



August 31, 2021

Dear Homeowners,

Please see the two (2) attachments, Architectural Rules with amendments, and the corresponding amended Architectural Committee Project Submittal Form which the Architectural Committee and the Board of Directors adopted on August 30, 2021. For the amendments to the Architectural Rules, see Page 2, Paragraph 1, a. (moved from page 1) and b. (new) and Page 3, Paragraph 2 (new). The amendments to the Project Submittal Form add three (3) new sections: Declaration, Project History and the Disclosure Caveat. The amendments are **in bold and underlined**.

The adopted Architectural Rules and Project Submittal Form can be found on the Fairways at Fieldcreek Ranch website for your convenience. Mailed copies of these amendments can be requested to quita@kenyonandassociates.com.

Thank You,

Quita deLeon

Community Association Manager

On Behalf of the Fairways at Fieldcreek Ranch Board of Directors

Washoe County has Closed Kenyon and Associates do to COVID-19 exposure and they will re-open on Thursday September 2, 2021.



The Fairways at Fieldcreek Ranch

Homeowners Association, Inc.

ARCHITECTURAL COMMITTEE PROJECT SUBMITTAL FORM *

* Amendments are underlined below

Fairways Address: _____ Reno, NV 89511 Application Date: _____

Contact Info

Applicant Name(s): _____

Applicant Address: _____

Architect (or Residential Designer): _____

Architect Address: _____

Contractor Company Name: _____

Contractor Mailing Address: _____

Contractor Contact Name: _____

Is this a "spec" house? ☐ no ☐ yes

Daytime Phone: (____) ____ - ____

Evening Phone: (____) ____ - ____

Email Address: _____

NV Registry #: _____

Phone: (____) ____ - ____ x ____

NV License #: _____

Phone: (____) ____ - ____ x ____

Phone: (____) ____ - ____ x ____

Type of Project *(check all that apply)*

☐ New House

☐ Addition

☐ Reconstruction

☐ Outbuilding / Shed

☐ Landscaping

☐ Fence / Pet
Enclosure

☐ Pool

☐ Other: _____

Project Info *(new houses and additions only)*

Lot Size: _____ sq ft

Total Lot Coverage: _____ sq ft

Total Project Size: _____ sq ft

Total Living Area: _____ sq ft

Reference Corner Elev (from survey): _____ ft

1st Floor Elev: _____ ft 2nd Floor Elev: _____ ft

Allowed Height (from corner): _____ ft

Max Proposed Roof Height (from corner): _____ ft

Variance Request: ☐ no ☐ yes (submit explanation separately)

Declaration

Applicants verify that to their knowledge they have not had the same or similar project denied in the past by the Architectural Committee.

Applicant Signature: _____

Project History

Applicants verify that the following is the list of projects they have submitted to the Architectural Committee in the past that were denied:

Description

Date denied

Applicant Signature: _____

Disclosure Caveat

Applicants understand that the Architectural Committee is obligated to review the Applicant's lot file for prior projects that were denied which may be deemed the same or similar.

Submission of previously denied projects, which the Applicant did not disclose, may alone be grounds for denial at the discretion of the Architectural Committee.

Approval Date: _____

DO NOT WRITE IN THIS AREA
COMMITTEE USE ONLY

This Project Submittal Form was duly adopted by the Architectural Committee and the Board of Directors on August 30, 2021.

This Project Submittal Form replaces and supersedes all prior versions.

Attested by: Jack Angaran, President

Community Manager:

Kenyon & Associates
645 Sierra Rose Dr., Suite 104
Reno, NV 89511-4025
775-674-8000 (office)
775-674-8010 (fax)





The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

**ARCHITECTURAL COMMITTEE
PROJECT SUBMITTAL FORM**

Fairways Address: _____ Reno, NV 89511 Application Date: _____

Contact Info

Applicant Name(s): _____

Applicant Address: _____

Is this a "spec" house? ☐ no ☐ yes

Daytime Phone: (____) ____ - ____

Evening Phone: (____) ____ - ____

Email Address: _____

Architect (or Residential Designer): _____

Architect Address: _____

NV Registry #: _____

Phone: (____) ____ - ____ x ____

Contractor Company Name: _____

Contractor Mailing Address: _____

NV License #: _____

Phone: (____) ____ - ____ x ____

Contractor Contact Name: _____

Phone: (____) ____ - ____ x ____

Type of Project (check all that apply)

☐ New House

☐ Addition

☐ Reconstruction

☐ Outbuilding / Shed

☐ Landscaping

☐ Fence / Pet
Enclosure

☐ Pool

☐ Other: _____

Project Info (new houses and additions only)

Lot Size: _____ sq ft

Total Lot Coverage: _____ sq ft

Total Project Size: _____ sq ft

Total Living Area: _____ sq ft

Reference Corner Elev (from survey): _____ ft

1st Floor Elev: _____ ft 2nd Floor Elev: _____ ft

Allowed Height (from corner): _____ ft

Max Proposed Roof Height (from corner): _____ ft

Variance Request: ☐ no ☐ yes (submit explanation separately)

Declaration

Applicants verify that to their knowledge they have not had the same or similar project denied in the past by the Architectural Committee.

Applicant Signature: _____

Project History

Applicants verify that the following is the list of projects they have submitted to the Architectural Committee in the past that were denied:

Description

Date denied

Applicant Signature: _____

Disclosure Caveat

Applicants understand that the Architectural Committee is obligated to review the Applicant's lot file for prior projects that were denied which may be deemed the same or similar.

Submission of previously denied projects, which the Applicant did not disclose, may alone be grounds for denial at the discretion of the Architectural Committee.

Approval Date: _____

DO NOT WRITE IN THIS AREA
COMMITTEE USE ONLY

This Project Submittal Form was duly adopted by the Architectural Committee and the Board of Directors on August 30, 2021.

This Project Submittal Form replaces and supersedes all prior versions.

Attested by: Jack Angaran, President

Community Manager:

Kenyon & Associates
645 Sierra Rose Dr., Suite 104
Reno, NV 89511-4025
775-674-8000 (office)
775-674-8010 (fax)





The Fairways at Fieldcreek Ranch

Homeowners Association, Inc.

ARCHITECTURAL COMMITTEE ARCHITECTURAL RULES *

*Amendments **underlined** in **bold** below.

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 24 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. 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.
 - n. The Architectural Committee reserves the right to modify, add, or eliminate any Architectural Committee rules at its sole discretion.
 - o. 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 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.

<p><i>These Architectural Rules, as amended, were duly adopted by the Architectural Committee, and the Board of Directors on August 30, 2021.</i></p> <p><i>They replace all previous versions of the Architectural Rules.</i></p> <p><i>Attested by: Jack Angaran, President</i></p>	<p>Community Manager:</p> <p>Kenyon & Associates 645 Sierra Rose Dr., Suite 104 Reno, NV 89511-4025 775-674-8000 (office) 775-674-8010 (fax)</p> 
---	---



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 24 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. 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.
 - n. The Architectural Committee reserves the right to modify, add, or eliminate any Architectural Committee rules at its sole discretion.
 - o. 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 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.






<p><i>These Architectural Rules, as amended, were duly adopted by the Architectural Committee, and the Board of Directors on August 30, 2021.</i></p> <p><i>They replace all previous versions of the Architectural Rules.</i></p> <p><i>Attested by: Jack Angaran, President</i></p>	<p>Community Manager:</p> <p>Kenyon & Associates 645 Sierra Rose Dr., Suite 104 Reno, NV 89511-4025 775-674-8000 (office) 775-674-8010 (fax)</p> 
---	---

Amended Architectural Rules Policy and Updated Project Submittal Forms

August 31, 2021 at 2:47 PM

From Quita DeLeon

To Jeffrey Houston

  [Project Su...d 8-30-21.pdf 198.93 KB](#),  [Architectu...d 8-30-21.pdf 172.38 KB](#),
 [ARC Amende...er 8-30-21.pdf 132.94 KB](#),  [Clean Revi...es 8-30-21.pdf 146.08 KB](#)

Please see the attachments Cover Letter, Adopted Architectural Rules and the Updated Project Submittal Forms.

Q. deLeon

Adopted Project Submittal Form

August 31, 2021 at 3:54 PM

From Quita Deleon

To Jeffrey Houston

 [Adopted Pr...rm 8-30-21.pdf](#) 128.32 KB

Good Afternoon-

I missed one attachment in the email blast, please save in your records the Adopted Project Submittal Form.

Q. deLeon