



The Fairways at Fieldcreek Ranch

Homeowners Association, Inc.

ARCHITECTURAL COMMITTEE ARCHITECTURAL RULES

The Fairways at Fieldcreek Ranch is a development of custom homes, and therefore, homes should be designed for the particular contours and elevations of the lot. Please do not submit plans which will require excessive or inappropriate site cutting or filling. These factors are strongly taken into consideration by the Architectural Committee during the approval process. The Committee strongly recommends that you contact them at the very start of your design process for input as to the design intent and site planning. It is also recommended that you submit a preliminary site plan and elevations before beginning the construction drawings.

By contacting the Committee early and allowing sufficient time for review and input, needless expense and delay will be avoided. Please allow time for this process! In order to avoid unnecessary delays, please review the Architectural Rules carefully, and make sure that everything on the checklist has been provided.

New house plans submitted to the Committee must have a Landscaping Plan which accounts for the entire lot area. All areas must be clearly identified (*i.e.* landscape, turf, decorative gravel, bark, etc.). All plantings must be identified (although a complete plant list with sizes and quantities is not an absolute requirement). The requirement for three (3) evergreen twenty (20) gallon plantings and a lawn between the street and the front of the house remains in effect.

If your lot contains substantial native vegetation, it can be identified on the plans as such and it must be noted as having a 3' protective construction fence until construction is complete. It is the intent of the Committee to ensure that the lot is landscaped within the time allowed by the Declaration of Protective Covenants. We are aware that your ideas may change, and the Committee will accept proposed revisions to the original landscape plans.

We will require a copy of the Certificate of Occupancy within fourteen days of issue so we can keep track of the one-year time limit to complete landscaping. Fines may be levied by the association against the property owner for non-compliance. Please remind your realtor to use the Fieldcreek Ranch "For Sale" signs approved by the Committee.

The Committee will be happy to discuss these or any other design issues with you.

1. THE FAIRWAYS AT FIELDCREEK RANCH ARCHITECTURAL COMMITTEE HAS ADOPTED CERTAIN RULES, PER THE DECLARATION OF PROTECTIVE COVENANTS, WHICH MUST BE FOLLOWED. THESE RULES ARE INDICATED BELOW:

- a. PLANS MUST BE SUBMITTED FOR APPROVAL BEFORE STARTING ANY PROJECT ("project" includes any house, garage, outbuilding, retaining wall, landscaping, pool, fence or barrier of any kind, deck, arbor, gazebo, patio, dog run, storage structure or any other structure).
- b. The Applicant must verify that the same or similar project has not been previously denied by the Committee and provide a list of denied projects on the Project Submittal Form.
- c. The Architectural Committee strongly encourages a "site-specific" plan for each lot, which can best be described as a plan that is designed specifically for the topography of the site that upon which the structure is to be placed. The structure should be designed to minimize the disturbance of the existing topography.
- d. From time to time, and at the sole discretion of the Architectural Committee, a floor plan may be duplicated if there is a substantial difference in the exterior appearance of the elevations. The committee shall determine whether or not a substantial difference exists. The owner or builder is encouraged to contact the committee prior to submitting a duplicated plan to ensure that it will be acceptable to the committee.
- e. Structures constructed on corner lots must have consistent treatment of elevations facing both streets.
- f. Wainscots used only along a street face of a structure must be returned a minimum of 48" at each corner of the house. It is preferred that the wainscot be returned to the next corner or a vertical stopping point, such as a window or door.
- g. All wood fencing should be of the "good neighbor" type (alternating boards on either side of the fence), unless it is for the sole purpose of recreation vehicle storage, in which case it may be solid. Dog runs shall be attached to the garage or rear of the house. Brown-coated chain link is preferred for dog runs when chain link is allowed. No solid fencing will be allowed on rear or side yard setbacks on any property that is adjacent to the golf course. The committee recommends 4' split rail cedar.
- h. All builders are required to inform their buyers that recreational vehicles may not be kept at the residence, for more than 72 hours, until an enclosure approved by the Architectural Committee has been constructed. In addition, they must also inform their buyer(s) of the landscape provisions of the Declaration of Protective Covenants.
- i. The use of asphalt driveways is strongly discouraged. The committee shall allow asphalt driveways only in selected cases and away from the streets.

- j. The use of vinyl siding, cement siding, aluminum siding, plywood siding (such as T-111), or tempered hardboard siding is prohibited.
- k. Mailbox enclosures must be of an approved design.
- l. Basketball courts must be approved by the committee and the surrounding neighbors. The two neighbors most affected must sign a letter of approval.
- m. In accordance with paragraph III.o. of the Declaration, the installation and operation of a permanent standby electric generator (SEG) on a Lot shall be subject to the following provisions:
 - i. The application package must include a Project Submittal Form, a Construction Deposit and Fee Agreement, a site plan showing the proposed location of the SEG, the type of screening to be used, a copy of the contractor's proposal, and a copy of the manufacturer's data sheet for the selected model.
 - ii. The rated maximum continuous power capacity must not be greater than 26 kW.
 - iii. The sound emission rating shall be equal to (or less than) 67 dBA when operating at normal load as measured 23 feet (7 meters) from the unit. Measurements are to be taken from at least two sides.
 - iv. Installation shall be on a base of concrete, stone, or similar material four (4) inches thick that is at least as wide as the base of the enclosure.
 - v. All electrical, plumbing, and fuel line connections must be installed by a contractor licensed in those fields.
 - vi. The SEG must be connected to the main electrical panel of the residence by an automatic transfer switch.
 - vii. Placement shall be a minimum of five (5) feet from the nearest property line and cannot be placed in an easement. The Committee may require installation more than five (5) feet from the property line and will take into account the living areas in the adjacent property when determining the distance from the property line.
 - viii. Screening materials are limited to bushes and/or shrubs which are large enough to reasonably screen the SEG from view. A minimum of three (3) feet of space must be maintained between the selected material and the SEG.
 - ix. A Washoe County building permit must be obtained before the commencement of any work and a final inspection completed before the SEG can be placed in service.
 - x. The SEG may only be used in emergency situations such as during a power outage.
 - xi. After installation, the SEG may be periodically tested in accordance with the manufacturer's recommended schedule between the hours of 10 a.m. and 4 p.m. Monday through Saturday.
- n. The Contractor Rules & Regulations provided by the Architectural Committee must be posted at all times on the construction site in a weatherproof device and visible from the street. Property owners and/or contractors who fail to comply with the requirement may be subject to fines.

- o. The Architectural Committee reserves the right to modify, add, or eliminate any Architectural Committee rules at its sole discretion.
 - p. Preliminary design drawings and site plans may be submitted for comments and suggestions to the Architectural Committee to review for potential problems or conflicts with committee rules. Such preliminary reviews are on an informal and noncommittal basis only. The final submittal will be reviewed in its entirety to ensure compliance with all rules and regulations of the Fairways at Fieldcreek Ranch Declaration of Protective Covenants and Architectural Rules.
2. ALL NEW-HOME PROJECT SUBMITTAL FORMS REQUIRE THREE (3) SETS OF PLANS & SPECIFICATIONS WHICH INCLUDE THE FOLLOWING ITEMS. All items must be checked by property owner and architect/designer or contractor prior to submittal. Plans will not be reviewed or approved until all of the items noted below have been provided.
- a. Plot plan indicating:
 - i. Property lines
 - ii. Setbacks
 - iii. Streets
 - iv. Curbs and gutters
 - v. Driveway(s) including dimensions of curb cuts
 - vi. Driveway materials
 - vii. Easements
 - viii. Utility locations
 - ix. Drawing scale
 - x. North arrow
 - xi. Location and outline of proposed structures including any house, garage, outbuilding, retaining walls, pool, fence or barrier of any kind, deck, arbor, gazebo, patio, dog run, storage structures, or any other structures.
 - xii. Lot contours, including existing and finish grades, 2' interval minimum, top of curb grades, spot elevations at all structures corners and entrances, and any cuts and fills.
 - xiii. Mailbox and elevations with materials indicated.

- b. Landscaping plan indicating:
 - i. Proposed landscaping including plant materials, their sizes and types, other landscape feature, *i.e.*, rocks, boulders, dry creeks, shredded bark, etc.
 - ii. Three twenty (20) gallon evergreen trees minimum between the house and the street. Fence location(s) and fence elevation(s) with materials indicated.
 - iii. A lawn area between the front(s) of the house and the street(s). Note that the landscaping plan must be prepared with the same quality and appearance of all other documents submitted for review. No landscape plans will be accepted as a blue-line site plan marked up with marking pens or the like.
- c. Floor plan(s) indicating:
 - i. Walls and all openings along with all attached structures.
 - ii. Scale
 - iii. North arrow
 - iv. Area for each floor along with a total area indicated.
- d. Elevations indicating:
 - i. All exterior walls.
 - ii. Existing and new topography on all elevations.
 - iii. Bottom of all footings on all elevations.
 - iv. Roof slope on all elevations.
 - v. The elevations of the height control point (top of curb at lot corner) and maximum building height on all elevations.
 - vi. Drawing scale for each sheet of elevations.
 - vii. Description of all exterior materials: walls, roofing, doors, windows, etc, will be noted on each sheet of elevations. Include proposed finish colors and samples.
- e. Section:
 - i. A building or wall section indicating the floor level(s), plate height(s), and highest ridge height.

If the owner of the project lot is constructing a "spec" house, the Notice of Information to Buyers form must be completed.

If the property owners, their guests, or vendors drive onto a vacant lot or a lot under construction and track mud or other debris onto the street, the property owners will be charged for the costs incurred by the homeowners association for street sweeping services to remediate the situation.

These Architectural Rules, as amended, were duly adopted by the Architectural Committee, and the Board of Directors on October 20, 2022.

They replace all previous versions of the Architectural Rules.

Attested by: Norman F. Kelly, President

Community Manager:

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