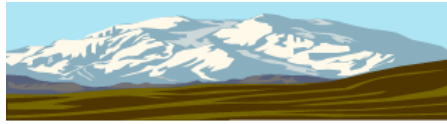


Grandview Ranch

Homeowners Association



NEW CONSTRUCTION FEES AND DEPOSITS REQUIREMENTS

The Architectural Committee (AC) requires you to submit plans for the new construction of a house and associated improvements on your property for review and approval by the Architectural Committee which is made up of the Board of Directors.

In order for your plans to be reviewed and processed by the AC, a non-refundable Plan Review fee of \$2,500 is required to cover the preliminary design submittal, preliminary design review and final submittal. An additional fee of \$500 may be imposed at the discretion of the Committee each time a resubmit is required if the resubmittals are necessary to obtain a design that complies with all requirements of these Rules, the Declaration and approval of the project. Review Fees are non-refundable.

When your plans are approved, a construction completion deposit of \$5,000 is required before construction can proceed along with a landscape completion deposit of \$3,000. In addition, the Owner or Owner's general contractor shall provide a \$3,000 deposit together with the signed Agreement, Information and Conditions for Contractors, before the Association's Construction Access Permit will be issued. Upon approval of landscape plans, the Owner's landscape contractor will provide a signed copy of the Agreement with a \$1,500 deposit. These deposits are refundable at final release issued by the AC. The Committee will retain such additional portions of the deposit as is necessary to pay costs of damages, compliance or correction of such failure. No interest shall be due an Owner or Contractor on a deposit. If expenses exceed the amount of the deposit, the relevant Owner shall be liable for the excess and in the event the Committee refers a violation to the Board, said expenses may be charged against the Owner's lot as a Violation Assessment, per CC&Rs Article 8.8.

Once the above conditions have been met, the Construction Access Permit (CAP) will be issued. The CAP must be signed by the Owner and returned.

Please note that AC approval does not circumvent the need for Douglas County permit approval prior to construction.

Per CC&Rs Article 8, the AC is allotted ninety (90) days to approve or deny an application. This time shall not begin until the initial review fee and application packet are received by the AC. Approval is valid for one year.

Prior to Douglas County's final approval of the construction, the Grandview Ranch Architectural Committee must receive a request for a Final Inspection to ensure there are no deficiencies or deviations from the approved plans. Once the final inspection has been satisfactorily completed a refund of the Construction Deposit will be made to the person who originally submitted the deposit.

On behalf of the AC, we look forward to assisting you through this process.

Grandview Ranch Architectural Committee

Professionally Managed by
Incline Property Management
1789 E College Pkwy, Ste 128 * Carson City, NV 89706
Tele: 775.298-7987 Fax: 775.832-4036 Email: marty@ipm-tahoe.com

Revised 08-2022



AC PLAN REVIEW PROCEDURE SUMMARY

1. **BEFORE YOUR PLANS CAN BE REVIEWED**...the following must be received by the management company:

- A. See attached Design Review Process and Design Rules
- B. \$2,500 Non-refundable Review Fee (made payable to Grandview Ranch HOA)
- C. All of the following:
 - 1. Plan Review Request Form
 - 2. Proof of Insurance
 - 3. Conditions for Contractors

2. Management will arrange for submitting your electronic plans to the Committee members for review. You may drop off or email:

► Incline Property Management
1789 E College Pkwy, Suite 128
Carson City, NV 89706
(775) 298-7987
marty@ipm-tahoe.com

3. When Design Plans are approved, submit a \$5,000 Construction Deposit & a \$3,000 Landscape Deposit (made payable to Grandview Ranch HOA) as well as a \$3,000 General Contractor's compliance deposit & a \$1,500 landscape contractor's compliance deposit (made payable to Grandview Ranch HOA) before the work may commence.

Once all above conditions have been met, plans approved, Review Fees and Construction Deposit submitted, the CONSTRUCTION ACCESS PERMIT (CAP) will be issued. This permit must be signed by the property owner and a copy returned to management for the files.

4. Prior to conditions above and return of owner signed CAP:

- A. No excavation may begin
- B. No materials may be brought to the project site.

Grandview Ranch

Homeowners Association



c/o Incline Property Management
1789 E College Pkwy, Suite 128 * Carson City, NV 89706
775-298-7987 * marty@ipm-tahoe.com

Architectural Committee

CONSTRUCTION ACCESS PERMIT

PROPERTY ADDRESS: _____

LOT#: _____

Owner: _____

Phone: _____

Builder: _____

Phone: _____

CERTIFICATION

Property Owner and Owner's Representative: I have received, read and agree to abide by Grandview Ranch Homeowners Association CC&Rs, Architectural Design Guidelines and Conditions for Contractors. I certify that construction shall follow the plan specifications as submitted to and approved by the Architectural Committee and that any variation from the approved plans must be pre-approved in writing by the AC. I further understand that failure to abide by the above may result in Revocation of the Construction Access Permit (CAP). Such revocation shall result in immediate cessation of all construction. Owner shall be given 24 hours to remedy any defect or deviation prior to such revocation.

By signing below, I authorize the AC to utilize my \$5,000 Construction Deposit to correct deficiencies and/or non-approved plan deviations as it deems appropriate and necessary including but not limited to demolition and replacement of such defect and for the actual expenses of the Association's hired professionals for a final inspection. Owner shall be responsible to ensure contractors and their subcontractors maintain general liability and worker's compensation insurance throughout the entire construction process.

Owner Signature (Required): _____

Date: _____

Owner Representative's Signature: _____

Date: _____

CAP GRANTED:

ACC Member Signature: _____

Date: _____

ACC Member Signature: _____

Date: _____

CAP REVOKED:

This Construction Access Permit has been revoked. All construction activity is to immediately cease until the following requirements have been met: _____

AC Member Signature: _____

Date: _____

AC Member Signature: _____

Date: _____

GRANDVIEW RANCH ARCHITECTURAL COMMITTEE PLAN REVIEW REQUEST FORM

Prior to scheduling a review of your plans with the AC, the review fee must be paid and insurance documentation submitted to the management company. Additionally, all information, documents and documentation, plans, colors and materials selection as delineated in this form must be complete and ready for presentation.

PROPERTY ADDRESS: _____ **LOT# :** _____

OWNER , CONSTRUCTION & DESIGN TEAM INFORMATION:

Name	Mailing Address	Phone	Email
Owner: _____			
Owner Rep: _____			
General Contractor: _____			
Job Foreman: _____			
Architect: _____			
Landscape Architect: _____			

INSURANCE REQUIREMENTS:

Acceptable Worker's Comp Policy Received: _____

Acceptable General Liability Policy Received: _____

PLANS, COLORS & MATERIALS

COLOR & MATERIALS BOARD

- Body and trim colors
- Roofing materials and colors
- Stone & Masonry
- Windows
- Exterior Doors

PLANS

- 2 Full sets of Plans
- 2 sets of Landscaping Plans

CONDITIONS FOR CONTRACTORS – To be completed by Owner AND General Contractor

The above requirements have been met and I am requesting a plan review by the Grandview Ranch AC.

Signed _____ Title _____ Date: _____

Grandview Ranch Homeowners Association Agreement, Information and Conditions for Contractors

This information is to be shared with all sub-contractors & their employees

Contractors Compliance Deposit – The Owner or Owner’s general contractor will provide a \$3,000 deposit with this signed document, before the construction access permit will be provided. Upon approval of landscape plans, the owner’s landscape contractor will provide a signed copy of the document with a \$1,500 deposit. The deposit less any applicable fines will be returned to the contractor upon successful final construction or landscape inspection of the property by the Architectural Review Committee (ARC). All fines as a result of violations of the rules defined below will be subtracted from the deposit.

Violation and Fine Procedures – When there is a violation of the construction rules, The property manager will provide the contractor one (1) warning letter. Subsequent violations of any of the rules will result in a \$500 fine per violation.

Construction Rules – *Inform all construction employees, sub-contractors & vendors* –

- Construction work hours are from ***7:00 AM to 6:00 PM Monday - Saturday***.
- No loud music.
- No blowing debris.
- No pets on the premises.
- Speed of all vehicles within Grandview Ranch is limited to 25 mph
- No food or wet garbage to be left on-site
- No washing down of ready-mix trucks outside of the building envelope.
- No dumping of well drilling sludge into drainage ditches
- Installation of a culvert (defined below) and gravel surface is required for construction traffic egress
- Immediately clean up spills of dirt, gravel or other building materials on roadways.

Roadways – Mud, soil, gravel and other debris tracked on to the street and not cleaned up daily will be treated as a rule violation. The Grandview Ranch Homeowners Association will contract for cleaning of the roadway upon failure of the contractor to do so and the costs billed to the homeowner or contractor.

Building Materials – All building materials, including aggregates, *must be stored on-site*. No construction materials are to be dumped or stored on roadways, pathways, trails, in open areas, or on any portion of Grandview Ranch unless approved by the ARC. Contractor is to provide a location for concrete truck wash-down within the building envelope

Construction Procedures – The Owner or Owner’s general contractor shall take the necessary steps to prevent unnecessary disturbance to native vegetation in areas of the community outside of the building area. Stored materials, especially aggregates shall be protected from the elements to avoid discharge off site. The contractor must take all necessary precautions to prevent mud, soil or other material from being tracked onto the streets or other portions of the Common Area. To prevent blowing debris, the building site must be kept ***clean and in an orderly condition at all times***. In addition to approved sanitary facilities, the contractor must have on site a covered animal resistant garbage container ***and a suitable device for removal and regular disposal of construction debris***.

Grading and Dust – Use of construction equipment should be limited to areas intended for specific site improvements to minimize damage to existing vegetation. Minimize dust with periodic sprinkling when necessary. *State Codes must be observed prohibiting parking, driving or placing hardscapes over septic leach fields.*

Culverts – install the roadside culvert ***at the commencement of excavation***. The edge of the pipe should be rounded or flared to improve flow. Place rocks around the inlet to prevent scouring. Culverts must discharge to a stable drainage way. Suggestion – A prefabricated galvanized flare at both the inlet and outlet is recommended to avoid collapse of the culvert and minimize erosion.

Permanent Control Measures: Driveway and Parking Area Stabilization – As soon as driveways and parking areas are graded, they are to be covered with a 4” compacted layer of Type 2 base.

Infiltration Systems – Runoff from all impervious surfaces, including roof tops, driveways, and areas where the soil has been packed down, must be infiltrated in some manner. A typical system is a rock filled (infiltration) trench or basin (dry well).

Deviation from Approved Plans – Any deviation from approved plans ***must be submitted to the Grandview Ranch ARC for approval BEFORE construction*** of the deviation. This ***applies to all phases*** of the project, e.g. grading, foundation layout, framing, roofing, exterior finishes, exterior lighting, hardscaping and landscaping.r

Acknowledgement – The undersigned hereby acknowledges that he/she has met with the ARC, has received, reviewed and understands the above rules, will abide by these rules throughout the construction process, and will inform all subcontractors and workers of their need to follow these rules and common courtesies.

NOTE: THE ABOVE ARE THE MINIMUM REQUIREMENTS. ADDITIONAL INFORMATION, REQUIREMENTS AND RESTRICTIONS MAY BE IMPOSED AT THE SOLE DISCRETION OF THE ARC.

Homeowner

Date

General Contractor

Date

GRANDVIEW RANCH

ARCHITECTURAL DESIGN & LANDSCAPING RULES and GUIDELINES

UPDATED
12/13/2021

INTRODUCTION

Grandview Ranch is a large lot residential community that serves as a place of relaxation and enjoyment for its residents. Grandview Ranch is designed to exist in harmony with the unique physical attributes of its environment, to minimize environmental impacts, to maximize water and energy conservation principles, and to provide its residents with a high quality community emphasizing orderly development and visual integrity. In order to further these principles, these Architectural Committee Rules (“Rules”) are established to illustrate and preserve the standards by which Grandview Ranch will grow, develop, and maintain its ambiance and high standard of living. Climate, terrain and vistas have all contributed to shaping the following guidelines for site improvements on Lots. The following guidelines are intended to ensure environmentally sound and aesthetically pleasing development at Grandview Ranch, in harmony with the natural environment and with itself.

One of the benefits of living in a controlled community is the ability of every property owner to be secure in the knowledge that all of the homes within the subdivision will be held to a standard of established design principles. By observing a process of collaborative and interactive review, with these written Rules and Guidelines as a template, the Grandview Ranch Architectural Review Committee (“GRARC”) and the Homeowner will work cooperatively to ensure a high level of design integrity for the subdivision. These Rules and Guidelines are not intended to stifle creativity nor inhibit flexibility in design; these rules and this process were established to best ensure that the homes designed and built within the Grandview Ranch subdivision, will display a certain level of consistency in aesthetic expression while maintaining elevated and consistent property values for everyone.

These Architectural Design & Landscaping Rules and Guidelines, along with the provisions set forth in the Grandview Ranch Property Owners Association’s Covenants, Conditions and Restrictions (“CC&R’s”), form the basis for evaluation of all drawings and specifications for construction submitted to the GRARC for review and approval, including new construction and any additions or modifications to existing homes. As generally set forth in the Declaration, no exterior alteration, addition, or modification shall be allowed on any lot without application to, and written approval by, the GRARC, which will be granted only if the Lot Owner has complied with all relevant portions of these Rules, the Declaration, and governmental approvals for the project, and only if the GRARC determines in its reasonable discretion that the Lot Owners would be compatible with the design characteristics of other property in the Project. While these Rules describe some of the considerations the GRARC will apply in reviewing the site planning, architectural design, and landscaping plans for Lots within Grandview Ranch, and also provide general guidelines and procedures related to the composition and operation of the GRARC, it is important to note that the GRARC may disapprove any application on solely aesthetic grounds and on more specific grounds as delineated in Section 8.7 of the Declaration, any issues not addressed in the governing instruments for this community are matters left to the discretionary judgment of the GRARC acting in good faith on behalf of the best interest of the development and Association as a whole. The GRARC may, at its discretion, amend these Design Guidelines from time to time for the purpose of more fully describing their original intention.

Acquisition of a building permit from Douglas County may only take place after approval of your designs and construction documents by the GRARC. Finally, it must be stressed that the failure to include in these Rules a particular item, improvement, architectural feature, decorative or landscaping component, or any other addition, alteration, or renovation of a Lot or residence, does not mean that said item is in any manner exempt from any of the provisions of these Rule or the Declaration, nor does such an omission mean that said item may necessarily be constructed or improved.

SECTION ONE: ARCHITECTURAL RULES & GUIDELINES

Theme- The overall impression of the Grandview Ranch community will be one of a moderately upscale, high desert neighborhood of distinct, yet consistent and compatible residences. Though these Rules allow for an unlimited number of design solutions to be developed, the purpose of these Rules and of the GRARC review process is to ensure that enough of the threads of a unifying theme are interwoven within each of these individual projects so that the Grandview Ranch tapestry will be of a cohesive and rich architectural composition. Designs must express a development that includes enough of these unifying threads so as to unite the individual projects within the desired theme. This theme or stylistic vision for Grandview Ranch can best be described as one that reflects features of the western, mountain/desert style homes that evolved historically in this area, tempered with substantial sensitivities to the Prairie Style. The simple and proportional forms, strong layered horizontality, the rhythmic use of repetitive elements, and responsiveness to its natural setting, are but a few of these unifying threads from which your design should evolve. Predominantly single story, ranch style homes, longitudinally oriented, which blur the distinction between the inside and outdoors will be the result. The large, relatively flat lots are conducive to floor plans that spread out over the topography, to take its place as part of the land. Homes should be designed in such a way as to accentuate the horizontal thereby displaying an appearance which best creates a sense of being “of” the land as opposed to projecting perpendicularly from it and being “on” the land. Special attention in the design process should be given as to how best to integrate vertical features such as steeply pitched gabled or shed roofs or second story spaces, into the overall composition so as to maintain the character of the western high desert and prairie styles and to enhance the overall composition of the neighborhood.

2.0.0 Siting and Setbacks- No single family dwelling or associated building shall be located nearer to the front property line than (60) feet, and the side yard property line of (30) feet or rear setback shall be no less than (50) feet to the property line of a Lot, except by express written approval of the GRARC. In no case shall any setback be reduced to less than that established or required by Douglas County. Furthermore, as to any Lot abutting East Valley Road, no single family dwelling or associated building shall be located nearer than (60) feet to the boundary of East Valley Road. Additional envelope restrictions may be set forth on the Map and may be established by the GRARC in connection with its approval or disapproval of any improvement. Homes that tend to be larger or taller may want to consider setting the home further back from the minimum front requirement to help maintain an overall human scale to the development. The location and orientation of the house will have an impact on views for both the Homeowner and their neighbors. Consideration of placement of the home and its relationship to all of the features, both man-made and natural, within the Lot should be taken into account as part of the initial design process.

2.1.0 Fire Control and Maintenance- Each Owner shall be responsible for the maintenance of any fire fuels modification areas, defensible space areas, and fire break areas located on such Owner’s Lot, such as removal of certain trees, dead limbs, and other dead or potentially hazardous vegetation. **In connection with the foregoing, a fuel management/reduction program encompassing (30) feet around all residences shall be developed and maintained in accordance with Uniform Fire Code Appendix II-A-16. This defensible space requirement will also impact the siting of the structure.**

2.2.0 Septic System- Each individual Lot owner will be required to design, permit and install their own individual septic system. The associated septic tank and leach field will need to be accommodated within the parameters of the Lot. Your design professional should specify the location of this system, as a consideration in the site planning of the project. In addition, verification with Douglas County should take place to confirm the specific type of system and all of the associated requirements at the time of application.

2.3.0 Domestic Well- Each individual residence will be required to provide the domestic water for the home via a domestic well. The location of the well within the property shall be determined by the homeowner. If any auxiliary structure is utilized in association to the well, it will be subject to the requirements and restrictions set forth in Section **6.0.0** of these Guidelines governing the construction of “Auxiliary Structures.” Though it is not required, the GRARC suggest that any holding tanks associated with the well should be located within a mechanical space or room or garage within the main residence.

3.0.0 Dwelling Unit Size- In order to help maintain a continuity of scale, a lower limit has been established for the size of individual homes within Grandview Ranch. The lower limit for all one story, single family residences shall be 1,800 square feet of enclosed living space, and 2,100 square feet of enclosed living space for any two story single family residence of which 1,500 square feet must be on the lower floor. At this time no restriction as to the maximum allowable size has been established; however, any proposed new home, addition or improvement which would create a home that appears excessively large for their Lots and could detract from their setting, will be reviewed for acceptability within its context and may be rejected by the GRARC.

3.1.0 Sprinkler Systems- Any dwelling unit shall be equipped with an internal fire suppression sprinkler system in accordance with all Douglas County requirements and in accord with the National Fire Prevention Association, code section 13-D.

4.0.0 Massing and Height- Proper massing of a structure is critical in achieving the desired appearance. For this reason, no three story homes will be allowed within Grandview Ranch. In addition, no more than 30% of the enclosed floor space may be located on a second story of the home. The height limitations for the buildings on a Lot shall be as set forth in the Declaration. **In no case shall the height of any home or structure be greater than 35 feet as set by Douglas County.** Whenever a second story is integral to the design of a home, significant thought and study should be given as to how best to incorporate this space in such a way as to *minimize the impact of the verticality* of the volume. Inclusion of a portion of the second story space within the roof cavity may be one way to achieve the desired goal. Massing should always take on a human scale and be distributed in an appropriate and logical manner so as to create a properly proportioned composition and to enhance the integration of the project into the neighborhood. The GRARC will consider the suitability of individual building height to the Lot and its surroundings in order to minimize the impact of structures on sensitive natural areas, and to preserve views. Long expanses of unarticulated walls can have a negative impact on the massing, interest and consequently on the appearance of the home. Care should be given to avoid expanses of unarticulated wall lines that are too long or out of scale with the residence.

5.0.0 Garages- All residences within the community shall have a garage with a **three car minimum capacity** associated with it. The garage may be integrated in to the house or detached with a connecting breezeway. In any case, the massing, scale and the design of the garage should match the house in architectural design, material, finish and style.

5.1.0 Garage Doors- The garage doors are an important feature to help define the architectural character of the home. Though a “carriage house” style is preferred, it is not required. **However, wood, metal or vinyl with a wood grained pattern and “wood look” and color is required for the finish of all garage doors.** In recent years, many garage door manufacturers have introduced lines of these insulated metal and vinyl garage doors which very accurately simulate the more expensive natural wood doors. Introduction of these doors has made the selection of simulated wood and carriage house doors a more viable option to homeowners at a fraction of the cost. We suggest that you and your design professional explore your many options when it comes to the selection of this important architectural feature. Each overhead garage door must be equipped with an electronic opener.

6.0.0 Auxiliary Structures- No prefabricated structures are allowed at Grandview Ranch. Any auxiliary structures such as storage sheds, gazebo, pool house, etc., should incorporate the same architectural theme, color and materials as the main structure and will be subject to any and all restrictions, ordinances, or obligations set forth within these Rules, Guidelines, Declaration, the Grandview Ranch CC&R's and or any Douglas County governing authority, and are subject to review and approval by the GRARC.

6.0.1 New Structures Only- No existing, used, constructed, or partially constructed structure of any type or nature shall be moved from another place to the Project for any purpose whatsoever.

7.0.0 Porches & Balconies- *Porches and or patios are required to be consistent with the overall architectural style of the home.* Where appropriate, on the front or back yard and where entries to the home are located, they should be used to integrate the transition of outdoors with indoor space. Any and all roofs or patio covers over decks, patios, balconies and porches, shall be integrated into the design of the roof structure of the home and will be constructed and detailed to match the rest of the project. If balconies are included within the building form for aesthetic or practical value, careful study should be done to ensure the appropriate impact on massing and maintenance of the human scale. Front doors and entries are important focal points for most home designs. Doors and surrounding design details should be substantial relative to the home, and again, match the architectural style of the home itself. Where entries are located above the lowest grade of the home, particular care must be taken to ensure that the entry appears to be solidly connected to the ground, that the grade will not be altered so substantially to accommodate such entry that it appears unnatural, and that the front elevation of the home remains in balance and proportion.

8.0.0 Building projections- All projections from a residence or other structure, including (but not limited to) chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings and exterior stairways *shall match the surface from which they project*, or must be painted or stained an approved color to best blend unobtrusively with adjacent materials. All building projections must be contained within the building envelope for the lot.

8.1.0 Chimney Chase and Cap- A chimney chase can be a strong element in design of a home. It implies that the home contains a fireplace as a means of aesthetic focus and a warm hearth and heart of a home. Gas or wood burning fireplace or wood stove chases shall be constructed to meet all applicable ordinances and code requirements and will be clad in an appropriate siding material to match the architectural style of the home. If the chase houses a flue from a wood burning fireplace or stove, it shall be equipped with an appropriate and approved spark arrestor. *In all cases, the chase will terminate with a decorative chimney cap* composed of stone or metal, in a style, type and color which will complement and enhance the architectural character of the home.

9.0.0 Outdoor Fireplaces and Fire Pits- Outdoor fireplaces and fire pits are allowed at Grandview Ranch. Due to fire danger, any proposed outdoor fireplaces or fire pits must be equipped with all clearances, enclosures, screens, arrestor, cap or any and all other fire prevention and safety devices required by any applicable governing code or ordinance put forth by Douglas County, the Fire Safe Council, and the State of Nevada, or any and all other governing authorities. Barbecues are permitted provided they are lidded and are positioned on non-combustible surfaces with appropriate clearances.

10.0.0 Exterior Materials- *Natural materials that blend* and are compatible with the natural environment are the *preferred choice* for exterior finish of the home but other options are also acceptable. *The use of two or three different materials for the sidewall is strongly suggested with stone, wood, and stucco being predominant.* The proper and proportional use of different materials for the exterior walls is a means of adding texture and interest and will improve the character of the home. The creative integration of different cladding materials, in appropriate finish colors, may also be utilized to achieve and accentuate the desired horizontal appearance of the structure.

10.0.1 Facadism- “Facadism” is the use of different material and styles on different elevations of the home. This is usually seen on low end tract homes where the front of the home is designed to convey a more upscale, or elegant appearance than the sides or rear of the structure. *Facadism is prohibited in Grandview Ranch.* The style, materials, and colors utilized to define the architectural character of the front of the home are required to be utilized consistently on all elevations around the home. *The integrity of the architectural design must be consistent on all elevations.*

10.0.2 Color Palette- The preferred color palette for exterior cladding and finish materials is a warm, earth tone variety of browns, taupes, grays, and greens, etc., with complimentary darker tones as accents for trims. Harmonies of colors will be required and color intensity must be kept low. More chromatic colors may be utilized for accents or trims but should be subdued or muted so as not to be offensive, distracting or out of place and will receive significant scrutiny from the GRARC. When it comes to color, use those that will create a pleasing composition while blending with the natural environment as opposed to contrasting with it. In general, colors slightly darker than those found in the surrounding environment work best to blend a structure with its surroundings. *Bright colors and reflective or flashy finishes are unacceptable.*

10.0.3 Paints and Finishes- The exterior portions of all houses, buildings and structures erected or constructed on a Lot, which require the application of a finish or sealing agent, shall be painted with a finish coat of varnish, stain, paint or other finish coating, approved by the GRARC no later than (30) days after completion or before occupancy. At no time will the exterior of any houses, building structures and fences be allowed to approach a state of aesthetic deterioration such that they become a visual nuisance as determined by the GRARC.

10.1.0 Siding- The preferred exterior siding material should be *natural stone and wood, and stucco in some combination* and should to the greatest extent possible, blend with the natural environment. However, there are many exterior materials which are acceptable for the use as siding including wood, stucco, natural and synthetic stone, brick, and painted cementuous board type products (in horizontal siding and in no greater than an 8 inch width). *Certain materials are expressly restricted from exterior siding use in the subdivision.* Some of these include exposed concrete block, plywood sheet siding of any kind (such as T1-11), vinyl siding, aluminum siding, steel siding, composition asbestos and any plastic or fiberglass siding materials. Materials not expressly mentioned will be reviewed on a case-by-case basis by the GRARC for its appropriateness and acceptability. ***If stucco is utilized as an exterior cladding, it shall not make up more than 50% of the sidewall area of any given elevation.*** The sidewall is defined as the area of the vertical exterior wall minus the area of any doors and windows. Your design professional should explore the proportional integration of these different exterior materials to achieve the best possible design solution.

10.2.0 Stone and Brick- Stone or brick on columns, as siding, and on decorative walls is an exceptional means of adding interest and texture to your project and *its use as an element of design is required.* Not only do these materials provide a cladding which may require no future maintenance and could be used to protect the lower portion of your walls from snow, rain, and splash directed from roof overhangs, but the inherent massive and load bearing nature of these materials makes them an ideal element to help visually anchor and tie your home to the site. Any area of exposed concrete or concrete block foundation stem wall shall require a veneer of stone or brick to cover it. Such veneer should be laid in courses which generally reflect the pattern of stonework established by Declarant on homes constructed by Declarant in the subdivision. The GRARC will evaluate the pattern of set, type and color of these materials for their appropriateness in the overall composition of the project on a case by case basis. Whether it is brick, natural stone or a cultured type stone product, the available variety of types and colors is extensive. Your design professional should carefully select a material that is appropriate to compliment your style and palette.

10.3.0 Roofing Material- Roof design, color, and material shall enhance the natural environment and be consistent with and subject to Architectural Committee guidelines and approval. All structures shall be constructed with fire retardant roofing materials in compliance with Section 472.100 of the Nevada Revised Statutes (or any successor statute thereto). No bright or reflective colors or materials shall be permitted on roofs. The use of major rooftop elements such as dormers, chimneys, or skylights, if any, should enhance the form of the roof, and appear to be an integral part of the roof, not an appendage. : "Though it is not required, if a composition shingle is selected as the primary roofing material, it is preferred that it be of a type which expresses a "jagged" or staggered appearance to the bottom edge of its rows (e.g. Celotex Presidential or Tri-lam composition shingles), as opposed to a straight or unarticulated edge. However, at a minimum, all composition shingles will be a "30 year" shingle and will have a class "A" fire rating.

10.4.0 Doors- Exterior doors should be selected to tie in with the architecture of the home. Special attention should be given to the selection of the main entry door package. Since this is such an important focal point on the front of most homes, care should be given in the design and selection of the elements that go into the creation of your front door assembly to ensure its proper integration with the overall style of the home. Natural wood is the preferred material for the entry door(s) but other materials may be acceptable upon review by the GRARC. The use of side-lites or transom windows may enhance this focal element.

10.5.0 Windows- The merits of any exterior material is subject to the review and approval by the GRARC in order to maintain the design integrity and the consistency of the visual experience at Grandview Ranch and windows are a significant factor in this. Window sash and case made of, or clad in vinyl, aluminum, steel, or wood are all acceptable provided that they don't clash with the architectural style of the home or with the color of adjacent materials. A window sash or case that has exposed wood as the exterior finish material will present a special maintenance issue to the homeowner. For this reason, special attention must be given to the finish of externally exposed wood sashes, jambs, and casing. The size, number, spacing, and groupings of windows should be in keeping with the overall theme of the residence.

10.5.1 Draperies and Window Coverings- The back liner of draperies and window coverings which can be seen from the exterior of the home shall be of a solid neutral color which harmonizes with the surroundings. No plastics, aluminum foil, bedroom sheet, or other unsuitable coverings may be placed in or on the windows of any structure or Lot.

10.6.0 Fascia and Barge Rafters- The fascia and barge rafters are an important feature which creates a distinct delineation of roof lines and defines the separation of the roof from the sidewall on the residence. *The fascia on all homes is required to consist of 2X12 accompanied by a 2X4 shingle mold.* This composition can be painted in an appropriate accent color, or if the material is of Redwood, Cedar or other natural wood species, it can be sealed with a clear or semi-transparent stain, whichever best works in the composition of the home. The common detailing of this element on all homes within the subdivision will not only act to help establish the caliber of home within the community but it will also clearly be a unifying element which binds the individual homes together as belonging to the "whole". If the design professional believes that an alternative assembly to make up the fascia and barge rafters is critical to work with the architectural design of a particular project, the GRARC will review the alternative proposal on a case-by-case basis. Though soffits are not required on the underside of the overhang between the wall and fascia, unless exposed rafter tails are an important design feature it is strongly suggested that consideration be given to this detail as it may help to create a finished or tailored look and feel to the home.

10.7.0 Paving Materials- Paving materials for driveways, walkways, paths, steps or patios should have dull, non-reflective surfaces and be of an earth tone or other subdued color which blends well with the natural surroundings. Asphalt, concrete, brick, pavers or other GRARC approved material, properly installed in a manner which provides a stable condition and best minimizes the potential for heaving, settling or other unsightly deterioration, are acceptable for paving purposes. Decomposed granite, gravel or other paving material made up of “un-bound” small or granular substances are not allowed in any area visible from neighboring properties, the street or common areas.

10.7.1 Driveways- All driveways shall consist of a properly installed, suitable, “all-weather” hard surface material and shall extend from the street to the garage at a width of not less than (12) feet.

Driveways shall be no closer than 30 feet from the side property line where the driveway enters the property at the front property line. (see exhibit 1 for details) The aesthetics of a driveway in general are improved when it is not perfectly rectilinear and tends to meander a little or have some curve incorporated into the design. For this reason, consideration in the layout of the driveway should be given to achieve a driveway that has some curvilinear element to it. The driveway shall be installed no later than (30) days past the completion of construction of the principle residence. *Backing vehicles into the street is not permitted.* On-site turn around capability must be provided. The use of widened driveways, courtyards, hammerheads or a circular configuration may be utilized to allow all vehicles to exit a Lot in a forward driving orientation. Long driveways, as determined by the GRARC, must provide at least one turnout for passing to accommodate (2) automobiles simultaneously travelling on the driveway in opposite directions.

10.7.1.1 Culverts- An appropriately sized galvanized steel culvert shall be provided for driveways that cross a drainage ditch or swale at the streets edge, to allow for unobstructed drainage. The culvert shall be properly installed so as to be stable and will utilize dry-stacked boulders, concrete abutment or other approved method to stabilize the ends of the culvert which will protrude a minimum of 2 feet past the abutment. **Culverts must be installed before construction begins.**

10.7.2 Monument at Driveway/Road Connection- Each Lot shall have a masonry veneered column and light with split railed fence to form a corner, on each side of the driveway entrance from the street. The identifying street number for the lot shall be located on the left side column and will be lit from a small, ground mounted spot light. The monument shall be located 10 feet from the front property line and 24 inches from the driveway edge. (see Exhibit #1 for detail). Monuments details should be noted on the construction site plan and will be part of the construction inspection/deposit.

11.0.0 Roofs- Roof design, color, and material shall be consistent with and subject to GRARC guidelines and approval. Proportional and interesting roof lines can enhance the overall impression of a structure. No two-story dwelling shall have more than 35% of its horizontal roof line dedicated to the second story of such dwelling. Long, soffitted overhangs are an element of the Prairie style and can enhance the horizontal appearance of a house and are strongly suggested for use. All roofs shall be clad with a fire retardant roofing material in compliance with section 472.100 of the Nevada Revised Statutes (or a successor statute thereto), in a color that compliments and enhances the overall appearance of the home.

12.0.0 Mechanical Equipment- No roof mounted or wall mounted heating or cooling equipment will be permitted. Any exterior heating and/or cooling system components must be ground mounted adjacent to the residence and hidden from view of the roadway or neighboring properties. Such equipment must also be insulated for noise so as not to be heard, wherever possible, from neighboring properties.

13.0.0 Exterior Lighting- All exterior lighting plans, other than for low voltage holiday lighting, must be approved by the GRARC. Exterior lighting for security and safety during egress or ingress from the home is encouraged. However, excessive building lighting, or lighting that causes “flooding” of large expanses (e.g. lawns, pool decks, etc.) is not acceptable. All exterior light fixtures shall be located and oriented in order to minimize light encroachment into neighboring residences and common areas. The light source (filament, excited gas, or emitter) of an exterior lamp should be hidden, or diffused by frosted or semi-opaque glass or portion of the fixture. The unobstructed light output from all building mounted light fixtures must be directed downward and away from adjacent Lots, streets, and Common spaces and may not be used to light walls or building elements for decorative purposes. Only warm white and natural light producing lamps with a maximum light output of 1,000 lumens per fixture (single or multiple bulb lamps) are allowed. To the greatest extent possible, lighting should be confined to areas enclosed by walls or in the immediate vicinity of a doorway, entrance or area of passage. Such lighting should only be energized when necessary. The following lighting types are *prohibited* at Grandview Ranch:

- Metal Halide
- Quartz
- Mercury or Sodium Vapor
- Laser produced light
- Neon or other similar light used for advertising or entertainment
- Searchlights of any type
- High wattage flood type lights (except in emergency type application)

13.1.0 Driveway and Walkway Lighting- Lighting at each entry to a driveway for the sole purpose of locating the entry and address information are allowed and all properties within the subdivision are required to implement the column, fence and lighting detail illustrated in “Exhibit 1”. A limited number of low-output fixtures (200 lumens or less), no more than 24” in height and placed at no less than (15) foot intervals, are permitted along walkways or the driveway for safe passage.

13.2.0 Other Exterior Lighting- A limited number of timer controlled low output landscape light fixtures (200 lumens or less) are permitted within the building envelope. These include:

- Lamps in shielded fixtures less than 24” in height.
- Lamps in surface mounted fixtures.
- Lamps recessed in building soffits, overhangs or walls.
- Lamps hidden by vegetation.

Such lighting will be turned off by 10:00 PM unless otherwise warranted. Any alternative or additional lighting must be approved on a case by case basis by the GRARC.

14.0.0 Antennae, Satellite Dish, Flagpoles, and Solar Panels- No pole, flag pole, mast, solar panel, satellite dish, receiver, or other outdoor antenna or related device shall be allowed on any Lot if such device is visible from a neighboring property or the street, except satellite dishes not exceeding eighteen inches (18”) in diameter located in the side or rear yard of the Lot. Nothing in this Section shall be deemed to conflict with any federal statutes, rules or regulations promulgated by the Federal Communications Commission pertaining to the use or installations of satellite dishes, or any statutes, rules or regulations promulgated by the State of Nevada or the U.S. Congress pertaining to the display of the flag of the United States of America. In the event of any conflict, federal and/or state law shall control. The operation of any short-wave radio or any other kind of electronic device within the Project that in any way interferes with radio, television, or other electronic signal reception within the project is prohibited. Passive solar design is encouraged. Active solar applications can result in excessive glare and reflection, and is subject to review by the GRARC and would only be approved if the hardware is integrated into the structure, and does not have any negative impact on views from other Lots or the Common Area.

15.0.0 Sports and Play Equipment- Sports and play equipment of a permanent nature (swimming pool, basketball backboard/hoop, etc.) shall be located in a back yard. Any materials, surfaces or structures associated with permanent sports equipment or facilities which are visible to the street, neighboring Lots, and/or Common space, shall to the greatest extent possible, utilize material, finishes and colors which best blend the item into the style and color of the primary residence. Any sport or play equipment of a permanent nature is subject to review and approval of the GRARC.

15.1.0 Swimming pools and Spas- The size, shape, and location of swimming pools and spas, if any, must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pool and spa equipment enclosures must be related in design to the house and other structures so that they appear to be a visual extension of the home. Inflatable “bubble” type enclosures are unacceptable.

16.0.0 Fencing- If an owner wishes to fence the perimeter of their lot the material shall be split rail cedar fencing no greater in height than four feet, and no solid fencing shall be permitted on the perimeter of a Lot. Replacement fencing shall be compatible in materials, finish, and location with the fencing being replaced. See exhibit 1 for details

16.1.0 Solid Yard Fencing and Walls- Solid yard fencing around or adjacent to the home, to provide privacy and or containment of children and pets, shall be permitted. Solid yard fencing shall not be greater in height than six feet and shall be constructed of cedar or redwood fencing materials. A yard fencing plan shall be depicted on the landscape plans submitted for consideration to the Committee. Fences will be inspected as part of the landscape inspection/deposit. Notwithstanding the foregoing provisions of this section, all fencing shall comply with the fencing exhibit attached hereto and incorporated herein by reference as to fencing location and design. Any solid walls constructed of masonry which are used for privacy, enclosure or aesthetic consideration shall not be greater than (6) feet in height. These walls will be veneered with brick, stone or a cultured stone type material to match that installed on the main residence. Due to the massive nature and appearance of these types of walls, consideration as to the effect on the overall residential composition should be thoroughly studied.

16.2.0 Dog Runs- One fenced dog run will be allowed in the back yard and should be depicted on the Landscape Plans submitted for consideration to the Committee. If a dog run is added after a landscape has been approved, a written description and sketch should be submitted to the ARC for approval before installation. Dog runs will be limited to 300 square feet and a maximum of 6 feet high. Fencing material will either be vinyl or powder coated and will be a color complementary to the house, to be approved by the ARC. If a roof is planned for the dog run, the material and colors must be complementary to the house and are to be approved by the ARC. Completed dog runs shall be considered part of the landscape and will be treated as such in terms of inspection and deposits.

SECTION TWO: LANDSCAPING RULES AND GUIDELINES

The landscaping goals at Grandview Ranch are to reflect the best of Douglas County’s natural environment, enhanced by careful use of trimming, cleaning, planting, and water. Generally speaking, an emphasis will be placed on (i) the enhancement of existing and new vegetation through judicious limbing, trimming and cleaning, and (ii) the introduction of indigenous grasses, trees and shrubs. Introduction of incompatible plant and tree species will be prohibited. Irrigation will be added to allow landscaping to thrive in its optimum forms. Landscaping will be regulated through these Rules, approvals issued for the Project, and the Declaration.

Plant and Area Landscaping Variation. The introduction of new plant and other landscaping materials will be restricted in order to protect the overall landscaping goals. Areas that are to be planted should use only indigenous trees and shrubs approved by the Committee. Area where formal plantings and lawns are allowed should avoid a straight-line appearance where lawns meet the natural landscaping.

Through supplemental restrictions, the Committee may vary landscape requirements in different areas within Grandview Ranch due to existing or lack of natural landscaping.

Irrigation. In order to allow non-native landscaping to thrive, each newly landscaped area on a Lot must be fully irrigated with an automatic drip/sprinkler system. Sprinkler heads should be of the “pop-up” design or discreetly located and black risers should be used in order to minimize visual awareness of these systems. Sprinkler systems shall be utilized as needed to maintain active growth and healthy green color for all plant materials, except when dormant in winter.

Landscape Plans. Before any landscaping or installation of any underground sprinkler system begins, a specific plan for the landscaping and the underground sprinkler system must be submitted and approved by the Committee. **Landscaping plans must be submitted within 30 days of post construction final inspection approval.**

Completion of Landscaping. All landscaping work must be completed within 1 year from approval of landscape plan approval. Extensions may be granted by the Committee for weather conditions that prevent installation of plant material or other landscaping improvements.

Outdoor Furniture. Outdoor furniture and accessories may not infringe on setbacks, and must be properly maintained. Swing sets and other play and sport equipment shall be screened from adjacent view or be painted or constructed to blend with natural surroundings as approved by the Committee.

Outdoor Ornamentation or Statuary. Placing, erecting, construction or allowing any permanent, unnatural or man-made ornaments, signs, statue, pink flamingoes, relics, machinery, equipment, basketball backboards (which must be painted both front and back, including pole, the exact color of the residence on the property), game poles and nets of any type, or other such items that are unattached to approved structures are prohibited unless the same are included and made part of the landscape plan submittal to and approved by the Committee. “unnatural” shall mean any object which is not naturally growing upon, indigenous to, or accumulated upon a home site in its undeveloped state.

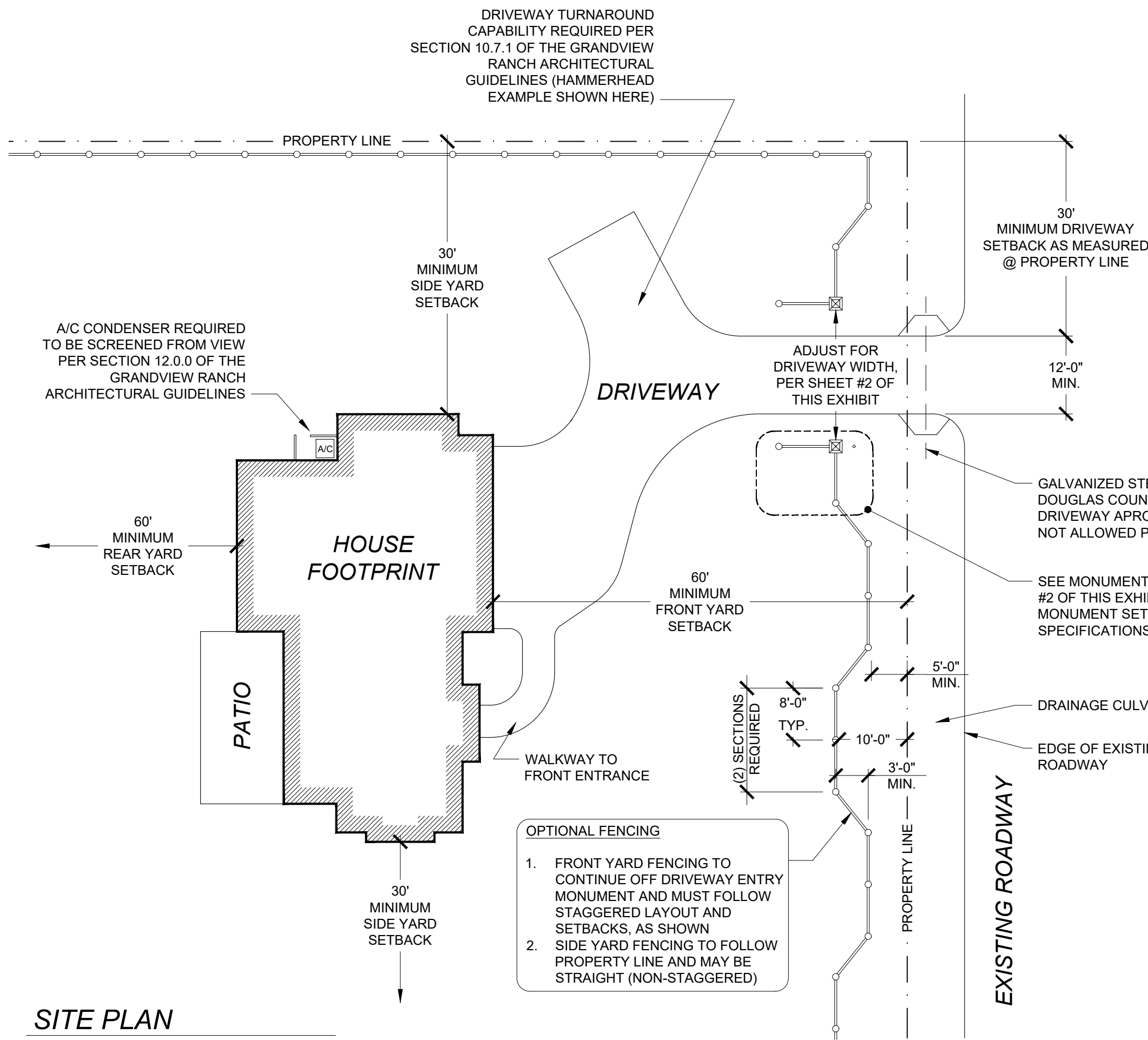
Bird feeders made of natural materials and simple designs are encouraged. Any ornamentation or statuary item described above which is to be attached to or indented to be a part of an approved structure or deck shall first be submitted to the Committee for approval.

EXHIBIT A

SPECIAL NOTE: The Conditions of Approval for Grandview Ranch approved by Douglas County **exclude** all pedestrian and vehicular access from East Valley Road on Lots 1,3,4,7,8,12,42 and 13 through 21. The Conditions of Approval also require a minimum of 60 foot setback from East Valley Road to the nearest point of a dwelling or structure on all of these lots.

EXHIBIT B

ENTRY MONUMENTS, FENCING AND DRIVEWAY EXHIBIT



SITE PLAN

TYPICAL SITE DESIGN NOTES

1. Screen walls shall be used to fully screen from view all A/C condenser and mechanical equipment. Screen walls shall match adjacent house construction.
2. Owner is required to comply with proper trash can storage & screening. Refer to section 3.7 of the Grandview Ranch CC&Rs for trash restrictions regarding storage & screening.

IRREGULAR SHAPED LOTS

1. Irregular shape lots with reduced road frontage that prevent the driveway from being designed in accordance with the minimum setback distances noted on this exhibit, and the CC&Rs, will require a variance and approval by the GRARC.

TYPICAL DRIVEWAY DESIGN NOTES

1. Driveway to intersect with existing roadway at an angle of 90° unless otherwise approved by the GRARC.
2. Driveways shall be designed to meander, or curve in order to minimize straight runs from road to garage.
3. Driveways shall consist of "all-weather" hard surface material - gravel and other similar materials is not permitted.
4. On-site turn around capability must be provided. The use of widened driveways, courtyards, hammerheads or a circular configuration may be utilized to allow all vehicles to exit a Lot in a forward driving orientation. Long driveways, as determined by the GRARC, must provide at least one turnout for passing to accommodate (2) automobiles simultaneously traveling on the driveway in opposite directions.

SHEET NUMBER:

1

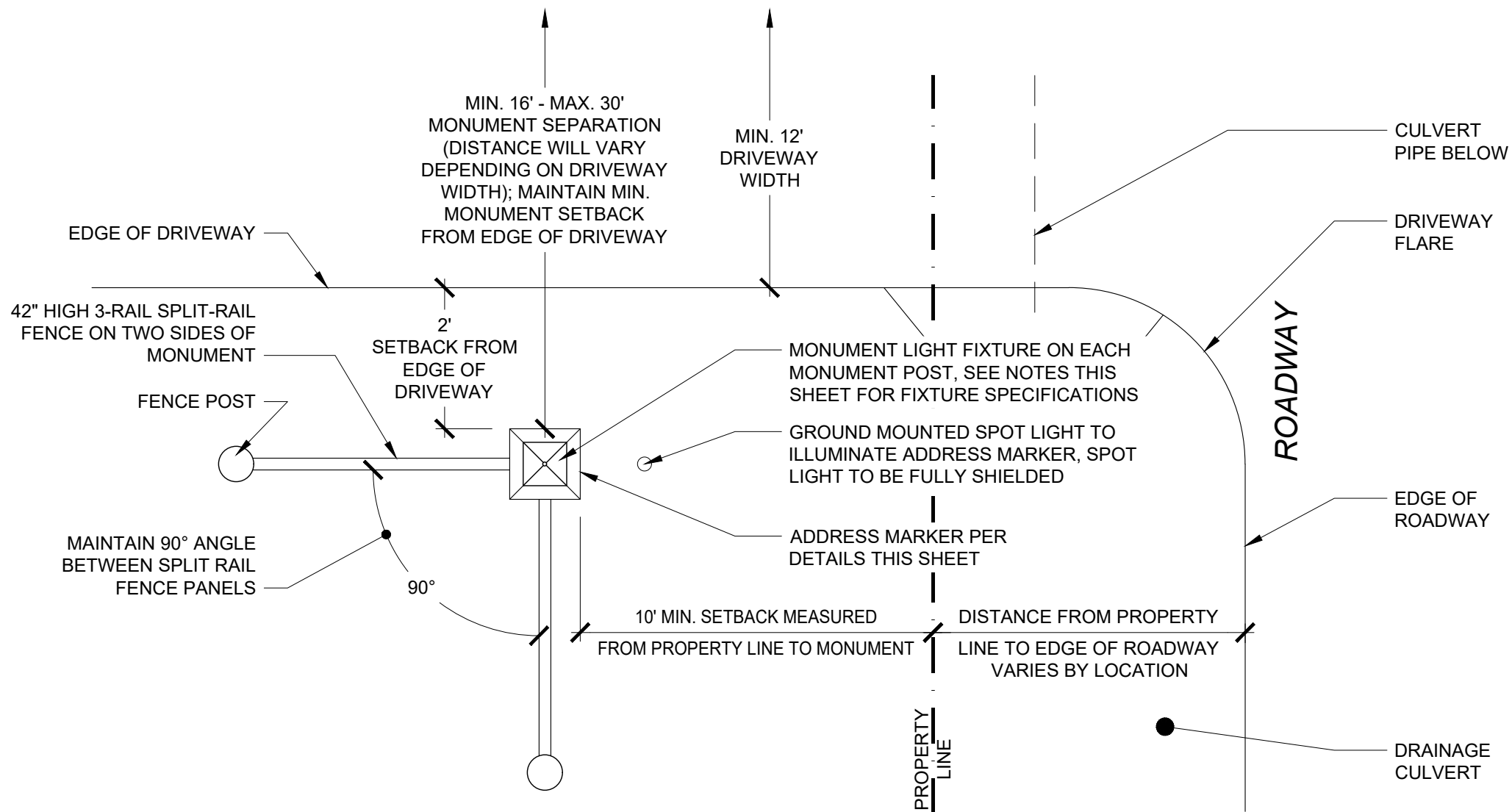
DATE: 4/25/19

SHEET TITLE:

TYPICAL LOT LAYOUT

KM Architecture, Inc.
 A Full Service Architectural Practice
 www.km-arch.com
 (530) 344-4073





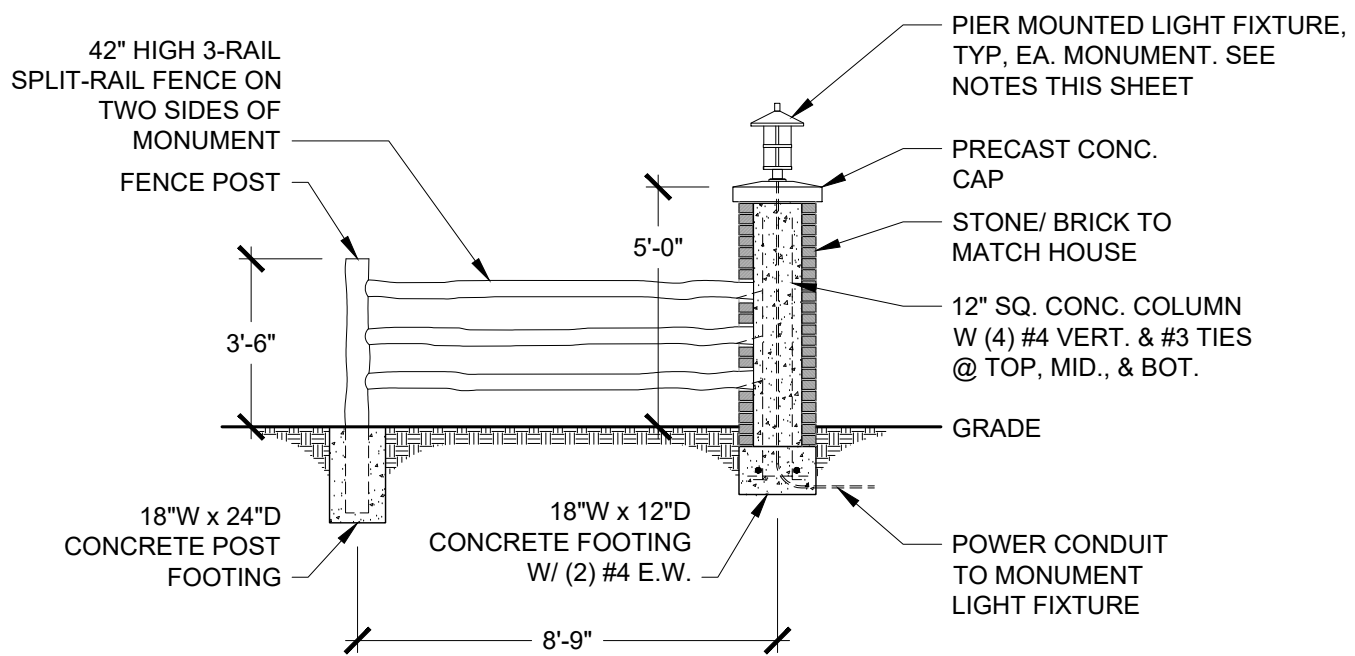
ENTRY MONUMENT PLAN

TYPICAL ENTRY MONUMENT DESIGN NOTES

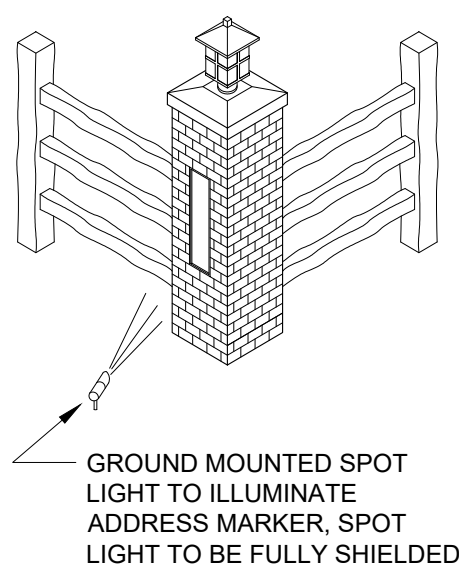
1. Each lot shall have a masonry veneered entry monument with a decorative light fixture mounted as shown, on each side of driveway entrance from the street.
2. The masonry used on the entry monument shall match that used on the house.
3. The granite address marker identifying the street number for the lot shall be located on the left side monument and shall be illuminated by a ground mounted spot light. The spot light shall be fully shielded so as to avoid road glare.
4. The pier mounted light fixture on each monument shall be similar in style to the following basis of design: Kichler 9527AGZ, Aged Bronze from the Cross Creek Collection. Opaque/ frosted glass is required to avoid direct view of the lamp. Lamp shall be max. 800 lumens, light output color temperature of 2500K - 3500K.
5. Monument light fixture will require prior approval by the GRARC.

ENTRY MONUMENT VARIANCE REQUIREMENTS

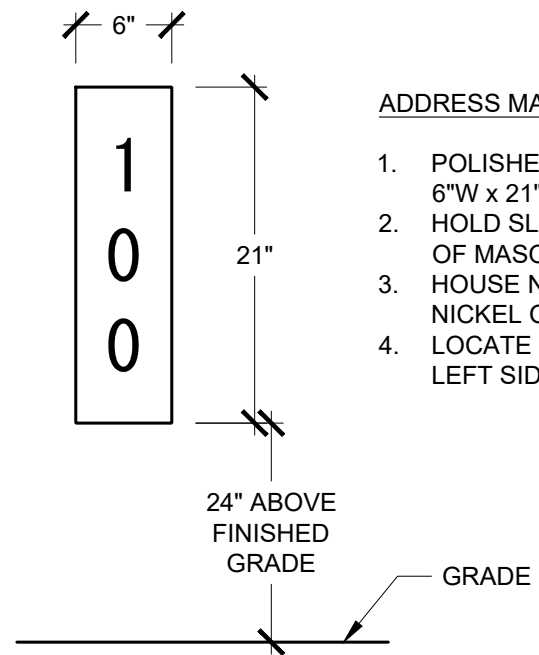
1. Entry monuments shall be located as shown. All deviations from the prescribed design requirements or minimum setback distances noted on this exhibit, and the CC&Rs, will require a variance and approval by the GRARC.
2. Entry monument setback from the front property line may be adjusted from the required 10' to a minimum of 2' to a maximum of 15'. This adjustment will require a variance and approval by the GRARC.



ENTRY MONUMENT DETAIL



ISOMETRIC VIEW



ADDRESS MARKER

ADDRESS MARKER SPECIFICATIONS

1. POLISHED BLACK GRANITE SLAB, 6"W x 21"H.
2. HOLD SLAB FLUSH TO OUTSIDE OF MASONRY VENEER.
3. HOUSE NUMBERS TO BE 5" TALL NICKEL OR POLISHED ALUMINUM.
4. LOCATE HOUSE NUMBER ON LEFT SIDE OF DRIVEWAY.

SHEET NUMBER:

2

DATE: 4/25/19

ENTRY MONUMENT DETAILS

SHEET TITLE:

KM Architecture, Inc.
A Full Service Architectural Practice
www.km-arch.com
(630) 344-4073



EXHIBIT C

SPECIAL NOTE: The following list of lots have increased Drainage Easement and Landscaping Easement setback requirements. Buyers of these lots are encouraged to carefully review the Final Subdivision Map included herewith to clearly understand what the required setback will be for entry structures and front fencing.

Lot Numbers 12 & 42 have a 30 foot Landscape setback along the rear of the lots and adjacent to East Valley Road.

Lot Numbers 52,53,54 & 58 have a 20 foot Private Drainage setback requirement along the frontages.

Lot Numbers 59 & 60 have a 15 foot Private Drainage Easement setback requirement along the frontages.