for suggested snow preparations.

The following items should also be considered during the design of any improvement in this region where heavy snows are common:

- 1) Locate entry doors beneath covered walkways and below dormers. Allow entry from the garage. Sloping roofs will accumulate snow and ice which must be cleared to avoid injury to passer-bys below.
- 2) Avoid roof designs which will allow snow to unload from the roof in front of the garage area, near exterior doors or onto decks or handrails, as it increases the risk of costly repairs, property damages and physical injury.
- 3) Ensure that the roof is sufficiently sloped to allow snow to fall free of first story windows, decks, garage doors, etc. This will reduce the risk of structural damage.

4) Provide sufficient drainage to accommodate rains and the spring thaw, including drainage of water that may accumulate under houses with solid perimeter foundations.

5) The water shut-off valve should be easily accessible during the winter if the home is not occupied during the winter months. It is recommended that the home plumbing system be "winterized" to prevent any damage caused by freezing temperatures. An unexpected electrical power outage may prevent your heating system or "heat tape" pipe coverings from operating.

6) Owners are required to use freeze-less water faucets for exterior installations.

7) Cars parked on the street pavement, or adjacent to it, could be damaged by snowplows and are subject to Town of Truckee citation and/or towing. The Association may, from time to time, invoke parking regulations that dictate acceptable parking areas. Non-operational cars, trucks, motorcycles, recreational vehicles, boats, snowmobiles or any other vehicles shall not be parked on an individual lot, home site or streets. Street parking is not permitted when plows are in operation. The Association may collect fines against non compliant owners. No owner may park more than two normal vehicles (cars or pickup trucks) outside of their individual garage on a regular basis. Owners shall make every attempt to park their vehicles inside the garage. The CC&R's may contain specific parking rules and regulations and the Association can add or delete parking regulations at its discretion.

Owners that rent their property shall provide written parking instructions posted in the home. Each owner is responsible for clearing his/her own parking and driveway area. No snow is to be cleared from the driveway on to the street.

E. GARAGE, ROAD WAYS, DRIVEWAY AND PARKING: All projects must include at least a two-car garage. Carports are permitted in addition to the two car garage. Two on-site 9' x 18' vehicle parking spaces are required for every single-family residence (including any garage spaces). Two additional on site parking spaces are recommended for second units. Garages must have a paved area from the street to the garage.

Paving is to be limited to a maximum of 20' in width at the property line, except when an access hardship can be demonstrated. No setback is required for driveway paving. In addition to conventional paving methods (i.e., asphalt, concrete), surfacing methods for parking areas may include colored pavers. The area to be surfaced will not exceed the size necessary to accommodate the item to be stored. Pavers are encouraged for walkways and patio settings.

F. EASEMENTS: Any access, drainage, public utility or slope easement must be shown on building plans. No portion of a structure may extend into or over any easement in conflict with its intent.

In approving plans for improvements on lots affected by easements, it is not the responsibility of the ACC to verify that the location of any existing easement as shown on the recorded subdivision map or as described on any deed; nor shall ACC confirm whether the private roadway is constructed within the subdivision right-of-way. **IT IS NOT THE RESPONSIBILITY OF THE ACC TO SURVEY OR OTHERWISE CONFIRM THE APPROPRIATE LOCATION OF ANY ROADWAYS OR EASEMENTS.**

Owners of lots with access easements may use them for ingress or egress to the Common Area roadway, provided that such use does not interfere with use by adjacent owners entitled to use the easement. Driveways installed on said easements must comply with grade requirements of the Town of Truckee. Installation and maintenance of such access driveways are the responsibility of the owners. It is also the responsibility of Owners to establish terms for use of such easements.

G. UTILITIES: All electrical, telecommunications and cable television lines to serve the subject property shall be located underground. All utilities shall be underground.

H. HEIGHT RESTRICTIONS: No single-family home shall be constructed having a height of more than two stories unless it meets the following criteria: A third story may be permissible provided the building height does not exceed the Town of Truckee limitations and it is compatible with the physical site and adjoining properties and does not interfere with another property owners view sheds.

I. PROXIMITY TO SIMILAR DESIGNS: To discourage the appearance of tract-type housing within Sierra Bluff, no single building elevation shall be built on more than one of the total lots in the development. The ACC on a case-by-case manner may approve an exception to the condition if the lots are constrained due to a specific site condition and / or the applicant demonstrates that based on market demand one building type is more necessary than others. The ACC will not approve elevations and designs that it finds aesthetically incompatible with the physical site, adjoining properties or the environment of the development.

J. PROTECTION OF NEIGHBORING PROPERTIES & ENVIRONMENTALLY FRAGILE AREAS: The Sierra Bluff site setbacks are rigid. It is essential to protect areas outside of the building envelope and neighboring properties throughout the construction process.

Attention to construction material and debris placement should be taken very seriously. Construction machinery shall be kept off of all neighboring property. Four foot orange fencing should be used to help establish a site boundary. ACC maintains the right to levy and raise fine amounts at anytime for violations. Throughout construction trees between lots shall be protected by temporary fencing.

K. TREES

Tree removal not identified on the Tentative Map within the Common Area, snow storage

areas and designated open space areas shall be prohibited without the express written consent of the ACC. The condition of approval require that tree removal of common areas be approved by the Town of Truckee Planning Department and this is required shall approve exceptions for the removal of diseased or dying trees, or removal required by the Truckee Fire Department for fire clearance or fire suppression.

L. FENCING:

Fencing shall be prohibited in the Common area except for safety purposes, as necessary for amenities that may be constructed on Common Area parcels 'B' and 'C' in the future, such as a tennis court or swimming pool and except along the Northern Property boundary of Parcel 'E'.

Limited perimeter fencing for individual lots is subject to approval by the ACC and must comply with the Town of Truckee Development Code. Fencing may consist of wood material. Cedar or redwood, 6 inch wide, dog ear vertical planks, stained with a redwood color natural product (similar to Super Deck). The stain color should be a natural or semi pigmented natural color. The fence framing must face the interior of the enclosure on the rear side. Sides of the fence that are shared with adjacent lots may be of the "good neighbor" framing standard which allows the frame to be faced inside on one 6' lineal stretch and outside on the next 6' lineal stretch. No full yard or front yard fencing shall be allowed at Sierra Bluffs. The maximum rear yard fencing shall be from the rear wall of the home to the inside of the side property line then directly back to the inside of the rear property line (See Attached Diagram "A"). The ACC may approve fencing other than wood or lower than 6' on a case by case basis as long as the look is appropriate and consistent throughout the Sierra Bluffs Subdivision.

Enclosures for dogs or dog runs are acceptable upon ACC review. Dog enclosures or runs should be limited to 600 square feet of area. Front yard fencing is not appropriate at Sierra Bluffs and shall not be approved by the ACC. Limited side yard fencing, forward of the rear wall of the home may be approved on a case by case basis but is not encouraged.

M. OUTSIDE STORAGE:

Outside Storage, in front and side yards of each individual lot of recreational vehicles, equipment, tools and building materials, firewood, bicycles, motorcycles, skate ramps is prohibited. Storage of some items in fenced rear yards may be acceptable if such storage is not visible to neighbors or from other parts of the common areas and is not considered "messy". This restriction maintains the visual integrity and aesthetic of the neighborhood. It is permissible and encouraged to construct adequate storage as part of the home design. For example, if you own a motor home you should consider construction of a structure to house the motor-home. Storage structures need to have a roof and at least 3 sides. The sides may be of a trellis or decorative nature. Exterior storage structures must be constructed consistent with the overall architectural make up of the rest of the house and must fully enclose all materials stored within.

N. SIGNAGE:

Acceptable signage during the construction is limited to signs identifying the project address, design professional and builder. Construction material signage or subcontractor signage is limited to an additional 12 square feet. All “for sales signs” must be Brown Letters on a white background or white letters on brown background and be no larger than 4 square feet. Signs must be placed on a nice “T” post horizontal to the street.

O. DRAINAGE: Each individual single family residential structure is required to specify methods for drip line and below-deck infiltration, most commonly consisting of graveled areas designed, installed and maintained for the 20-year, 1-hour storm event. Unless otherwise specified and approved by the ACC, infiltration trenches shall include a minimum gravel depth of 8” and a minimum width of 24”.

III. EXTERIOR SPECIFICATIONS

Materials and colors, shall harmonize rather than contrast with the existing landscape. The ACC reserves the right to promulgate guideline color charts from which colors may be selected for exterior materials and finishes. A complete ACC Exterior Specifications Form, which includes all material and finish selections, may be required at the time of plan submittal.

A: PRINCIPAL COLORS AND MATERIALS USED: The principal exterior color should be an earth tone or a color that blends with the natural surroundings; i.e., variations of brown (beige to dark brown), greens and grays. Certain shades may not be acceptable to the ACC. Bright or gaudy colors will not be allowed. The ACC wants to maintain the mountain aesthetic prominent in the Sierra Bluff neighborhood. Keep paints and stains similar to the other homes in the neighborhood. An interesting mix of Architectural designs ensure that the subdivision that has a unique but cohesive characteristics.

The following materials are encouraged for use on the exterior of homes at Sierra Bluffs:

1. Wood siding including Redwood and Cedar or log siding (log homes are permitted).
2. Natural or pigmented stain or oil finish on wood siding is recommended.
3. Natural rock including Sierra Antique, Granite, or other nice looking rock.
3. Limited use of Stucco shall be permitted. Stucco shall not be used on more than 40 percent of any front, side or rear elevation. The ACC may permit more Stucco on a case by case basis.
4. Rusted steel, stainless steel, copper shall be encouraged for flashing, drainage gutters, roof eaves, roof valleys and other accent areas of the home. Stainless steel may be used in connection with a more “Modern Mountain” themed home.
5. Roofing material shall be composite shingles, clay shingles, wood shingles or slate. Painted metal roofs are not permitted. Copper flashing, painted metal flashing may be permitted.

6. Designer plywood (Breckenridge) may be allowed on side elevations when coupled with a board and bat theme. Front elevation may not use a plywood siding. Rear elevations may have up to 50% designer plywood board and bat type siding.
7. Window shall be vinyl or aluminum clad or wood windows and the color should complement the look of the home.
8. Painted homes may be approved but the color and color scheme must be approved by the ACC.
9. Stained Concrete. Concrete walls, post or pillars shall be finished with a stone veneer or shall be a stained concrete.
10. Treks type composite decking material is permissible. Composite decking may be matched with natural wood handrails.
11. Modern “Northwestern Architecture” can be used a Sierra Bluffs. This is described as elements of steel, flat roofs, copper and tin roofing and siding as accents. This is a mountain modern, clean line type of architecture.
12. Green and sustainable building materials are encouraged.
13. No Dome houses are allowed. Smaller homes shall have interesting lines and geometry. Different types of Architectural styles are encouraged.

The following materials are **discouraged** and may be prohibited by the ACC for use on exterior elevation:

1. Cementitious, vinyl or aluminum siding (certain accents of these products may be approved on a case by case basis).
2. Metal Roofs (although some metal, copper and tin on eaves or valleys or flat sections of roof may be approved).
3. Cultured stone or brick.
4. Brightly colored painted homes.
5. Concrete retaining walls, post or pillars shall not be painted.
6. Split face block is discouraged but may be approved by the ACC on a case by case basis.
7. T-1-11 is prohibited. Regular plywood siding is prohibited. Designer plywood siding may be permitted as stated above.
8. Painted metal garage doors.

B: ACCENT COLORS: Accent colors for decks, fascia trim, doors, and garage doors must harmonize with the principal color. This includes support posts, beams, railings, and pickets. Excessively contrasting accent colors are not permitted.

C: FOUNDATIONS AND RETAINING WALLS: Exposed concrete, concrete block foundations and/or deck footings which exceed 6" from grade, must be stained concrete process to blend with the principal exterior color. Split face block may be left natural if it blends with the exterior of the residence. Painted concrete is permissible if proper maintenance is performed to correct unsightly chipping or peeling of painted concrete surface. Stained Concrete is preferred.

Should a concrete or concrete block retaining wall be required, it must be stained or painted in an earth tone or color to blend with the principal exterior color of the structure unless an acceptable pre-colored concrete or concrete block has been approved.

D: EXTERIOR EXPOSED METAL AND PLASTIC: All exterior exposed metal and plastic, such as flashing, vents, chimneys, electrical control boxes, conduit risers, natural gas meter covers and support hangers shall be painted to harmonize with the structure's principal color.

E: EXTERIOR SIDING OR SHEATHING AND TRIM: It is critical that the design of the exterior siding, trim and finish system be congruent on all sides of the structure and that the design coordinates the material and detailing of all sides with the design of the front elevation. All types of natural wood and solid sawn wood are allowed, as well as with stucco accents, stone and textured concrete masonry accents. Alternative exterior materials will be considered on a case-by-case basis. Samples and specifications must be submitted for ACC evaluation. The Committee may impose restrictions as to the grade, design and area where certain materials may be used.

The use of most plywood or sheet siding is discouraged on all elevations. T-1-11 siding is not permitted at Sierra Bluffs. High quality (Breckenridge, or solid wood) Plywood siding with real wood battens may be considered acceptable on side or rear elevation in some cases. Such high quality Breckenridge and battens may not be used on more than 50% of the side and rear elevations. No front elevation shall have any type of Plywood siding. Plywood or sheet siding only to the extent that it is in harmony with the street view side(s) of the building, and it is appropriately coated or treated to minimize discoloration and deterioration.

Three-dimensional geometry and massing of the structure shall be used as a way of creating architectural richness and is required in all designs.

F: WINDOWS: The exterior windows, doors and their frames shall be of wood, vinyl, metal or other material finished with an acceptable color. Wood windows of similar quality to Andersen or Sierra Pacific products are encouraged. The use of windows with a shape not consistent to the architectural style of the house is not allowed. Circular, trapezoidal and windows with exaggerated aspect ratios are not approved. Avoid the use of glass blocks; privacy glazing is available by other methods.

G: ROOFING MATERIAL AND DESIGN REQUIREMENTS:

a) Material: Composition roofing is recommended. Class "A" wood shake or shingle roofing material will be considered, but only if approved by the Town of Truckee. Metal roofing may not be used as the main roofing material on any roof, as to prevent structures from having the appearance of industrial-type buildings with steel walls. Metal roofing material may be used only 2' around eaves to protect from snow and ice build up. Due to the high incidence of fading, a high quality (20 year guarantee) is required. The CC&Rs may require owners to maintain roof colors. The owner may be required to submit

samples of the proposed color and a copy of the written guarantee to the ACC prior to approval.

b) Proximity: The ACC reserves the right to prohibit a proposed roof of the same color and material as that of two or more adjacent structures.

H: EXTERIOR LIGHTING FIXTURES: All exterior lighting shall require downward shielding. Light fixtures providing light angles greater than 45 degrees are prohibited. At no time shall there be light trespass off individual lots. External lights shall be shielded or hooded, and must be located and constructed so that they do not create a nuisance or hazard. Rock pillars defining the entrance of driveways (if any) may be lit only by very small wattage (maximum of 15 watts). **Lights at driveway entrances shall only be on when home owner is expecting company and shall not be kept on all night. It is preferred that these lights be on a motion sensor. Exterior lights shall be turned off when ever possible. Lights at the end of the driveways on Pillars shall only be approved on a case by case basis on not encouraged.** There shall be no spot type lighting fixtures. All exterior lighting fixtures shall be architecturally pleasing, down shaded. Florescent lights shall be approved.

Any fixture that fails to meet the above specifications must be replaced prior to final ACC inspection. No vapor (sodium, mercury, etc.) lights will be allowed.

I: GARAGE DOORS: Wood Garage doors, made to look like carriage house doors are encouraged. "Modern Mountain" Architecture may incorporate a stainless steel or other metal garage doors or glass and steel features. Metal or aluminum garage doors that are painted are prohibited. Garage doors must be stained or finished to match the architecture of the house are permitted if architecturally pleasing. Owners should consider offsetting front facing garage doors behind the main body of the house to minimize the visual impact of the garage from a street view(s). The ACC would like to maintain a streetscape that is not dominated by the presence of garage doors. Where possible, do not provide designs for garage doors consisting of two side by side garage stalls. If it is necessary to have two enclosed garage stalls, separate the stalls with another architectural element. The ACC will not approve any garage door that in its opinion hinders the quality of the home's design.

J: FRONT PORCHES, FRONT DOORS AND OUTDOOR LIVING SPACES: Front porches or wrap around decks add character and articulation to homes and are encouraged. Front doors should be easy to find on the front elevation to support a friendly streetscape. Industrial looking metal doors are discouraged. Rear decks either at ground level or raised are also encouraged residential features.

K: MINIMIZING SYMMETRY: The design guidelines behind Sierra Bluff are set forth in order to create an interesting and visually stimulating neighborhood. The ACC would like to avoid architecturally simple homes, i.e. boxes with windows. The use of porches, dormers, offset garages, decks and other architectural highlights are encouraged.

L: FIREPLACES: The use of a single wood burning appliances is acceptable. At Sierra Bluffs the Conditions of Approval allow for only one wood burning appliance per home. Gas fired appliances are acceptable. Outdoor fireplaces and fire pits are acceptable with proper architecture and care.

IV. LANDSCAPE: Owners are responsible for maintaining all landscaped areas of a home. The Association has the right to assess owners for not properly maintaining landscaped areas on individual lots. Maintenance shall include proper drip irrigation, replacing dead or dying vegetation, raking and cleaning. All landscape plans shall be submitted to the ACC for approval. All landscape plans must blend in and complement the existing landscape in the neighborhood. Trees that block other owners' existing views shall not be planted without permission of the ACC. All landscaping (including turf areas and plants as set forth below) shall complement existing trees within lot boundaries and shall not call for their removal.

A. TURF AREAS: Small turf areas are an excellent contribution to creating an inviting streetscape. However, turf requires a considerable amount of responsibility and care. If turf is desired, then native turf mixes are required for planting. Watering practices are essential to both the maintenance of your turf and to the local environment. Turf irrigation shall be limited to low watering systems. Nonpermanent irrigation such as hose sprinklers is prohibited and wasteful. Keep irrigation to permanent automated systems. Commercial fertilizers are also prohibited from turf treatment.

B. PLANTS: Native vegetation is an effective way to contribute to the neighborhood streetscape, while also helping to control erosion. Drip irrigation is acceptable for all exterior planting. Mulch is an effective and aesthetically pleasing way to manage erosion. Incorporating mulch into a landscape plan is highly recommended. See the Native and Regional Friendly Vegetation Guide (attached but not a part of the Design Guidelines).

V. OTHER RULES AND REGULATIONS:

1) Sierra Bluff Architectural Control Committee Development Standards, Design Guidelines & Project Review Procedures are hereby made part of and added to the CC&R's for the Sierra Bluff Owner's Association.

2) No owner, renter or resident shall cause snow to be removed from their property and placed on Association property or another owner's property. Snow must be contained on each owner's individual lot.

3) Due to limited amounts of snow storage space, all owners, renters or residents choosing to utilize a driveway snow removal service may be required to use the snow removal contractor designated by the Association. The Association reserves the right to require a homeowner to utilize driveway snow removal service and or may require the use of only one service for the subdivision. In other words it may be best not to have many different companies having their loaders or blowers clearing just a few driveways. The Board may want only one snow removal contractor to do all the driveways. Sierra

Bluffs Board of Directors may prohibit competing snow removal contractors. The reason is that the snow removal contractor the does the roads may be in a better position to do the snow removal on individual driveways. Also, allowing many different snow removal contractors to do just some of the driveways may create a situation where the subdivision will have 4 or 5 different contractors all using the roads and causing too much traffic and noise throughout the day. Therefore, the Board may limit the number of different or competing snow removal contractors allowed to work in the subdivision.

4) Drip type irrigations systems are encourage. Full yard Sprinklers are discouraged although sprinklers are permitted where needed for lawns or turf.

5) Non-operational vehicles are not permitted to be stored on individual lots or parcels except if they fully enclosed in a garage. Non-operational recreational vehicles, boats, motorcycles, golf carts, trailers, motor homes, jet skis, snow mobiles, large commercial trucks or other non-operational vehicles shall not be stored on individual lots or parcels or home sites for more than 7 days unless enclosed as indicated in the these design guidelines. There are some exceptions for storage in rear fenced yards where such storage is not visible to other neighbors for from common areas.

6) All construction materials must be cleaned and removed from home site within 14 days of completion of home.

7) Violation of Regulations may result in fines up to \$100.00 for first offence and \$300.00 for subsequent offences.

8) The ACC may allow for variances or exceptions to the Design Guidelines on a case by case basis. Any variance or exception must provide benefits that are compelling and necessary to improve the home or lot. The ACC has no obligation to grant any variance or exception to the Design Guidelines or Association Rules and may due so if an undue hardship exists or if the variance or exception would substantially benefit the Association, home or lot. The ACC shall charge a processing fee not to exceed \$200.00 to review variances or exceptions to the Design Guidelines or Association Rules. This fee is non refundable regardless of the final determination of the ACC. Home or lot owners may appeal the decision of the ACC to the Board of Directors of the Association. If the Board does not have a scheduled meeting with in 1 month of the application of Appeal then a subcommittee of 3 Board Members may hear the appeal. The president of the Board will appoint the members of this subcommittee. Appeals to the Board will require an additional application fee not to exceed \$200.00.

9) The Association may regulate the keeping of all animals within the Sub-Division pursuant to the regulations. No home owners may keep pets considered to be, in the opinion of the Board, a danger to other home owners, guests, children, persons or other animals. Animals that frighten other home owners and their invitees, exhibit vicious behavior, exhibit excessive barking or cause excessive noise, or pose a threat to person or property, in opinion and discretion of the President of the Board of the Association, will be banned from the Sub-Division. The Association may ban certain breeds of dogs at its

sole discretion. All dogs in common areas or in unfenced yards shall be kept under control by Buyer at all times.

10) Owners shall clean up after his or her pet especially if the pet eliminates on another person's property or on the Common Area.

11) The ACC and the Board of Directors may regulate street parking. The Board may prohibit street parking altogether or require permits for street parking from time to time. These Development Standards, Design Guidelines & Project Review Procedures have been adopted by the Association and become effective and binding upon the recordation of the CC&R's for the Sierra Bluff Subdivision.

12) Play equipment such as trampolines, playground structures, children's toys, swings, wading pools, pools, hot tubs, Jacuzzi, golf nets, volley ball courts, bacci ball courts, horse shoe courts, fire pits, croquette courts shall all be place in the back yard only. No permanent games or courts shall be set up in the front yard. The only exception to this rule is that portable basket ball hoop on a movable pole structure may be permitted in the front yard on the driveway. Side yard uses of some of the items listed above like horse shoe courts may be approved by the ACC on a case by case basis.

13) No permanent basket ball hoop shall be attached to any home or garage as can be visible from the street or the front of the home.

14. No home shall be used for the express **commercial business of entertainment**. For example homes and yards may not be rented by the owner or tenant to others solely for the purpose of weddings, Bar Mitzvah's, Anniversaries Parties, Fund raising functions, family reunions or large gatherings. Owners may have these events themselves for their family or friends on a standard and normal living basis but absolutely not on a commercial basis.

15) No off road motorized vehicles shall be permitted to race through the neighborhood or trespass on other person's lots or association property. Off road vehicles must operate quietly and not disturb your neighbors. In other words, don't race your two stroke loud bike at 4am in your back yard. No off road motorized vehicle tracks or jumps shall be place on an individual lot, roads or Association property without the permission of the Board of Directors of the Homeowner Association. Special events may be approved by the Association on a case by case basis.

16) Lots and Parcels at Sierra Bluffs must be kept clean and need during construction. Trash must be picked up on a daily basis. Loud music shall not be permitted by construction crews. Dogs are not permitted on construction sites by constructions crews, subcontractors, vendors or anyone other than the owner of the property.

17) The Sub-division is a family neighborhood. The Owners Association may regulate the keeping of all animals within the Subdivision. No home owners may keep pets considered to be, in the sole opinion of the Owners Board of Directors (whose opinion

shall be final), a danger to other home owners, guests, children, persons or other animals. Animals that frighten other home owners and their invitees, exhibit vicious behavior, exhibit excessive barking or cause excessive noise, or pose a threat to person or property, in the sole opinion and discretion of the Board of Directors of the Owners Association, will be banned from the Subdivision. The Owners Association may ban certain breeds of dogs at its sole discretion. The Board of Directors of the Owners Association may ban from the Sub-division: Pit Bull Terriers of all types, all Pit Bull mixed type breeds, breeds such as Japanese Tosa, Dogo Argentino, Fila Brasileiro, Mastiff, Shiba, Akita and Toza Pit Bull, and all other dogs which the Board may feel to be vicious or dangerous. All dogs in common areas or in unfenced yards shall be kept under control by Buyer at all times. Buyer shall keep all dogs on leashes when walked on the Sub-division roads or in common areas. Buyer or his or her invitees shall not have more than three dogs at any one time in his or her care or custody upon any street or common areas.

18) Buyer shall use every effort to keep his or her dogs under control. Buyer must clean up after his or her pet especially if the pet eliminates on another person's property or on the common areas. The Owners Association may take action against an owner which may include fines for animal control violations. The Owners Association may take action to ban from the Subdivision a dog that receives excessive noise complaints (specifically, three noise complaints or more from two or more different property owners shall be deemed excessive noise.)

_____ Date _____

Sierra Bluff Subdivision

VI. NATIVE AND REGIONAL FRIENDLY VEGATATION GUIDE

VII.

Turf: Good sod forming grasses are Luna pubescent wheatgrass and Tegmar intermediate wheatgrass. Both grasses produce short top growths and long root systems, ideal for soil protection and reducing fire hazard.

Botanical / Common Name **Lbs/Acre**

Harsh Site Seed Mixes

Agropyron tricophorum / Luna pubescent wheatgrass	10
Agropyron trachycaullum / Revenue slender wheatgrass	18
Dactylis glomerate / Paiute orchardgrass	4
Fectuca ovina / Covar sheep fecue	7
Festuca ovina ssp. Duriuscula / Dunar hard fescue	7
Poa ampla / Sherman big bluegrass	4

Intermediate Site Seed Mix

Agropyron trachycaullum / Revenue slender wheatgrass	13
Agropyron tricophorum / Luna pubescent wheatgrass	9
Bromus marginatus / Bromer mountain brome	15
Dactylis glomerata / Paiute orchardgrass	4
Festuca ovina ssp duriuscula/ Dunar hard fescue	5
Poa ampla / Sherman big bluegrass	4

Meadow Site Seed Mix

Alopecurus pratensis / Meadow foxtail	5
Bromus inermis / Bromar smooth brome	11
Deschamsia caespitosa / Hairgrass	2
Festuca rubra / Pennlawn red fescue	5
Philem pretense / Timothy	2
Poa pretense / Bluegrass	5

Shrubs

Harsh Site

Artemisia tridentata	Sagebush
Ceanothus cordulatus	Whitethorn
Ceanothus prostrates	Squaw carpet
Ceanothus velutinus	Tobaccobrush
Cercocarpos ledifolius	Mtn. mahogany
Chrysothamnus naugeousus	Rabbitbrush
Prunus emarginata	Bittercherry

Purshia tridentata
Quercus vaccinifolia
Rosa woodsii

Bitterbrush
Huckleberry oak
Wood rose

Intermediate Site

Acer glabrum
Amelanchier pallida
Ceanothus cordulatus
Ceanothus prostrates
Ceanothus velutinus
Cercocarpus ledifolius
Prunus emarginata
Prunus virginiana
Rosa woodsii
Salix spp.
Sambucus microbotrys
Sorbus scopulina
Symphoricarpos alba
Zauschneria californica

Mtn. Maple
Serviceberry
Whitethorn
Squaw carpet
Tobaccobrush
Mtn. Mahogany
Bittercherry
Chokecherry
Wood rose
Willow species
Elderberry
Mtn. ash
Snowberry
California fuchsia

Trees

Harsh sites

Pinus Jeffreyi

Jeffrey pine

Intermediate Site

Abies concolor
Abies magnifica
Calocedrus decurrens
Juniperus occidentalis
Pinus contorta
Pinus Lambertina

White fir
Red fir
Incense cedar
Sierra juniper
Lodgepole pine
Sugar pine

Meadow Site

Alnus tenuifolia
Populus tremuloides
Populus trichocarpa
Salix spp.

Alder
Aspen
Black cottonwood
Willow species

Flowers

Achillea millefolium
Aguilega Formosa
Balsamrhiza californica
Eriogonum umbellatum
Gaillardia aristata
Hedysarum boreale
Linum lewisii
Lupinus spp.
Lupinus polyphyllus
Linnarea vulgaris
Mimulus cardinalis

Yarrow
California Columbine
California poppy
Sulphur flower buckwheat
Blanket flower
Utah sweet vetch
Lewis flax
Lupine
Lupine
Butter & eggs
Scarlet monkey flower

Mimulus guttatus	Common monkey flower
Penstemon newberryi	Mtn. Pride
Zauschneria californica	California fuchsia
Pedicularis groenlandica	Elephant heads
Apocynum androsaemifolium	Bitter dogbane (ground cover w/ flowers)
Epilobium angustifolium	Fireweed – perennial

The above plant species are all approved by the Tahoe Regional Planning Association (“TRPA.”) Although this project does not require TRPA approval, the TRPA list is a helpful source for plant species that thrive in the Truckee area. The above plants have been effective in protecting soil and in limiting fire hazards. Owners are encouraged to consult local nurseries as well as the Town of Truckee Development Code for a palette of plant materials appropriate for this climate.